



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.cityofclovis.com

December 19, 2024

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Planning Commission Meeting Date
- Item Number
- Name
- Email
- Comment



- 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. If you wish to make a verbal comment, please see instructions below.
- 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 4:00 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 4:00 p.m. will be provided to 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.

CAMPAIGN CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE - Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than \$250 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than \$250 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308(e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$250 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308(e)(1) and 2 CCR Section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$250 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Planning Commission Minutes for the Meeting of November 21, 2024.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC COMMENTS - This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

PUBLIC HEARINGS - A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. Consider Approval - Res. 24-____, CUP2024-012, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and to approve a conditional use permit to allow the operation of a banquet hall at 147 W. Shaw Avenue. Hi Tech Home Builders LLC, owner and applicant; Ramon Sanchez, representative.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

3. Consider Approval - Res. 24-____, CUP2024-013, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and to approve a conditional use permit to allow the operation of a beer tap room in conjunction with an established brewery, Reborne Brewing, within an existing building at 1018 San Jose Avenue, Suite 101. Ryan Parsley, applicant, and Clovis Apartment Group, owner.

Staff: Marissa Parker, Assistant Planner

Recommendation: Approve

ADJOURNMENT

MEETINGS & KEY ISSUES

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

January 23

February 27

March 27

CLOVIS PLANNING COMMISSION MINUTES

November 21, 2024

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

Flag salute led by Commissioner Hebert

Present: Commissioners Bedsted, Hatcher, Hebert, Hinkle

Absent: Chair Antuna

Staff: Renee Mathis, PDS Director
 Dave Merchen, City Planner
 George Gonzalez, Senior Planner
 Lily Cha-Haydostian, Senior Planner
 Liz Salazar, Assistant Planner
 Marissa Jensen, Assistant Planner
 Joyce Roach, Planning Technician II
 Sean Smith, Supervising Civil Engineer
 Sarai Yanovsky, Civil Engineer
 Matt Lear, City Attorney

MINUTES – 6:01

ITEM 1 – APPROVED.

Motion by Commissioner Hinkle, seconded by Commissioner Hebert, to approve the October 24, 2024, minutes. Motion carried 4-0-1 with Chair Antuna absent.

COMMISSION SECRETARY – 6:02

Senior Planner George Gonzalez informed that the Planning Commission had received revised minutes for the last meeting and reminded regarding the complete procedure when recommending denial of a project. He then informed that the Commission had received documents per Commissioner Hatcher's request that a page of required Findings for each project be provided to make it easier to review them. He reminded the Commission that there will be no December 5th meeting, but that there is still a meeting on December 19th, anticipated to have a light agenda. He also informed about receiving two memos the Commission received, as well as the 2025 Planning Commission dates.

PLANNING COMMISSION MEMBERS COMMENTS – 6:05

Commissioner Hinkle informed that he has numerous requests to ask builders to build more single-family homes with larger yards for children to play and families to gather.

PUBLIC COMMENTS – 6:06

None.

PUBLIC HEARINGS

ITEM 1 - 6:06 – APPROVED – **RES. 24-33, CUP2024-009**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT OF A SHOWROOM EXPANSION FOR THE EXISTING HONDA NORTH AUTOMOTIVE SALES FACILITY LOCATED AT 750 W. HERNDON AVENUE. GOREE WHITFIELD, APPLICANT; PALM AND HERNDON LLC, OWNER.

Motion by Commissioner Hebert, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-33**, a resolution adopting a Class 1 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit to allow development of a showroom expansion for the existing Honda North automotive sales facility located at 750 W. Herndon Avenue. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 2 - 6:14 – APPROVED – **RES. 24-34, CUP2024-011**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A RESTAURANT WITH WINE SALES LOCATED AT 335 WOODWORTH AVENUE. MARLETTE ASSOCIATES ARCHITECTURE, APPLICANT; SETH HUNT, OWNER.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-34**, a resolution adopting a Class 1 Categorical Exemption from further environmental review under CEQA, and a request to approve a conditional use permit to allow the development of a restaurant with wine sales located at 335 Woodworth Avenue. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 3 - 6:30 – APPROVED – **RES. 24-35, R2024-007**, ADOPTING AN EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183 AND APPROVING P-C-C AMENDMENT R2024-007, AMENDING THE USE SCHEDULE AND PRELIMINARY DEVELOPMENT PLAN FOR THE LOMA VISTA MARKETPLACE PLANNED COMMERCIAL CENTER.

Motion by Commissioner Hinkle, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-35**, a resolution adopting an exemption from further environmental review under CEQ Guidelines Section 15183 and approving P-C-C Amendment R2024-007, amending the use schedule and preliminary development plan for the Loma Vista Marketplace Planned Commercial Center. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 4A – 6:44 – APPROVED – **RES. 24-36**, A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR REORGANIZATION 311, PREZONE 2024-006, VESTING TENTATIVE TRACT MAP 6482, AND PLANNED DEVELOPMENT PERMIT 2024-002; ITEM 4B – APPROVED – **RES. 24-37, R2024-006**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A REQUEST TO PREZONE THE PROPERTIES WITHIN THE ANNEXATION AREA FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS R-1-PRD AND R-1 ZONE DISTRICTS; ITEM 4C – APPROVED – **RES. 24.38, TM6482**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 266-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT; ITEM 4D – APPROVED – **RES. 24-39, PDP2024-002**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A

PLANNED DEVELOPMENT PERMIT FOR A 266-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hinkle, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-36**, a resolution approving a recommendation that the City Council approve an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization 311, Prezone 2024-006, Vesting Tentative Tract Map 6482, and Planned Development Permit 2024-002. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 24-37**, a resolution approving a recommendation that the City Council approve a request to prezone the properties within the annexation area from the Fresno County AE-20 Zone District to the Clovis R-1-PRD and R-1 Zone Districts. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-38**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 266-lot single-family planned residential development with modified conditions. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-39**, a resolution approving a recommendation that the City Council approve a planned development permit for a 266-lot single-family residential development. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 5A – 7:18 – APPROVED – **RES. 24-40**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP 6467 AND PLANNED DEVELOPMENT PERMIT 2024-003; ITEM 5B – APPROVED – **RES. 24-41, TM6467**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 162-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT, SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE ANNEXATION; ITEM 5C – APPROVED – **RES. 24.42, PDP2024-003**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 162-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-40**, a resolution approving a recommendation that the City Council approve an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Vesting Tentative Tract Map 6467 and Planned Development Permit 2024-003. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-41**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 162-lot single-family planned residential development, subject to the City Council’s approval of the annexation. Motion carried 3-1-1 with Commissioner Bedsted opposed and Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-42**, a resolution approving a recommendation that the City Council approve a planned development permit for a 162-lot single-family residential development. Motion carried 3-1-1 with Commissioner Bedsted opposed and Chair Antuna absent.

ITEM 6A – 7:54 – APPROVED – **RES. 24-43**, A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR REORGANIZATION (RO) 310, PREZONE (R) 2024-005, VESTING TENTATIVE TRACT MAP (TM) 6375, AND PLANNED DEVELOPMENT PERMIT (PDP) 2024-001; ITEM 6B – APPROVED – **RES. 24-44, R2024-005**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A REQUEST TO PREZONE PROPERTY WITHIN THE ANNEXATION AREA FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS C-1, R-1-PRD, O, AND P-C-C ZONE DISTRICTS; ITEM 6C – APPROVED – **RES. 24-45, TM6375**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 385-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 58.9 ACRES OF LAND SUBJECT TO THE CITY CONCIL’S APPROVAL OF THE ANNEXATION; ITEM 6D – APPROVED – **RES. 24-46, PDP2024-001**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 385-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 24-43**, a resolution approving a recommendation that the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization (RO) 310, Prezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-44**, a resolution approving a recommendation that the City Council approve a request to prezone property within the annexation area from the Fresno County AE-20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-45**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land subject to the City Council’s approval of the annexation. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-46**, a resolution approving a recommendation that the City Council approve a planned development permit for a 385-lot single-family residential development. Motion carried 4-0-1 with Chair Antuna absent.

ADJOURNMENT AT 8:34 P.M. UNTIL the Planning Commission meeting on December 19, 2024.

Alma Antuna, Chairperson



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: December 19, 2024

SUBJECT: Consider Approval - Res. 24-____, CUP2024-012, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and to approve a conditional use permit to allow the operation of a banquet hall at 147 W. Shaw Avenue. Hi Tech Home Builders LLC, owner and applicant; Ramon Sanchez, representative.

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

ATTACHMENTS:

1. Res. 24-____, CUP2024-012
2. Site Plan, Floor Plan, and Elevations
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies

RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution adopting a Class 1 categorical exemption from further environmental review and approve Conditional Use Permit ("CUP") 2024-012, subject to the conditions of approval attached to Res. 24-____ as **Attachment 1A**.

EXECUTIVE SUMMARY

CUP 2024-012 is a request to allow the operation of a banquet hall to be known as "Imperial Banquet Hall" ("Project"), located near the northeast corner of W. Shaw and Villa Avenues within an existing commercial center, as shown in **Figure 1** below. Approval of the request would allow Hi Tech Home Builders LLC ("Applicant") to proceed with the site plan review process and building permits, as needed, for site and interior improvements.

FIGURE 1 - Project Location**BACKGROUND**

- General Plan Designation: G-C (General Commercial)
- Existing Zoning: C-2 (Community Commercial)
- Total Project Tenant Space: ±46,500square feet
- Current Land Use: Commercial Center
- Adjacent Land Uses:
 - North: Daycare (Clovis KinderCare) / Mobile Home Park
 - South: Commercial Center
 - East: Mobile Home Park
 - West: Commercial Center

The established commercial center was originally developed in the early 1980s. Throughout the years, the center has seen different retail and commercial uses. The commercial center was previously anchored by Orchard Supply Hardware. The commercial center is located within the 2014 General Plan Land Use Element's Improvement Focus Area 3 (Shaw Avenue Corridor Plan), which supports the improvement of the Shaw Avenue corridor, including filling large vacant commercial sites. The approval of this CUP would allow Imperial Banquet Hall to operate in the previously occupied Orchard Supply Hardware tenant space.

PROPOSAL AND ANALYSIS

The Applicant is requesting approval of this CUP to allow for the operation of a banquet hall with an outdoor patio area that will host events, such as weddings, birthdays and private celebrations within an existing tenant space. The overall facility is approximately 46,500 square feet, with the interior area being 37,000 square feet and exterior patio area being 9,500 square feet. The applicant proposed the outdoor patio as 12,000 square feet; however, the outdoor patio will be limited to 9,500 square feet based on the original footprint of the outdoor retail area. The banquet hall will host up to 250 guests and will be available for event bookings seven (7) days a week from 9:00 a.m. to 12:00 a.m. Because of the outdoor patio's proximity to adjacent residential areas, a condition of approval is recommended that would limit the hours of operation of the outdoor patio portion to cease at 10:00 p.m. daily. Additionally, another condition of approval restricting amplified music in the outdoor patio area is recommended. The banquet hall will only be permitted to allow the sale, service or consumption of alcohol with approval from the Clovis Police Department on an event-by-event basis through a valid Alcohol Beverage Control licensed catering permit or server permit. A total of sixteen (16) employees are anticipated to staff the banquet hall. Entertainment may include the use of DJ services provided by the Imperial Banquet Hall or other third-party companies when desired by patrons. The Project proposes exterior elevation modifications to the southern facing façade and the outdoor patio area which will be reviewed by staff through the site plan review process.

Circulation and Parking

The Project does not propose any modification to the established vehicle access points. The Project site would be accessed via the existing points of ingress/egress to the commercial center along W. Shaw and Villa Avenues.

The commercial center's parking and off-site improvements were constructed as part of the overall development of the center. Parking is calculated cumulatively within the commercial center, which requires a minimum of 4.7 stalls per 1,000 square feet of floor area. Therefore, in total, the center required a minimum of 472 parking stalls. This CUP will not increase the existing square footage of the tenant space and does not propose changes to the circulation patterns; therefore, the existing number of parking stalls are sufficient for the proposed use. Additionally, this commercial center's parking lot is underutilized, and this CUP seeks to revitalize the center.

The existing parking lot is in poor condition, including cracked asphalt, faded striping and missing landscaping. To facilitate a safe and functional parking lot for the operation of the proposed banquet hall, an additional condition of approval is recommended to require a minimum of 4.7 stalls per 1,000 square feet of tenant space for a total of 219 parking stalls be repaired and restriped to City standards. The area of repair will include the Applicant's parcel and adjacent parking areas as determined by staff during the site plan review process.

Review and Comments by Agencies

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

Outside agency comments received are attached (see **Attachment 4**) 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 property owners within 450 feet of the Property boundaries. Staff has not received any inquiries prior to the finalization of the staff report. The City published notice of this public hearing in *The Business Journal* on Friday, December 6, 2024.

California Environmental Quality Act ("CEQA")

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) and the Project would not trigger any of the exceptions identified under CEQA Guidelines Section 15300.2.

The Class 1 categorical exemption exempts projects that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Here, the Project would occupy an existing facility with no expansion of square footage; therefore, has the Project been determined to have negligible differences from the former use and qualifies for the Class 1 Categorical Exemption.

The exceptions identified in CEQA Guidelines Section 15300.2 identify further review of an exemption by the project's potential to result in a cumulative impact, significant effect, proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been completed. Staff will file the notice with the County Clerk if the Commission adopts the categorical exemption and approves the Project.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Economic Development goals and policies. The following goal and policies reflect the City's desire of commitment to growth and fostering economic opportunities that support jobs in the area.

Economic Development Element:

- | | |
|------------|---|
| Goal 3: | Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors. |
| Policy 3.6 | Regionally competitive retail destinations. Those proposing new development and redevelopment of community and regional-scale retail |

centers and districts should demonstrate how their projects will create appropriately unique, functional, and sustainable places that will add value to the city and compete well with the quality of place in other centers and districts in the region.

- Policy 3.7 Retail trends. Anticipate the emptying of big box stores and changing trends in retailing; proactively evaluate development policies and adopt plans appropriate to minimize negative consequences and capitalize on new retail opportunities.

REASON FOR RECOMMENDATION

CUP20204-012 is consistent with the goals and policies of the General Plan, the Clovis Municipal Code and the C-2 (Community Commercial) Zone District. Furthermore, the Project is located within the 2014 General Plan Land Use Element's Improvement Focus Area 3 (Shaw Avenue Corridor Plan), which supports the improvement of the Shaw Avenue corridor, including filling large vacant commercial sites. Additionally, the Project will not substantially impact traffic, sewer, water, or other public services. Based on the findings below, staff is recommending that the Planning Commission adopt the categorical exemption and approve CUP2024-012, subject to the conditions of approval attached to Res. 24-___ as **Attachment A**.

The findings required to approve a conditional use permit application include each of the following (CMC § 9.64.050):

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.

*The Project is an allowed use within the C-2 Zone District with an approved CUP. The Project will be in compliance with applicable provisions and development standards identified in the Clovis Municipal Code and will be subject to the conditions of approval provided in **Attachment A** to the Resolution attached hereto as **Attachment 1**. This Project is required to undergo site plan review for modifications to the façade and outdoor patio. The site plan review process will ensure that the City's development standards are met.*

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of General Commercial would remain unchanged, and the proposed use is acceptable within this underlying land use designation, according to the 2014 Clovis 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.

The Project proposes to occupy a large tenant space located within an established commercial center. The proposed use is compatible with the existing uses. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Further, the Project will maintain the general circulation pattern by retaining all existing points of access.

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

The Project will occupy and operate within the existing site that is physically suitable in size and shape and has the infrastructure in place to support it. The Project will be required to comply with all conditions from Public Utilities and Engineering during the site plan review process, which will further ensure the site is suitable for the proposed uses.

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.

The Project will comply with all applicable public health standards. The Project will occupy an existing tenant space within the commercial center; therefore, adequate provisions (i.e. water, sanitation, utilities, etc.) are readily available and accessible for the proposed use.

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 that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the "California Environmental Quality Act (CEQA)" section of this staff report, staff has determined that the Project qualifies for a Class 1 Categorical Exemption from further environmental review. Therefore, the Project has been reviewed in compliance with CEQA.

ACTIONS FOLLOWING APPROVAL

If approved, the Project will continue with the site plan review process for the modifications to the exterior façade and outdoor patio and required building permits for the interior modifications.

CONFLICT OF INTEREST

None.

NOTICE OF HEARING

Property owners within 450 feet notified: 28

Prepared by: Liz Salazar, Assistant Planner

Reviewed by: Interim Deputy City Planner, Lily Cha-Haydostian



RESOLUTION 24-____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A
CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW
UNDER CEQA AND APPROVING CONDITIONAL USE PERMIT 2024-012 TO ALLOW A
BANQUET HALL TO BE LOCATED AT 147 WEST SHAW AVENUE**

WHEREAS, Hi Tech Home Builders LLC (“Applicant”), 3506 W. Nielsen Avenue, Fresno, CA 93706, applied for Conditional Use Permit (“CUP”) 2024-012 to allow development of a banquet hall (“Project”) located at 147 W. Shaw Avenue, (northeast corner of West Shaw and Villa Avenues) in the City of Clovis (“Property”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, December 6, 2024, and mailed public notices to property owners within 450 feet of the Property area, more than ten (10) days prior to said hearing; and

WHEREAS, a duly noticed public hearing was held on December 19, 2024; and

WHEREAS, the Planning Commission considered the California Environmental Quality Act (“CEQA”) analysis outlined in the staff report and elsewhere in the administrative record, which determined the Project meets the requirements of a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines section 15301; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Planning and Development Services Department (“Department”), and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not limited to, the staff report, the written materials submitted with the Project, the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached as **Attachment A** to this Resolution, which are hereby incorporated by this reference herein (“Administrative Record”).

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15301, and hereby adopts a Class 1 (Existing Facilities) Categorical Exemption.
2. The Project satisfies the required findings for approval of a conditional use permit, as follows:
 - a. 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 City’s Development Code.
 - b. The proposed use is consistent with the General Plan and any applicable specific plan.

- c. 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.
 - d. 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.
 - e. The Property is physically suitable in size and shape for the type and density/intensity of use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA, and the Commission has adopted a Class 1 Categorical Exemption from further environmental review.
3. The Planning Commission could not make the findings necessary for approval of CUP2024-012 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the findings are detailed in the December 19, 2024, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
 5. CUP2024-012 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on December 19, 2024, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-____
 DATED: December 19, 2024

 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

CONDITIONS OF APPROVAL CUP2024-012

PLANNING DIVISION CONDITIONS (Liz Salazar, Division Representative – (559) 324-2305)

1. This Conditional Use Permit approval is to allow a banquet hall located at 147 W. Shaw Avenue.
2. This Conditional Use Permit does not permit or otherwise allow for the operation of the site and/or uses other than those explicitly described in the accompanying staff report from the December 19, 2024 Planning Commission hearing.
3. This Conditional Use Permit is not transferable to another location.
4. A separate site plan review (SPR) and approval shall be required for modifications to the exterior façade, outdoor patio and parking lot area. The Project shall comply with the development standards prescribed for the General Commercial land use designation, C-2 (Community Commercial) Zone District and other applicable standards as determined by the Planning Division during the SPR review process.
5. In order to facilitate a safe and functional parking lot for operation of the Project, a minimum of 4.7 stalls per 1,000 square feet of tenant space for a total of 219 parking stalls shall be brought into compliance with City standards for striping, surfacing and landscaping. The applicant shall redevelop all the stalls within the subject parcel and any remaining stalls shall be coordinated with staff through the SPR process.
6. The hours of operation of the indoor portion shall be between 9:00 a.m. and 12:00 a.m. Event guests shall be cleared from the site by 12:00 a.m. No after-hours use is permitted other than routine staff clean up.
7. The hours of operation of the outdoor patio including the outdoor bar shall be between 9:00 a.m. and 10:00 p.m. Event guests shall be cleared from the outdoor patio by 10:00 p.m.
8. Entertainment uses such as DJ services or live music and amplified music is not permitted in the outdoor patio area. There shall be no outdoor speaker systems permitted on patio.
9. The Project shall not lease the banquet hall to pre-paid fee, cover charge, or pay at the door event promoters or similar entities for dance, nightclub, or concert events.
10. The Project is required to manage the parking lot at all times to ensure that event guests do not gather or loiter within the limits of the commercial center.
11. The Project shall limit event guests to enter and exit through the front entrance only.
12. Alcohol may only be sold or served in association with private events that have obtained approval from the Clovis Police Department.

13. The Project is prohibited from establishing a valet parking service that restricts or reserves parking stalls exclusively for the banquet hall.
14. Operational noise from the Project shall conform with the Clovis Municipal Code (CMC) noise standards and not be in excess of 50 decibels to the outside of any residential structure.
15. All exterior lighting shall not interfere with the driving safety of vehicular traffic per Planning Division Standards.
16. The applicant shall keep free and clear access between the subject site and adjacent parcels/businesses free and clear of obstructions. Any delivery vehicles shall not stop, park, load, or unload merchandise in a manner that could obstruct ingress or egress to adjacent business(es).
17. All exterior signs and/or signs on the inside of the building, which are intended to be viewed from the outside, shall require separate sign permits prior to installation. (CMC § 9.34.010).
18. The applicant shall operate in a manner that complies with the CMC so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
19. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
20. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
21. Applicant must have on file a current City of Clovis Business License prior to operation.
22. CUP2024-012 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regards to conditions of approval and present findings of this review to the City Planner or the Planning Commission.

POLICE DEPARTMENT COMMENTS

(Jordan Hunter, Police Sergeant – (559) 324-3477)
(Sean Obrien, Police Corporal – (559) 324-3468)

23. Music shall be restricted to an ambient, background volume, not audible outside of the business. No form of entertainment will be allowed without a valid entertainment permit issued by the Clovis Police Department per CMC 5.5. Any violation of the conditional use permit, any local, State, or Federal laws, or any violation of the entertainment permit conditions can result in suspension or revocation of an issued entertainment permit.

24. Closed circuit surveillance cameras shall be installed to cover at a minimum the entry and exit, interior of the business, and parking lot. The footage must be available to view and provided to on duty officers during an investigation and retained for 30 days.
25. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site and in the surrounding area. This condition is also intended to mitigate the cost of the city police services because of law enforcement problems generated by the site.
26. The building shall be equipped with fully functional perimeter lighting to illuminate all walkways, doors, windows, and parking lot. This lighting shall be utilized during hours of darkness. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded in a manner to that it does not create a nuisance for neighboring properties.
27. Uniformed security guards shall be present during events. Two security guards for the first 100 patrons, and one security guard for each 100 patrons after that. The security guards shall either be employed by an independent security firm or employed by your business. The security guards must be licensed by the State of California. They must have an identification card indicating they are qualified to practice the business as a security guard. They must also meet all the following requirements: Identified by wearing shirts with "Security" clearly written on the front and the back of the shirt. The word "Security" should be easily visible from 6 feet. Security for the establishment shall be their sole duty. They shall not be involved in the business functions other than providing security for the establishment during hours the business is open.
28. Food truck vendors and mobile or roaming sidewalk vendors are not permitted to operate on the exterior of the property.
29. The use, possession, service, and sale of alcohol is strictly prohibited unless an event has been permitted to sell or serve alcohol by the Clovis Police Department. (There is a 15-day requirement for submitting and approval of alcoholic beverage service) If a patron is seen in possession of alcohol, they shall be removed from the establishment. Please see attached application instructions (**Attachment 4**).
30. The business shall be responsible for, and deter patrons from engaging in excessive noise, abusive behavior, disturbances, vandalisms, public urination, public intoxication, possession of alcohol in public, and any other violations of law that occur on or about the business.
31. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.

32. The name and telephone number of a 24-hour emergency contact person(s) shall be provided to Clovis PD and shall be updated regularly.
33. If the property is alarmed, 24-hour contact information for the responsible party shall be maintained with the Clovis Police Department Dispatch Center.
34. The business shall adhere to the sign ordinance as defined in CMC 9.34. Window covers shall comply with the Clovis Municipal Code for safety reasons.
35. Hours of operation of operation are restricted from 6:00AM to Midnight each day of the week. Hours of operation of the outdoor patio are restricted to 7:00 AM to 10:00 PM each day of the week to comply with City of Clovis noise ordinances taking into account the residential location to the east and north of the patio.
36. If the patio is open to patrons and alcoholic beverages are being served at the event, there shall be an additional security officer stationed on the patio anytime patrons are utilizing the patio area. This security officer is in addition to the security personnel required for the total event. Their sole responsibility is to keep the peace and monitor patrons on the patio and ensure that no alcoholic beverages are passed out of or brought onto the property from outside the venue.
37. Patrons shall only be able to enter the patio from inside the venue. There shall be no entrance or exit from the patio directly into the alley, breezeway, or parking lot except in the case of an emergency.
38. The patio shall be equipped with an emergency exit and alarm should the exit be opened.
39. No alcoholic beverages can be provided to patrons from the event center. All alcoholic beverages at approved events must be provided by an ABC licensed caterer or completely provided by the customer of the event center to an ABC licensed server.
40. Violation of any condition of the CUP, ABC requirements, or state or local law will be immediate cause for this item to be reviewed by the Planning Commission and possibly be scheduled for a public hearing for revocation of the conditional use permit.
41. All employees, owners, or operators engaged in the selling or serving of alcoholic beverages shall provide evidence that they have either (1) attended training from State of California, Department of Alcohol Beverage Control, Fresno District Office Administered Leadership and Education in Alcohol and Drugs (LEAD Program) in the form of a ABC issued certificate or (2) taken and accepted equivalent by the ABC Fresno District Office to insure proper distribution of beer, wine, distilled spirits and tobacco to adults of legal age.

CLOVIS BUILDING DEPARTMENT
(Eric Smith, Department Representative (559) 324-2309)

42. The change of occupancy requires engineered plans including requirements for accessibility, parking, travel paths, egress, restrooms, and fire separations to be submitted to the Building Department for review.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
(Anthony Zaragoza, FMFCD Department Representative – (559) 456-3292)

43. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.

FRESNO IRRIGATION DISTRICT
(Jeremy Landrith, FID Department Representative – (559) 233-7161)

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

COUNTY OF FRESNO HEALTH DEPARTMENT
(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)

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

Organization

THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORKS AMONG RELEVANT CONTRACTORS, NOR THE GENERAL CONTRACTORS RESPONSIBILITY TO PROVIDE THE WORK.

IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO COVER ALL THINGS NECESSARY TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT AND ANY OTHER NECESSARY TOOLS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE WHICH MAY BE REASONABLY CONSIDERED AS A NECESSARY PART OF THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSULTANT SHALL GIVE ANY INTERPRETATIONS NECESSARY FOR THE CONTRACTOR TO COMPLY WITH THE PLANS AND SPECIFICATIONS.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES OR INCONSISTENCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSULTANT TO THE ATTENTION OF THE PROJECT CONSULTANT. THE CONTRACTOR AND CONSULTANT SHALL RESOLVE ALL ERRORS, OMISSIONS AND DISCREPANCIES BEFORE COMMENCING CONSTRUCTION OF THE WORK. DISCREPANCIES OR DISAGREEMENTS, ALL CHANGES TO THE PLANS SHALL BE REQUIRED THE APPROVAL.

Alan Mok, PE, PLS,
LEED AP

AGENDA ITEM NO. 2.

Eng

PROJECT:
SITE
IMPROVEMENTS
AT
SHAW AND VILLA
AVENUES
IN
CLOVIS, CA

LOCATION:
147 W Shaw Ave.
CLOVIS CA 93612

DRAWN FOR:
John/Jane Doe

LOCATION:
XXXX XXXXX ST.,
Clovis, CA

ALAN K. MOK, P.E., R.C.E.#61818
EDWARD M. WONG, P.E., R.C.E.#64780

ALAN K. MOK, P.E., R.C.E.#61818
EDWARD M. WONG, P.E., R.C.E.#64780

ALAN K. MOK, P.E., R.C.E.#61818
EDWARD M. WONG, P.E., R.C.E.#64780

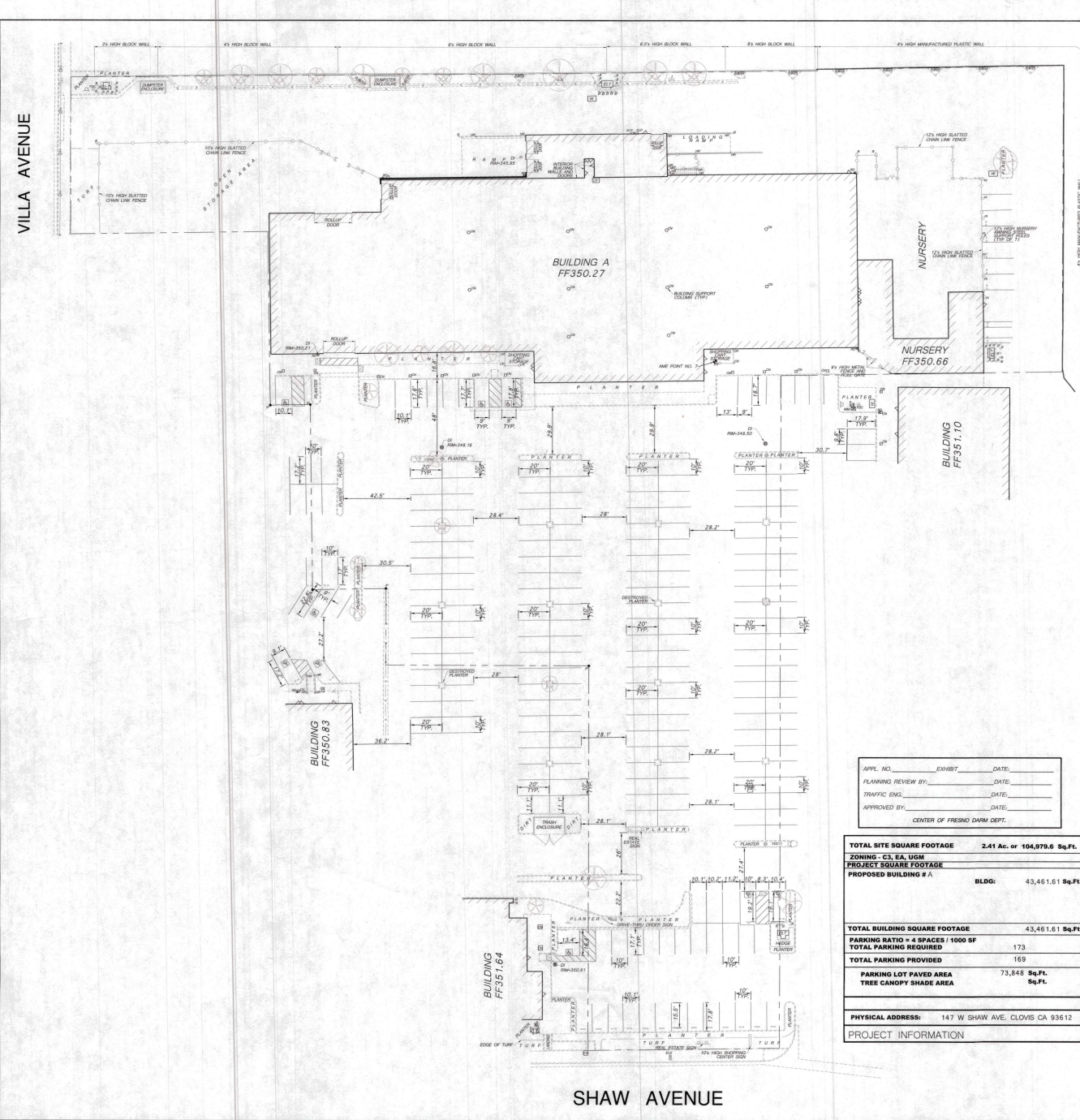
REVISIONS:
No. DATE DESCRIPTION

SHEET DESCRIPTION

SITE PLAN

PROJECT COORDINATOR: AKM
PROJECT NO: 224-0149
DATE: 6/4/2024
SCALE: AS NOTED

SHEET NO:
C2



- CITY OF CLOVIS NOTES

1. NO USES OF LAND OR BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PERMIT TO THIS USE PLAN SHALL BE PERMITTED.

2. NO USES OF LAND OR BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PERMIT TO THIS USE PLAN SHALL BE PERMITTED.

3. THESE SHALL BE MAINTAINED IN GOOD REPAIR AND IN SUCH A MANNER THAT THEY MAY BE TENDED OR REPAIRED TO RESTORE THE NATURAL VEGETATION OR ORNAMENTAL VALUE OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.

4. LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.

5. PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.

6. FUTURE PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.

7. ALL PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.

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- APPL. NO. _____ EXHIBIT _____ DATE _____

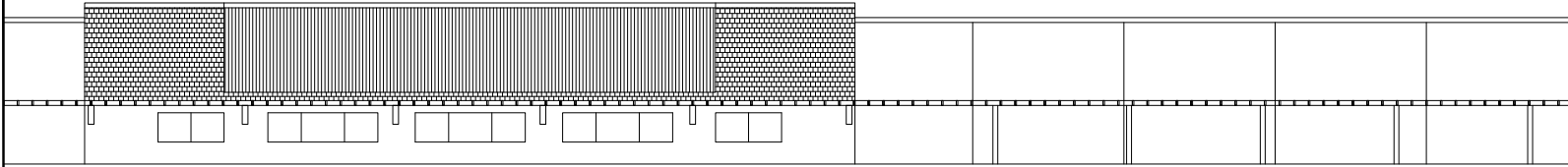
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CENTER OF FRESNO COUNTY DEPT.

TOTAL SITE SQUARE FOOTAGE	2.41 Ac. or 104,979.8 Sq.Ft.
ZONING - C3, EA, UCM	
PROJECT SQUARE FOOTAGE	
PROPOSED BUILDING # A	BLDG: 43,461.61 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE	43,461.61 Sq.Ft.
PARKING RATIO = 4 SPACES / 1000 SF	173
TOTAL PARKING REQUIRED	169
PARKING LOT PAVED AREA	73,848 Sq.Ft.
TREE CANOPY SHADE AREA	
PHYSICAL ADDRESS:	147 W SHAW AVE. CLOVIS CA 93612
PROJECT INFORMATION	
-



EXISTING ELEVATION



TRY
Drafting & Design
RAMON SANCHEZ
224 Morton Ave Banger, California 95637
Phone: 846-8689 Fax: 544-5161
trydrafting@aol.com

ELEVATION

PROPOSED BANQUET HALL FOR:
HI-TECH DEVELOPING INC.
147 W. SHAW AVE
CLOVIS, CA 93612
CITY OF CLOVIS CALIFORNIA

△	REVISIONS	BY

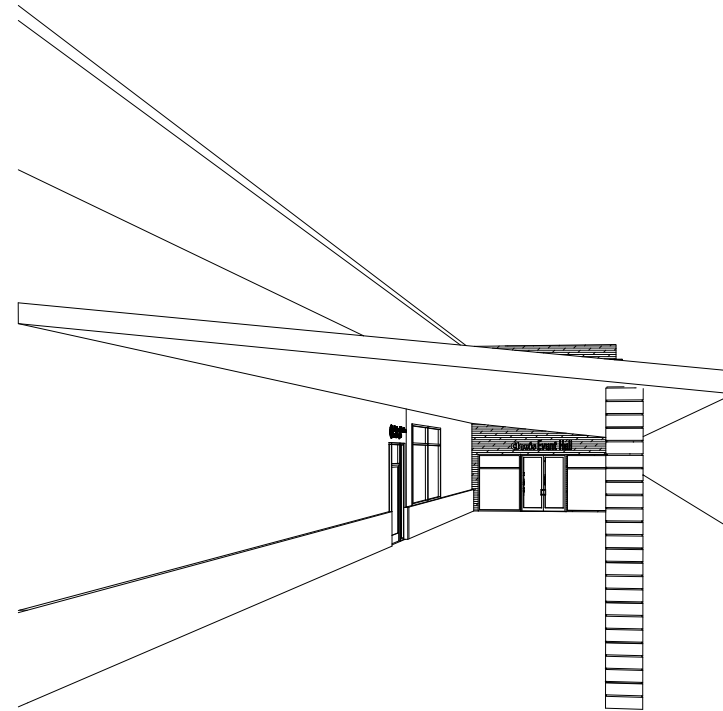
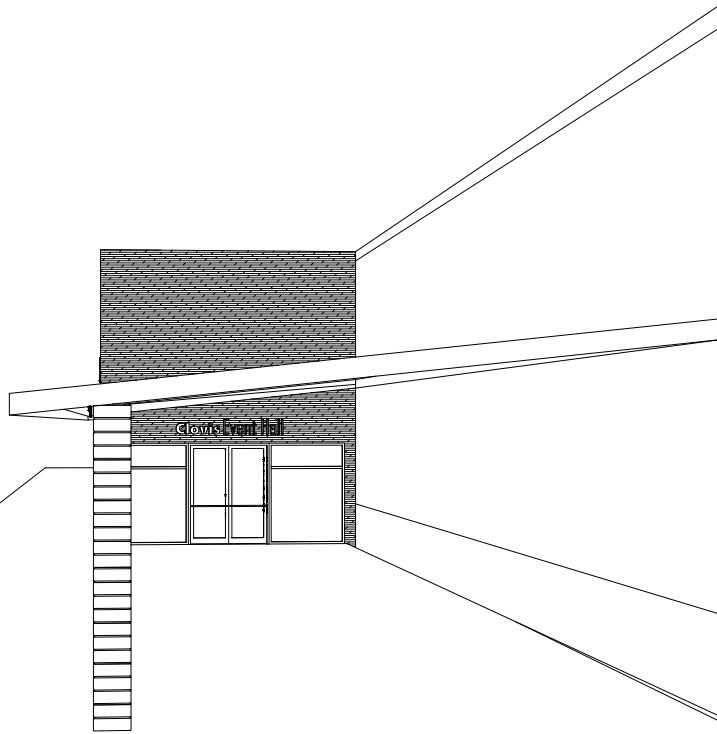
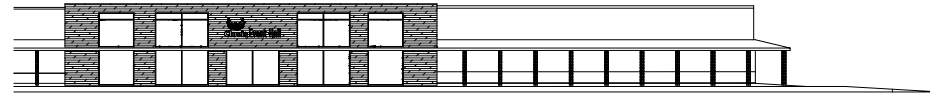
ARCHITECT:
GARY A. ROGERS
1801 HOWARD RD
MADERA, CA 93637
C-16583 REN. 10-24-25



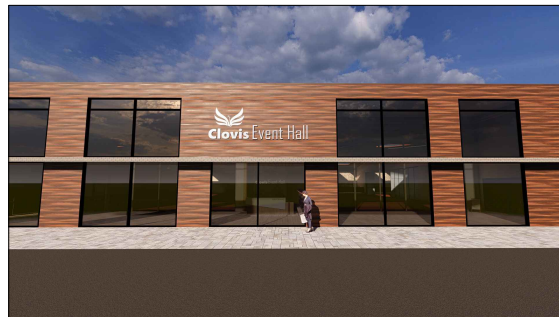
JOB NO.: 24-048
DATE: 8/10/2024

25

RAMON SANCHEZ, ALL RIGHTS RESERVED. THESE PLANS MAY NOT BE ALTERED, REPRODUCED OR STORED BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT FROM RAMON SANCHEZ. IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS THE USER / OWNER SHALL WITHIN 10 DAYS, NOTIFY RAMON SANCHEZ, IN WRITING, OR BE HELD RESPONSIBLE FOR THE ERROR OR OMISSION.



PROPOSED ELEVATION



TRY
 Drafting & Design
 RAMON SANCHEZ
 224 Horton Ave Sanger, California 95657
 Phone: 846-8655 Fax: 544-5161
 trydraftingdesign@gmail.com

ELEVATION

PROPOSED BANQUET HALL FOR:
HI-TECH DEVELOPING INC.
 147 W. SHAW AVE
 CLOVIS, CA 93612
 CITY OF CLOVIS CALIFORNIA

△	REVISIONS	BY

ARCHITECT:
 GARY A. ROGERS
 1801 HOWARD RD
 MADERA, CA 93637
 C-85583 REN. 10-24-25

SEAL
 GARY A. ROGERS
 ARCHITECT
 CLOVIS, CALIFORNIA

JOB NO.: 24-045
 DATE: 8/10/2024

26

RAMON SANCHEZ, ALL RIGHTS RESERVED. THESE PLANS MAY NOT BE ALTERED, REPRODUCED OR STORED BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT FROM RAMON SANCHEZ. IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS THE BUILDING / OWNER SHALL WITHIN 10 DAYS, NOTIFY RAMON SANCHEZ, IN WRITING, OR BE HELD RESPONSIBLE FOR THE ERROR OR OMISSION.

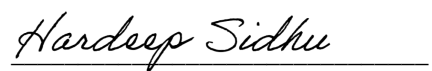
Operational Statement

Imperial Banquet Hall
147 Shaw Ave, Clovis, CA 93612
Phone: (559) 217-5986
Email: deep@hitechdeveloping.com

Imperial Banquet Hall office hours are Monday to Friday from 9 AM to 5 PM, with event occupancy from 4 PM to 11:59 PM.

The facility employs 12 to 16 staff members. All food is prepared by local restaurants, offering a menu that includes Indian, Asian, American, and Mexican cuisine. Most events take place on weekends.

Private security is present inside the building and in the parking lot during events to ensure safety. For more information, please contact us during office hours.



Hardeep Sidhu



***Request for Law Enforcement Approval for
Alcoholic Beverage Control (ABC) Daily License
Application/Authorization (INSTRUCTIONS)
Clovis Police Department***

INSTRUCTIONS:

ABC Daily License Application & Instructions (ABC-221, ABC-239, ABC- 253, ABC-218):
<https://www.abc.ca.gov/wp-content/uploads/forms/ABC-221.pdf>

The Department of Alcoholic Beverages (ABC) may require additional documents or diagrams. For the latest updates, always visit the California Department of Alcoholic Beverages Control: <https://www.abc.ca.gov/>

Special Events:

If your event has any of the following elements, please contact the City's Economic Development Department (559) 324-2083 to see if your event requires a Special Event Permit (applicable fees may apply) or if the event is allowed according to Clovis Municipal Code:

- Located on public property or a park
- Located on and/or requires a road or parking lot closure
- Tents/canopies for vendors
- Sale of food **and/or** alcohol in public
- Sale of non-food items (crafts, etc.)

If your event requires a Special Event Permit or Temporary Use Permit (TUP), submit the ABC License Cover Page and the ABC Daily License Application with your special events application packet to the Clovis Police Department. Additional information regarding special events can be obtained by contacting the City of Clovis Planning Department at: (559) 324-2340

Events in Parks

If you plan to hold your event in a City park, please contact the parks manager at (559) 324-2600 with the City of Clovis's Parks Division and submit the ABC License Cover Page and the ABC Daily License Application with your park use permit, as directed.

No Special Events Permit Needed:

If your event does not require a special event permit, bring or mail the ABC License Cover Page and the **original signed** ABC Daily License Application to:

- **Attn: Cpl Sean O'Brien, Clovis Police Department, 1233 Fifth St., Clovis, CA 93612**
- Police Department Lobby Hours: Monday - Friday 8:00 a.m. – 4:00 p.m.(subject to change)

Note Special Holiday Review Timeline for ABC licenses:

- Events from **November 20 - December 19**, submit to Police Department for approval by **November 1**
- Events from **December 20 - January 19**, submit to Police Department for approval by **December 1**
- All others should be submitted to the Police Department **at least 15 business days** prior to the event for approval.

There is no fee required for law enforcement approval of the ABC application. The Clovis Police Department requires the submittal of the ABC License cover page and the original signed application at least **15 business days** in advance of the event date, and additional time is required during the holiday season. The Police

Department will call you when the approved application can be picked up from the lobby of the Police Department. To check the status of your approval, contact: *Cpl Sean O'Brien*, seano@cityofclovis.com. Once you pick up the approved application from the Police Department, you must take the application to your local Department of Alcoholic Beverage Control (ABC) to obtain your ABC daily license. Additional fees required. ABC requires the signed law enforcement approved application to be submitted to their office **at least 10 days** prior to the event. Failure to meet their timeline may result in the delay or failure of your ABC approval.

Additional Information Regarding ABC Daily Licenses

For the latest updates, always visit the California Department of Alcoholic Beverages Control:

<https://www.abc.ca.gov/>

I. Non-Profit Organizations

- Daily licenses can only be issued to Non-profit (501(c)3) organizations and Political parties sponsoring a Candidate or Ballot Measure per Section **24045.1** and Rule **59.5** of the ABC Act. All daily license events require Property Owner and Law Enforcement for City of Clovis. A Daily license will be required when any/all of the following criteria is met:
 1. The NON-PROFIT organization will be selling alcohol directly at an event
 2. The NON-PROFIT organization will be selling tickets to an event that will allow the ticket purchaser access to alcohol (even if the alcohol is free).
 3. The NON-PROFIT event is open to the public (when the event is ticketed or invitation -based, and if anyone can purchase a ticket or if the invitation involves monetary consideration, then it is considered open to the public).
 4. The NON-PROFIT organization will be having alcohol donated to them from either a Manufacturer or Wholesaler.
 5. The NON-PROFIT organization is planning an event where Wineries, Beer Manufacturers, and/or Distillers will be giving product tastings at the designated event area.

II. For-Profit Organizations and/or Individuals (Type 58 Catered Events)

- Event that is held by an entity that does not have Non-profit (501(c)3) status must hire a Type 58 Caterer to handle the alcohol at the event per Section **23399**.
- If the event is open to the public, then the catered event requires Law Enforcement approval. Type-58 Caterers can either sell alcoholic beverages for consumption at the bar or stand, provide free of charge, or have the sponsoring organization sell tickets to the event. Also, some caterers have been catering alcohol by truck (like a food truck).

III. Private Parties

- No license or permit may be required for the serving and otherwise disposing of alcoholic beverages where **all** of the following conditions prevail (some exclusions apply):
 1. That there is no sale of an alcoholic beverage.
 2. That the premises are not open to the general public during the time alcoholic beverages are served, consumed or otherwise disposed of.
 3. That the premises are not maintained for the purpose of keeping, serving, consuming or otherwise disposing of alcoholic beverages.



***Request for Law Enforcement Approval for
ABC Daily License Application/Authorization
(ABC License Cover Page)***

SECTION 1: Type of Event (Check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Car Show | <input type="checkbox"/> Parade | <input type="checkbox"/> Sales/Retail/Promotional |
| <input type="checkbox"/> Carnival/Carnival Rides | <input type="checkbox"/> Petting Zoo | <input type="checkbox"/> Street Fair |
| <input type="checkbox"/> Dance | <input type="checkbox"/> Political Activity | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Food Truck Event | <input type="checkbox"/> Religious Event | |
| <input type="checkbox"/> Music/Concert | <input type="checkbox"/> Run/Walk/Race | |

SECTION 2: Event Permit Status

- | | | |
|---|---|--|
| <input type="checkbox"/> Special Event Permit
needed | <input type="checkbox"/> Event held in park | <input type="checkbox"/> No special event permit
needed |
|---|---|--|

SECTION 3: CONTACT INFORMATION (Please print legibly)

Date Form Submitted to CLPD : _____ Event Date: _____

Event Title: _____

Sponsoring Organization: _____

Contact Name: _____ Contact Phone No.: _____

Contact Email Address: _____

SECTION 3: EVENT INFORMATION

Expected average attendance per day: _____

Event Location: _____

Event Description

I have completed a cover page and received a copy of the Clovis Police Department ABC permitting requirements

Event Title:_____

Event Organizer/Representative:_____

Date:_____

ABC Daily License and Catering Applications

REQUIREMENTS FOR APPROVAL CLOVIS POLICE DEPARTMENT

1. *The event application must be dropped off in the Clovis police Department records a minimum of 15 business days prior to the event date.*
2. *Forms must be completely filled out and double checked to ensure that no boxes are empty or missing the required responses prior to submission to the Clovis Police Department.*
3. *The organizations authorized representative has signed and dated the form prior to delivery to CLPD.*
4. *The property owner has signed and dated the form for approval prior to delivery to CLPD.*
5. *The correct number of security officers are listed for the anticipated attendance numbers.*

(General rule is minimum 2 for the first 100 attendees and 1 additional for each additional 100 attendees)

6. *If you have turned the form in more than 30 days prior to the event date it will not be returned to you more than 30 days before the event as ABC will not accept more than 30 days prior. In most cases the form will be returned (approved only) no sooner than 14 days prior to the event.*
7. *ABC requires the signed, law enforcement approved application to be submitted to their office at least 10 days prior to the event. If you have not met this time frame do not expect the document to be approved by the Clovis Police Department.*
8. *If any of the above requirements have not been met the application will be denied.*
9. *If a form is submitted and it is incomplete in any way, the application will be denied.*
10. *Applications are reviewed in order, based on the event date and then the order submitted.*
11. *Each form is reviewed and the conditions necessary to ensure public safety and to reduce the calls for service to the police department are determined on a case by case basis.*
12. *You will not contact Clovis PD to follow-up on a submitted form more than 11 days prior to the event if ALL the above conditions have already been met.*
13. *If your event is approved you will receive a call when the form is ready to be picked up.*
14. *After being signed by CLPD the form should not require any more information before being delivered to ABC.*

Corporal S. OBrien

Clovis Police Department

Planning and Neighborhood Services

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

AGENDA ITEM NO. 2.

Page 1 of 3

PUBLIC AGENCY

LIZ SALAZAR
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

HARDEEP SIDHU, HI TECH DEVELOPING INC.
3506 W. NIELSEN AVE.
FRESNO, CA 93706

PROJECT NO: **2024-012**

ADDRESS: **147 W. SHAW AVE.**

APN: **497-052-10**

SENT: **October 22, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
S	\$0.00	NOR Review *	\$152.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$152.00		

* The Development Review Service Charge shown above is associated with CL SPR 2024-037 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/25 based on the site plan submitted to the District on 10/16/24 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 2024-012

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

AGENDA ITEM NO. 2.

Page 2 of 3

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

1. ☒ a. Drainage from the site shall REMAIN AS EXISTING.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ 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.

**CL
CUP No. 2024-012**

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

AGENDA ITEM NO. 2.

Page 3 of 3

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. — See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 10/21/2024 5:08:54 PM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 10/21/2024 8:31:24 AM

CL
CUP
No. 2024-012



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 29, 2024

Lily Cha-Haydostian
Planning and Development Services Dept.
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2024-015
N/W Shaw and Minnewawa avenues

Dear Ms. Cha-Haydostian:

The Fresno Irrigation District (FID) has reviewed Development Review Committee Application No. 2024-015 for which the applicant proposes 43,500 square feet building, APN: 497-052-10. FID has the following comment:

Summary of Requirements:

- FID Board Approval.
- Review and Approval of all Plans.
- Execute Agreement(s), as necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's Helm No. 101 runs northwesterly crosses Minnewawa Avenue approximately 1,000 feet southeast of the subject property, crosses Shaw Avenue approximately 700 feet southeast of the subject property, traverses the northeasterly portion of the subject property, and crosses Villa Avenue approximately 300 feet north of the subject property as shown on the attached FID exhibit map and may be impacted by the proposed project. Should this project include any street and/or utility improvements along Minnewawa Avenue, Shaw Avenue, Villa Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
2. Records indicate FID has the following exclusive easement recorded on August 5, 1981, as Document No. 69882, in Book 7765, on Page 435, Official Records of Fresno County.
3. The attached plans for the Helm No. 101 indicates the pipeline was installed in 1980 (44 years old) as a 60-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's current standard for developed parcels located in the urban areas (residential, industrial, and commercial).
4. This pipeline was installed without a product known as MacWrap, which is a root barrier. In recent years, the most significant issue with pipelines has been caused by tree root

\\fids01\Eng\Agencies\Clovis\DRC Meetings\DRC2024-015\DRC2024-015 FID Comment.doc

intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. All trees will need to be located a minimum of 15 feet from the outside edge of the pipeline to limit possible disruptions.

5. FID does not allow FID-owned property, pipelines, and/or easements to be in backyards, in common use with public utility and/or utility easements, and road rights-of-way, but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
6. FID requires all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property must be adapted with additional features in order to transition from a rural setting to an urban setting, to mitigate for the effects of new development and increased population, and provide for public safety within FID's property/easement and the development.

General Comments

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
4. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
5. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
7. Footings of retaining walls shall not encroach onto FID property/easement areas.
8. Trees will not be permitted within FID's property/easement areas.

9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
11. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

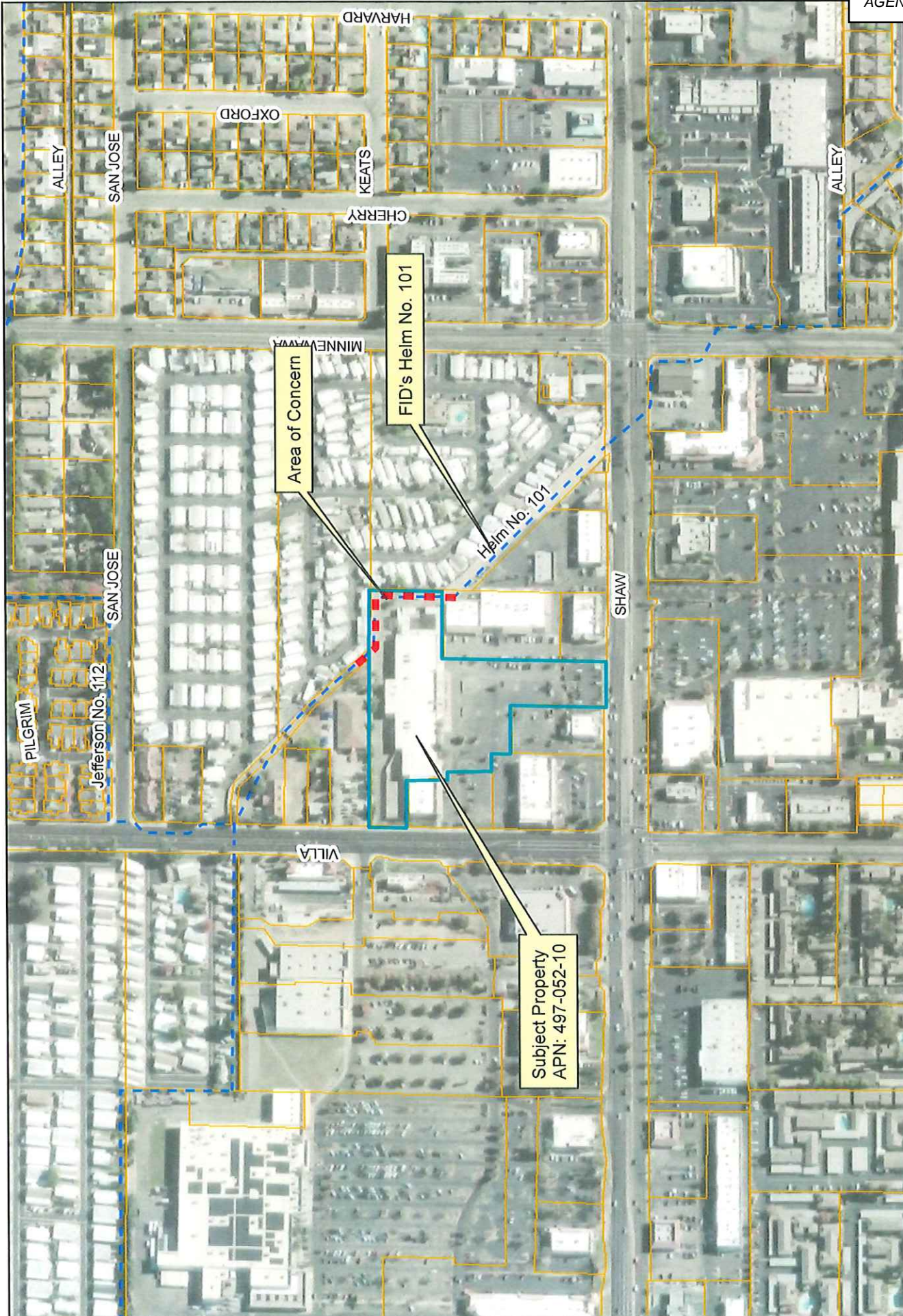
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Fids\2024\2020 FID Master.mxd
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 9404

Legend

- FID Canal
- FID Pipeline
- Private Canal
- Private Pipeline
- Abandoned Canal
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Highways
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins



FRESNO IRRIGATION DISTRICT



DATE: 02/27/2024

TIME: 02/27/2024

REVISIONS	BY

BANQUET HALL FOR:
HI-TECH DEVELOPING INC.
147 W Shaw Ave
CITY OF CLOVIS
CALIFORNIA

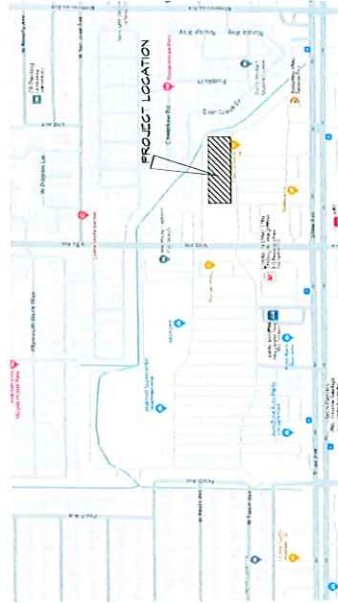
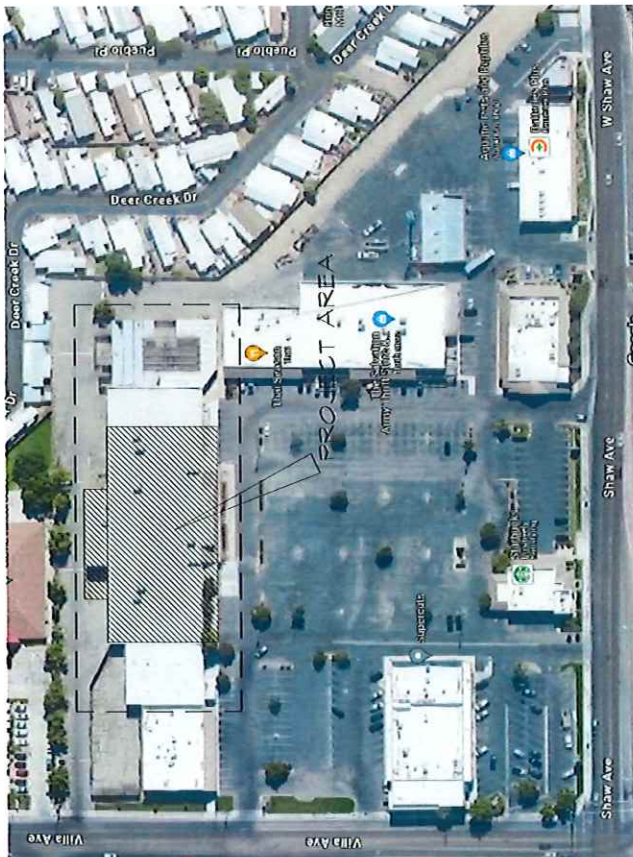


THIS PLAN MAY NOT BE ALTERED, REPRODUCED OR STORED BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT FROM RAYON SANCHEZ. IF ANY PARTS OF THIS PLAN ARE NOT TO BE USED, THE USER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.



EXISTING ELEVATIONS

SITE PLAN



CANAL: HELM NO. 101

THIS INDENTURE, made and entered into this 31st
day of July, 19 81, by and between _____
SHAW VILLA INVESTORS, a limited partnership,

as Grantors, and FRESNO IRRIGATION DISTRICT, a public corporation
in the County of Fresno, State of California, as Grantee,

W I T N E S S E T H:

Grantors, for good and valuable consideration, do hereby
grant to Grantee the perpetual and exclusive right and easement to
construct, install, operate, use, maintain, alter, repair, improve,
reconstruct, enlarge or supplement pipes, pipelines, and conduits,
and to flow and conduct water through said pipes, pipelines and
other conduits, across, over, through, and under the following
described real property in the County of Fresno, State of California,
to wit:

See Exhibit "A" attached hereto

in, along, and through a right of way, therefore, varying
feet in width described as follows:

See Exhibit "B" attached hereto

together with all rights convenient or incidental thereto, including
the right of ingress to and egress from said right of way and ease-
ment over and across said real property of Grantors.

Grantor as owner of said real property, subject to said
easement and right of way, shall have the right to use said land for
any purpose which does not interfere with the purposes of said ease-
ment and right of way, provided said Grantors as owners shall not
build or construct any building or other permanent structure thereon
without the written permission and consent of Grantee; and Grantors,
for themselves, their heirs, executors, administrators, successors
and assigns, covenant and agree that Grantee shall have the right,
without notice and at Grantors' expense to remove any structures,
fences, trees, vines, shrubs or other encroachments from said ease-
ment and right of way that does interfere with the purposes or use
of said easement and right of way.

IN WITNESS WHEREOF, Grantors have executed this grant the
day and year first above written.

SHAW VILLA INVESTORS, a limited partnership
by Diversified Equities, a general partnership

John B. Breilsford
John B. Breilsford, a general partner
Charles L. Tingey
Charles L. Tingey, a general partner



Accepted for and on behalf of Fresno Irrigation District
this 31st day of July, 19 81.

Robert L. [Signature]
Secretary

To be returned without fee on behalf
of Fresno Irr. Dist. 8/1/81

GIS 2070

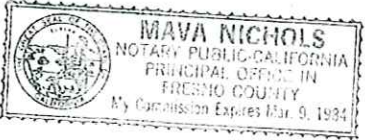
STATE OF CALIFORNIA,
COUNTY OF Fresno } ss.

BOOK **7765** PAGE **436**

ON July 31, 19 81,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert L. Simpson

to be the person whose name _____, known to me,
and acknowledged to me that he _____ subscribed to the within Instrument,
and acknowledged to me that he _____ executed the same.

WITNESS my hand and official seal.



Mava Nichols

Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolkott's Form 233—Rev. 3-64

Exhibit "A"

That portion of the South 1/2 of Lot 42 of Shepherd and Teague Alluvial Tract No. 3, according to the map thereof recorded in Book 2 of Record of Surveys at Page 24, Fresno County Records, being more particularly described as follows:

Exhibit "B"

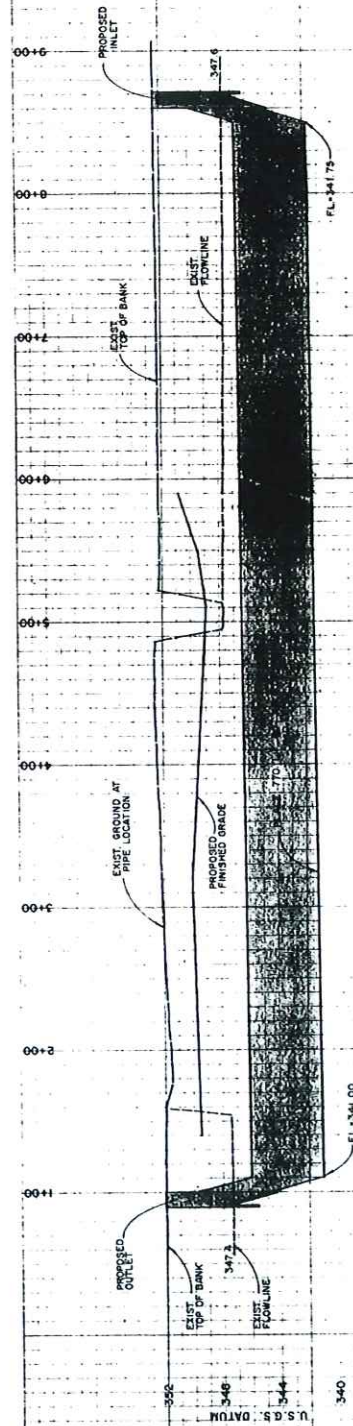
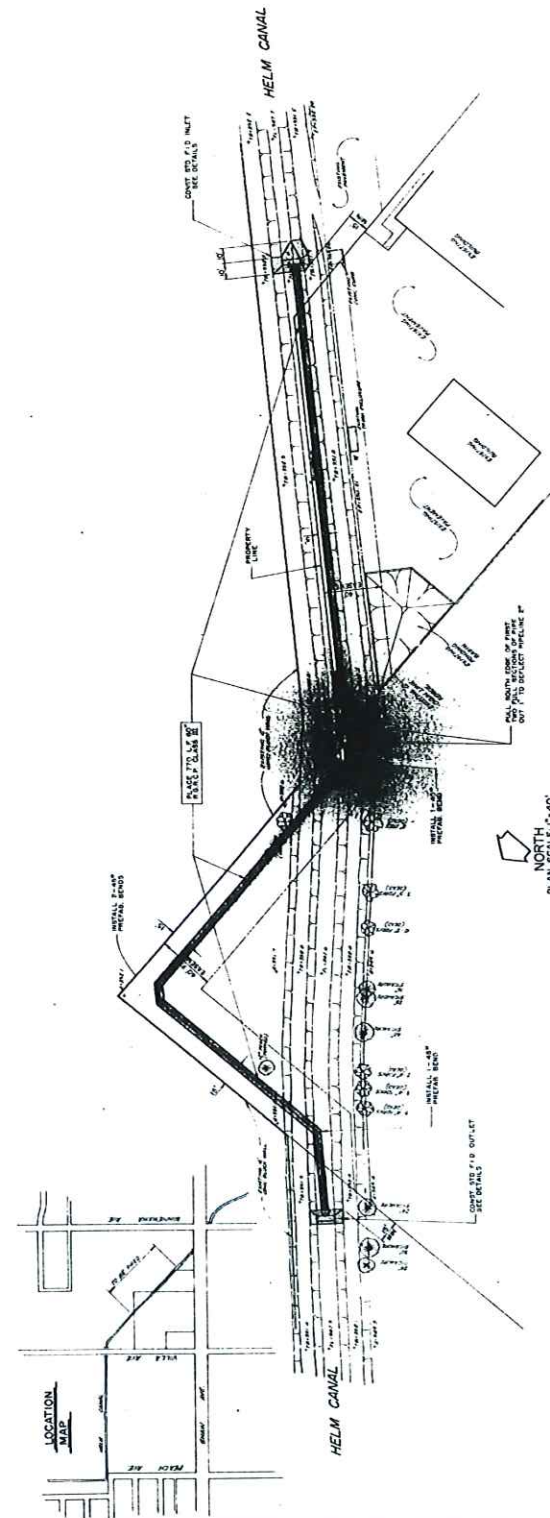
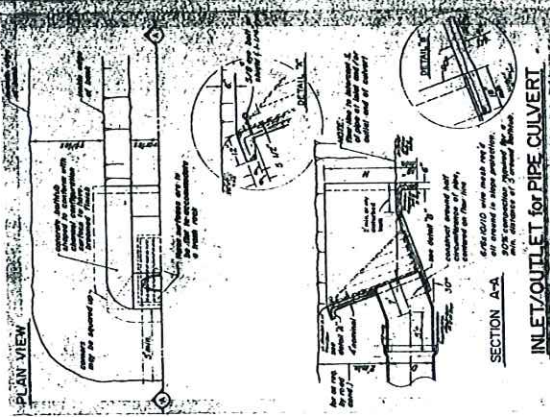
BEGINNING at the Northeast corner of the South 1/2 of said Lot 42; thence S 00° 45' 20" W, along the East line of said Lot 42, a distance of 267.08 feet; thence N 44° 14' 40" W, a distance of 45.25 feet to a point 32.00 feet West of the East line of said Lot 42; thence N 00° 45' 20" E, parallel with and 32.00 feet West of the East line of said Lot 42, a distance of 40.08 feet; thence N 89° 14' 40" W, a distance of 8.00 feet to a point 40.00 feet West of the East line of said Lot 42; thence N 00° 45' 20" E, parallel with and 40.00 feet West of the East line of said Lot 42, a distance of 154.37 feet to a point 40.00 feet South of the North line of the South 1/2 of said Lot 42; thence S 89° 51' 15" W, parallel with and 40.00 feet South of the North line of the South 1/2 of said Lot 42, a distance of 131.65 feet; thence N 45° 08' 45" W, a distance of 56.57 feet to the North line of the South 1/2 of said Lot 42; thence N 89° 51' 15" E, along the North line of the South 1/2 of said Lot 42, a distance of 212.28 feet to the point of BEGINNING.

BOOK 7765 PAGE 438

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON July 30, 1981 before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES L. TINGEY and JOHN B. BRELSFORD known to me to be the general partners of the partnership that executed the within instrument on behalf of said partnership, said partnership being known to me to be the general partner of Shaw Villa Investors the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.





PROFILE

PROFILE SCALE HORIZ. 1" = 4'

PROPOSED PIPELINE CONSTRUCTION	DATE: 10/10/10
FRESNO IRRIGATION DISTRICT	DATE: 10/10/10
R. W. Greenwood Associates, Inc.	DATE: 10/10/10
PROJECT NO. 10-10-10	DATE: 10/10/10
PROJECT NAME: WILD WEST SHOPPING CENTER	DATE: 10/10/10
DESIGN ENGINEER: [Signature]	DATE: 10/10/10
CHECKED: [Signature]	DATE: 10/10/10
APPROVED: [Signature]	DATE: 10/10/10

**County of Fresno**DEPARTMENT OF PUBLIC HEALTH
Environmental Health Division

March 19, 2024

LU0022563
2604

Lily Cha-Haydostian, Senior Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Cha-Haydostian:

PROJECT NUMBER: **DRC2024-015****DRC2024-015**; Banquet hall, dine in restaurant, and bar.**APN: 497-052-10****ZONING: C-2****ADDRESS: 458 W. Shaw Avenue**

Recommended Conditions of Approval:

- The applicant shall submit complete food facility and bar plans and specifications for review and approval to the Fresno County Department of Public Health, Environmental Health Division. Prior to operation, the applicant shall apply for and obtain a permit to operate a food facility and bar from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- Applicants proposing 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.
- The proposed banquet hall/event center has the potential to expose nearby residents to elevated noise levels. It is recommended that the City require a noise study to determine if any mitigation requirements are required. Consideration should be given to your City's municipal code.

The following comments pertain to the remodel of the existing structure:

Promotion, preservation and protection of the community's health

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

(559) 600-3357 ☐ FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us ☐ www.fcdph.org

- Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of remodeling the existing structure, 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 structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to 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: Rogers, Moreno, Salazar & Sauls (assigns)- Environmental Health Division (CT. 56.08)
Jasvir Singh- Applicant (jasvirsingh2006@yahoo.com)



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: December 19, 2024

SUBJECT: Consider Approval - Res. 24-____, CUP2024-013, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and to approve a conditional use permit to allow the operation of a beer tap room in conjunction with an established brewery, Reborne Brewing, within an existing building at 1018 San Jose Avenue, Suite 101. Ryan Parsley, applicant, and Clovis Apartment Group, owner.

Staff: Marissa Parker, Assistant Planner

Recommendation: Approve

ATTACHMENTS:

1. Res. 24-____, CUP2024-013
2. Existing Site Plan and Floor Plans
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies

RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution adopting a Class 1 categorical exemption from further environmental review and approve Conditional Use Permit ("CUP") 2024-013, subject to the conditions of approval attached to the Resolution as **Attachment A**.

EXECUTIVE SUMMARY

As shown in **Figure 1** below, Ryan Parsley of Reborne Brewing Company LLC ("Applicant") is requesting approval of CUP2024-013 to allow the operation of a beer tap room associated with an established brewery, Reborne Brewing, within an existing building at 1018 San Jose Avenue, Suite 101 ("Project"). According to Section 9.12.020 of the Clovis Municipal Code ("CMC"), "Beverage Production" is a permitted use in the M-1 Zone District, whereas "Bars and Alcohol Drinking" is a use permitted subject to CUP approval. Approval of this CUP will allow the Project to move forward by obtaining building permits, as needed, for improvements to the interior of the building.

FIGURE 1 Project Location**BACKGROUND**

- General Plan Designation: I (Industrial)
- Existing Zoning: M-1 (Light Manufacturing)
- Lot Size: ± 1.05 acres
- Current Land Use: Industrial
- Adjacent Land Uses:
 - North: Industrial
 - South: Commercial
 - East: Multi-Family Residential
 - West: Industrial
- Previous Entitlements: SPR86-46

The existing buildings located south of San Jose Avenue between Clovis and Cole Avenues were originally developed in the late 1980s. These buildings consist of multiple different industrial and office-type uses such as Mark's Pool Company, Sandee's Art Studio, Cameo Carpet Cleaning, Top Edge Window Tinting, and others. The immediate surrounding area consists of industrial uses, with commercial and multi-family residential uses located nearby.

PROPOSAL AND ANALYSIS

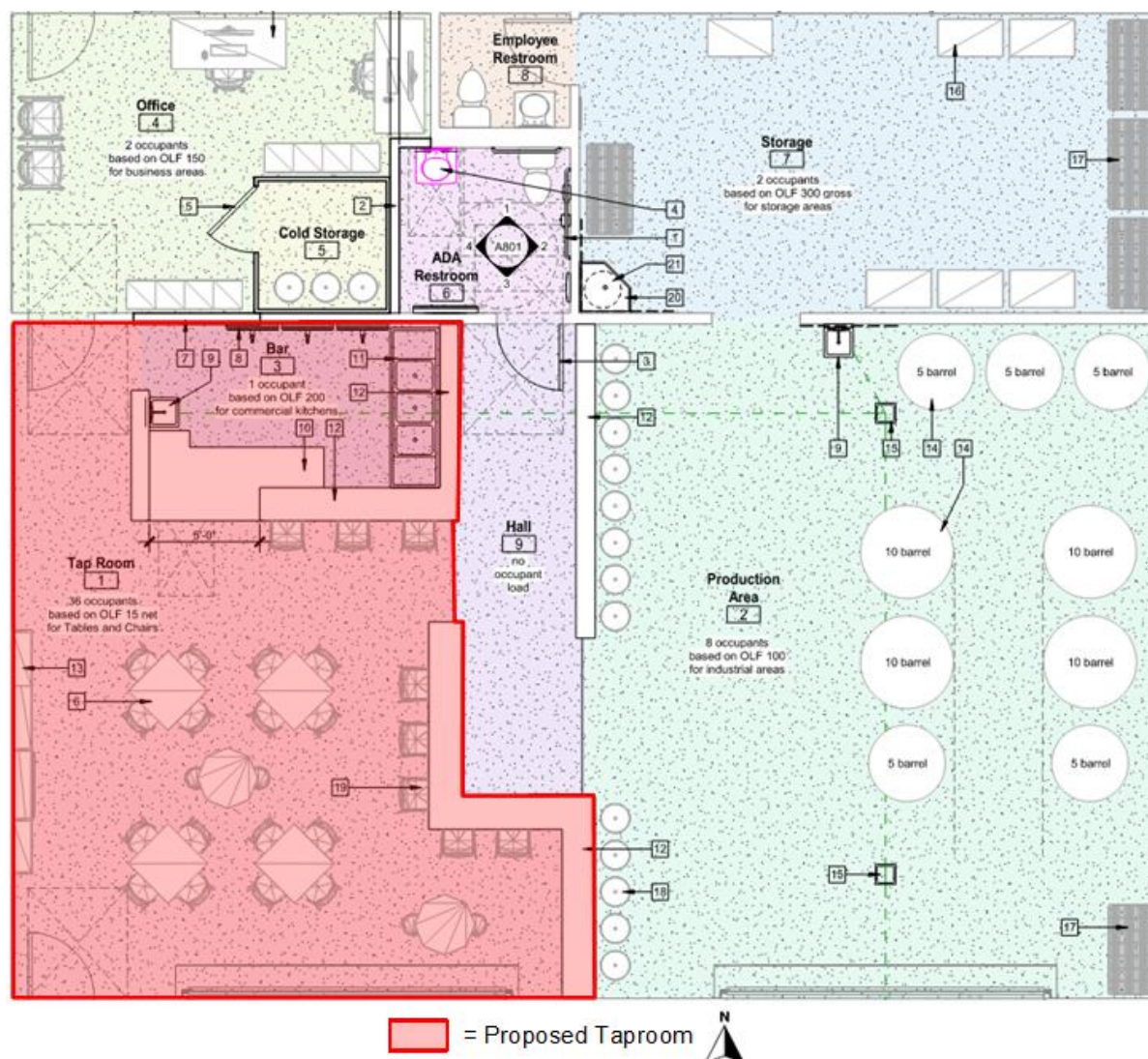
The Applicant requests approval of this CUP to allow the operation of a tap room in conjunction with an existing brewery, Reborne Brewing. Reborne Brewing currently occupies Suite 101 of the building located at 1018 San Jose Avenue. Suite 101 consists of $\pm 2,323$ square feet of gross

floor area. The production area currently occupies ± 780 square feet of the space. Per Section 9.12.020 of the CMC, beverage production is permitted by right in the M-1 Zone District. Beverage production began at the subject site in April of 2023. Since then, operations only include beverage production and typical office activities as permitted by right per the CMC. The Applicant is proposing a ± 650 square foot tap room to be used in association with the brewery. The remaining floor area includes an office, restrooms, and common areas. Parking for the use is provided below and is based on multiple, project-specific factors.

Project Operations

The Applicant has provided an operational statement (see **Attachment 3**) that describes the proposed use. As mentioned above, Reborne Brewing currently occupies the entirety of Suite 101 for beverage production, office activities, and storage. With this proposal, the Applicant plans to designate a ± 650 square foot portion of the suite to a tap room. As shown below in **Figure 2**, the tap room component will consist of a bar area and tables for customers to enjoy single beverage pours, tasting flights, pre-packaged snacks, and non-alcoholic beverage options.

FIGURE 2 Floor Plan



As listed below in **Table 1**, the Applicant's proposed hours of operation were created specifically to reduce impacts on parking and other potential disturbances to neighboring businesses. The Applicant is anticipating a total of four (4) employees who will serve customers in the tap room area, alongside performing brewing activities. Staff recommends that these operational hours be provided as conditions of approval for this project.

Table 1 - Proposed Hours of Operation		
Day	Open	Close
Monday	Closed	
Tuesday	Closed	
Wednesday	4 P.M.	10 P.M.
Thursday	4 P.M.	10 P.M.
Friday	4 P.M.	10 P.M.
Saturday	11 A.M.	10 P.M.
Sunday	12 P.M.	8 P.M.

Access, Circulation & Parking

The Project will maintain the general circulation pattern existing for the site by retaining ingress and egress from two access points from San Jose Avenue. With this Application, no modifications are proposed to the site including access, circulation, or parking as existing with the current center. According to Section 9.32.040 of the CMC, the project would be required to provide a total of eleven (11) parking stalls based on the ratios provided below.

- Beverage Production: 2 stalls for each 1,000 square feet of gross floor area
 - Required: 2 stalls
- Tap Room Component: 5.4 stalls for each 1,000 square feet of gross floor area
 - Required: 8 stalls
- Office: 1 stall for each 250 square feet of gross floor area
 - Required: 1 stall
- Total Required: 11 stalls

Currently, 19 parking stalls are shared between the businesses within the subject parcel. As part of the operational statement, the Applicant provided an analysis of the current parking conditions for the center (**Attachment 3**). The Applicant's evaluation determined that the neighboring businesses operate primarily Monday through Friday between the hours of 8:00 A.M. and 4:00 P.M. to 5:00 P.M. As noted in **Table 1** above, Reborne Brewing will be closed on Mondays and Tuesdays, and will begin operating at 4 P.M. Wednesday through Friday evenings. Information provided by the Applicant indicates that the surrounding businesses do not operate on weekends, thereby allowing the Applicant the opportunity to open earlier on Saturdays and Sundays. The Applicant is proposing to operate between the hours of 11 A.M. and 10 P.M. on Saturday and 12 P.M. and 8 P.M. on Sunday with no potential parking concerns.

Although, the center alone provides enough stalls for the Project, when other businesses are open during the week, the 19 stalls would be insufficient. Section 9.32.050, subdivision (A) allows for shared parking reduction when two (2) or more adjacent nonresidential uses have distinct and differing peak parking usage periods. In this instance, the surrounding properties close, at the latest at 5:00 P.M. on the weekdays and are not open on the weekends. Based on the

difference in operating hours between Reborne Brewing and the surrounding businesses, Staff supports the parking deviation as it will not create a situation that is objectionable or detrimental to nearby uses.

Additionally, should the Applicant seek to conduct special events, staff has recommended a condition that requires the Applicant to provide arrangements to accommodate traffic and parking that are approved by the Clovis Police Department (“PD”) as well as Planning staff.

Type 23 ABC License

The Applicant received approval for a Type 23 License from the California Department of Alcoholic Beverage Control (“ABC”) in April of 2023. Per ABC, a Type 23 License authorizes the production and sale of beer by breweries that produce fewer than 60,000 barrels per year. An approved Type 23 License allows for on-site consumption on the premises, ancillary to brewing operations. The Applicant must operate in conformance with the requirements of the Type 23 License as prescribed by ABC. Additionally, all ABC licenses must receive approval from the Clovis PD. Upon review of this CUP, representatives of Clovis PD did not express concerns regarding the proposed Project and provided conditions of approval included in **Attachment 1A**, specifically related to adherence to ABC regulations.

Site Modifications

It is important to note, that the Applicant is not proposing any exterior modifications to the building or the site. All activities associated with Reborne Brewing will take place within Suite 101, therefore no modifications are proposed to the site to accommodate outdoor activities. In this instance, modifications will be limited to interior improvements subject to building permit approvals. If modifications are proposed to the exterior, the applicant will be required to amend this CUP and receive approval of a Site Plan Review to memorialize the changes.

Review and Comments by Agencies

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

Comments received are attached (**Attachment 4**) 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

The City published notice of this public hearing in *The Business Journal* on Friday, December 6, 2024. A public notice was also sent to property owners within 800 feet of the Project site boundaries. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act (“CEQA”)

The City has determined that this Project is exempt from CEQA, pursuant to CEQA Guidelines section 15301 (Class 1 – Existing Facilities) and the Project would not trigger any of the exceptions identified under CEQA Guidelines section 15300.2.

The Class 1 categorical exemption exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Here, the Project would occupy an existing facility and will operate as a comparable general commercial use; therefore, the Project has been determined to have negligible differences from the former use and qualifies for the Class 1 Categorical Exemption. (Cal. Code Regs., Tit. 14, § 15301, subd. (a).)

The exceptions identified in CEQA Guidelines section 15300.2 identify further review of a categorical exemption by the project's potential to result in a cumulative impact, significant effect, or proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been prepared and staff will file the notice with the County Clerk if the Commission adopts the categorical exemption and approves the Project.

REASON FOR RECOMMENDATION

The Project is consistent with the goals and policies of the General Plan, and the Clovis Municipal Code. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution approving CUP2024-013 to allow the operation of a beer tap room in conjunction with an established brewery, Reborne Brewing, at 1018 San Jose Avenue.

Conditional Use Permit 2024-013

The findings required to approve a CUP application are as follows (CMC § 9.64.050, subd. (C):

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.

The Project is allowed within the M-1 Zone District with an approved CUP. The Project will be in compliance with applicable provisions and development standards of the Zone District and will be subject to the conditions of approval. The Applicant is not proposing any exterior modifications to the existing building or site. Additionally, all activities will take place within the building and within hours that differ from the surrounding businesses. Therefore, this Project would not impair the characteristics of the center.

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

This Project is consistent with the 2014 Clovis General Plan. The underlying General Plan land use designation of Industrial would remain unchanged, and the proposed use is acceptable within the underlying General Plan land use designation of Industrial, according to the 2014 Clovis 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.

*The Project is compatible with and will complement the surrounding industrial uses, as per the operational statement (**Attachment 4**) which details the operational characteristics of the proposed use. As part of the Applicant's analysis, the difference in hours between and surrounding businesses will not create a situation that is objectionable or detrimental to nearby uses.*

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

The proposed development has undergone scrutiny through the City's preliminary application process (Development Review Committee), confirming the site's physical suitability for accommodating the proposed Project. More formally, a thorough review and routing of the application, determined the Project will occupy and operate within the existing site that is physically suitable in size, compatibility with surrounding uses, and has the infrastructure in place to support it. The Project will be required to comply with all conditions from Public Utilities and Engineering, which will further ensure the site is suitable for the proposed use.

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.

As mentioned above, the Project has been reviewed twice, once preliminarily through the Development Review Committee, and again through the formal routing and review of the Project, which confirmed that as no modifications are proposed to the site, there are adequate provisions in place to serve the property that would not be detrimental to public health or 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 that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the "California Environmental Quality Act" heading of this staff report, City staff has determined that the Project should be exempt from further environmental review pursuant to CEQA Guidelines section 15301. Therefore, the Project has been reviewed in compliance with CEQA.

ACTIONS FOLLOWING APPROVAL

If approved, the Project will continue with obtaining building permits, as needed, for improvements to the interior of the building.

NOTICE OF HEARING

Property owners within 800 feet notified: 25

CONFLICT OF INTEREST

None.

Prepared by: Marissa Parker, Assistant Planner

Reviewed by: Interim Deputy City Planner, Lily Cha-Haydostian



RESOLUTION 24-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND APPROVING CONDITIONAL USE PERMIT 2024-013 TO ALLOW THE OPERATION OF A BEER TAP ROOM IN CONJUNCTION WITH AN ESTABLISHED BREWERY, WITHIN AN EXISTING BUILDING AT 1018 SAN JOSE AVENUE, SUITE 101

WHEREAS, Ryan Parsley, (“Applicant”), 1018 San Jose Avenue, Suite 101, Clovis, CA, 93612, applied for Conditional Use Permit (“CUP”) 2024-013 to allow the operation of a beer tap room in conjunction with an established brewery, Reborne Brewing, within an existing building at 1018 San Jose Avenue #101 in the City of Clovis (“Project”); and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on Friday, December 6, 2024, mailed public notices to property owners within 800 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on December 19, 2024; and

WHEREAS, the Planning Commission considered the California Environmental Quality Act (“CEQA”) analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines section 15301; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the Planning and Development Services Department (“Department”), and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto as **Attachment A** to this Resolution, which are incorporated herein by this reference (“Administrative Record”).

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15301, and hereby adopts a Class 1 (Existing Facilities) Categorical Exemption.
2. The Project satisfies the required findings for approval of a CUP, as follows:
 - a. 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 City’s Development Code.
 - b. The proposed use is consistent with the General Plan and any applicable specific plan.

- c. 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.
 - d. 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.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2024-013 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the findings are detailed in the December 19, 2024, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
 5. CUP2024-013 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on December 19, 2024, upon a motion by Commissioner_____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-_____
 DATED: December 19, 2024

 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

**ATTACHMENT A:
CONDITIONS OF APPROVAL
CUP2024-013**

PLANNING DIVISION CONDITIONS
(Marissa Parker, Division Representative – (559) 324-2338)

1. This conditional use permit (“CUP”) approval allows Ryan Parsley (“Applicant”) to operate a beer tasting room in conjunction with an established brewery, Reborne Brewing, within an existing building at 1018 San Jose Avenue, Suite 101.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than those explicitly described in the accompanying staff report.
4. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
5. The hours of operation pertaining to the tap room are limited to the following:

Table 1 - Proposed Hours of Operation		
Day	Open	Close
Monday	Closed	
Tuesday	Closed	
Wednesday	4 P.M.	10 P.M.
Thursday	4 P.M.	10 P.M.
Friday	4 P.M.	10 P.M.
Saturday	11 A.M.	10 P.M.
Sunday	12 P.M.	8 P.M.

6. The CUP does not provide for outdoor seating or outdoor activities.
7. Should the Applicant seek to conduct a special or promotional event expected to draw above-average numbers of people, the Applicant shall submit for approval to the Director and Police Chief, or their designees, not less than fourteen (14) days prior to the event, arrangements that address security, parking, and traffic. Valet parking and parking agreement(s) with additional neighboring businesses can be considered for event parking. A Temporary Use Permit may be required for events proposed outside of the building area.
8. A separate site plan review (“SPR”) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the I (Industrial) land use designation, M-1 (Light Manufacturing) zone district, and other applicable standards as determined by the Planning Division during the SPR review process.
9. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.

10. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.
11. All lighting associated with this use shall be screened from direct view from the public right-of-way.
12. The Applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property. Based on the use, upgrades to the refuse containers may be required by the Engineering and Public Utilities Department.
13. The Applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
14. There shall be no public address (PA) system, phone ringing, or music system used that may be heard on the exterior of the building / facility.
15. The Applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.
16. All parking of employees shall occur on-site.
17. Applicant must have on file a current City of Clovis Business License prior to conducting business. (CMC § 3.1.101.)
18. Applicant must operate in conformance with all requirements of the California Department of Alcoholic Beverage Control.
19. This CUP may be reviewed at any time for compliance with these conditions of approval. Clovis Planning staff may conduct a review of the use of the premises in regard to compliance with these conditions of approval and may present findings of this review to the Planning Commission. (CMC § 9.92.060.)

POLICE DEPARTMENT COMMENTS

(Jordan Hunter, Police Department Representative – (559) 324-3477)
(Sean O'Brien, Police Department Representative – (559) 324-3468)

20. Access into the tap room shall be from the main front door of the business, to mitigate patrons from entering or exiting with alcoholic beverages.
21. Affixed near the exit shall be a sign prominently posted which states "No alcohol past this point." No alcohol will be permitted outside the business.
22. Staff serving alcoholic beverages will make reasonable efforts to ensure that a patron is over the age of 21 prior to service of any alcoholic beverages.
23. No form of entertainment would be allowed without a valid entertainment permit issued by the Police Department. (CMC § 5.5.03.) This can be requested through Neighborhood Services.
24. Service of alcoholic beverages shall only be from 11:00 am until 10:00 pm, in accordance with Operation Statement "Hours of Operation."

25. Signage in general should comply with City of Clovis sign ordinance in Clovis Municipal Code Chapter 9.34. This specifically does not allow for A-frame, I-frame, temporary banners, roof signs, neon or flashing signs etc.
26. Employees shall monitor the exits to prevent patrons from leaving the area with open containers and ensure compliance with all ABC regulations.
27. No sales or service of alcohol to individuals who purchase alcohol elsewhere and bring it onsite. These patrons should be denied goods and services.
28. Music shall be restricted to an ambient level, no amplified music is allowed.
29. Closed circuit surveillance cameras shall be installed to cover at a minimum the entry and exit, patio, and interior of the business. The footage must be available to view and provided to on duty officers during the course of an investigation and retained for thirty (30) days thereafter.
30. The Applicant shall ensure compliance with all criminal and administrative state, county, and City laws, rules, and regulations by the Applicant, employees, patrons, and their associates on or near the use of the property.
31. This CUP may be reviewed at any time. Clovis Police Chief or his designee may conduct a review of this use in regards to compliance with the conditions of approval and present findings of this review to the Planning Commission. (CMC § 9.92.060.)
32. No temporary canopies are permitted.
33. No food vendors or food trucks will be allowed.

ENGINEERING / PUBLIC UTILITIES CONDITIONS

(Sean Smith, Engineering Representative - 324-2363)

(Paul Armendariz, Public Utilities Representative – 324-2649)

Water

34. The Applicant shall install an approved backflow prevention assembly adjacent to the existing water meter and shall be tested by an approved AWWA certified tester within five (5) days of installation with the results sent to the City Utilities Division.

Irrigation and Landscaping Facilities

35. The applicant shall provide a request by the property owner for annexation to and a covenant for the Landscape Maintenance District. The property 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 will be required for the establishment of the initial assessment. The estimated annual assessment is \$119.68, which is subject to change prior to issuance of building permit 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 owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

Miscellaneous

36. The Applicant shall be aware that additional site-specific conditions may be identified during the site plan review stage.

COUNTY OF FRESNO HEALTH DEPARTMENT

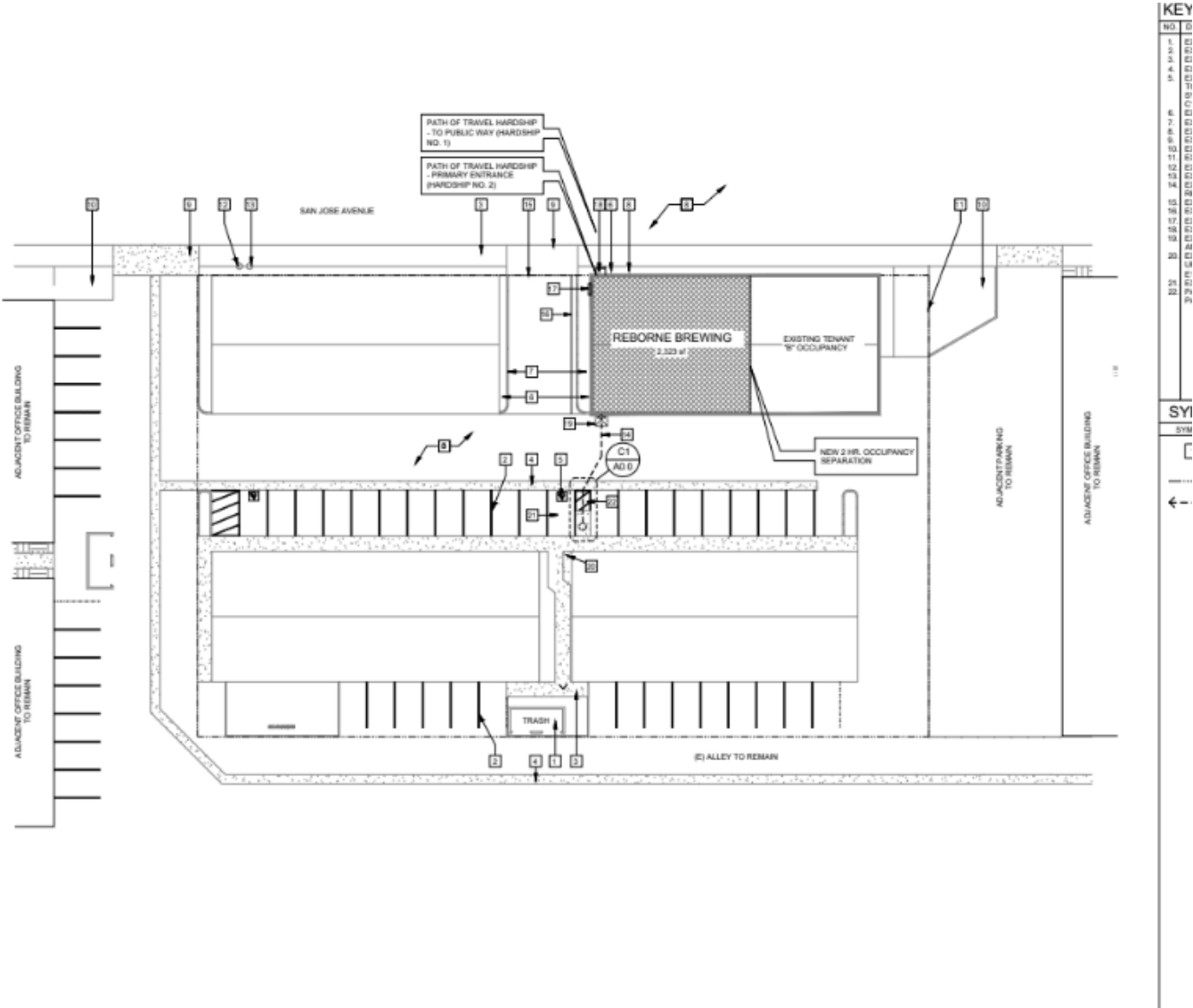
(Kevin Tsuda, County of Fresno Health Representative – (559) 600-3271)

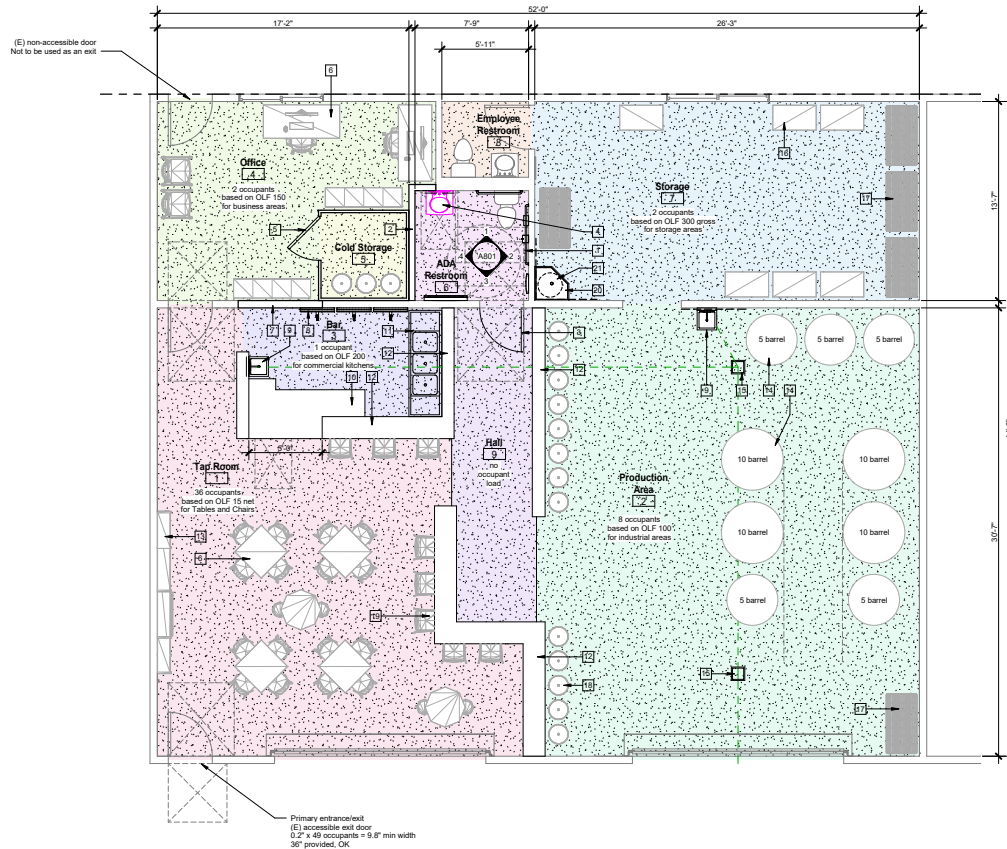
37. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the agency for the list of requirements.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

38. The Applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.





General Notes

- 1) Keynotes apply to this sheet only.
- 2) Items shown but not noted are to be considered existing to remain, u.n.o.
- 3) Dimensions with "MIN" "CLR" "MIN CLR" or "ABSOLUTE" are measured finish.
- 4) For typical reach ranges, see detail.
- 5) For door clearances, see detail.
- 6) For fixture and toilet accessories mounting and location, see Interior Elevations and
- 7) All new partition walls shall be continuous to underside of roof deck, typ. u.n.o.

Keynotes

- 1 ADA compliant grab bars
- 2 Full-height partition wall, typ.
- 3 Door, see Schedule
- 4 ADA compliant wall-mounted lavatory
- 5 Pre-manufactured cold storage box
- 6 Furniture by Owner, NIC
- 7 Infill wall where window was removed
- 8 Beer tap through wall
- 9 Handwash sink with FRP finish per Health Dept, see Plumbing
- 10 Solid surface countertop
- 11 Three compartment sink
- 12 Pony wall with countertop
- 13 Wall-mounted shelving unit
- 14 Fermenting/cooling vessel
- 15 Floor sink, see Plumbing
- 16 Metal lockers
- 17 Metal shelving
- 18 Beer keg, typ.
- 19 Furniture by Owner, typ. NIC
- 20 Mop sink with FRP finish 2' past sink laterally and to 48" AFF, see Plumbing
- 21 Wall-mounted water heater, see Plumbing

Finish Schedule

ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING
1	TAP ROOM	(E) CONC	PTCB	(E) GWB	(E) GWB
2	PRODUCTION AREA	(E) CONC	PTCB	(E) GWB	(E) GWB
3	BAR	(E) CONC	PTCB	(E) GWB	(E) GWB
4	OFFICE	(E) CPT	(E) RB	(E) GWB	(E) ACT
5	COLD STORAGE	(E) CONC	FF	FF	FF
6	ADA RESTROOM	(E) CONC	PTCB	GWB	GWB
7	STORAGE	(E) CONC	PTCB	(E) GWB	(E) GWB
8	EMPLOYEE RESTROOM	(E) VCT	(E) RB	(E) GWB	(E) GWB
9	HALL	(E) CONC	PTCB	GWB	(E) GWB

NOTES:

- 1) WHERE (E) CONC IS TO REMAIN, TO BE SEALED PER HEALTH DEPT. REQUIREMENTS.
- 2) PROVIDE FRP WAINSCOT AT RESTROOM AND OTHER WET AREAS PER HEALTH DEPT. REQUIREMENTS. 48" MIN HEIGHT.
- 3) COLD STORAGE FINISHES TO BE BY MANUFACTURER, COMPLY WITH HEALTH DEPT. REQUIREMENTS FOR KEG STORAGE.
- 4) ALL COUNTERTOPS AND 6" BACKSPASHES SHALL BE SOLID SURFACE OR EQ. PER HEALTH DEPT. REQUIREMENTS.

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE
CONC	CONCRETE
CPT	CARPET
FF	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PANELS
GWB	GYPSUM WALL BOARD, MOISTURE RESISTANT IN WET AREAS
PTCB	PORCELAIN TILE COVERED BASE, 6" MIN HEIGHT PER HEALTH DEPT. REQUIREMENTS
RB	RUBBER BASE

AGENDA ITEM NO. 3.

PH

PAUL HALAJIAN ARCHITECTS

389 Clovis Ave., Suite 100
Clovis, CA 93612-1185
T: 559.297.7900 F: 559.297.7950
www.halajianarch.com



PAUL HALAJIAN ARCHITECTS represents its consent to the accuracy and completeness of the information contained in these plans. This document and the plans and designs incorporated herein are an indication of professional opinion only and are not a guarantee of performance or results. The client is responsible for obtaining all necessary permits and for obtaining all other project-related information from the local, state and federal agencies.

PROJECT: Reborne Brewing
Tenant Improvement
1018 San Jose Ave, Clovis, CA 93612
SHEET: Proposed Floor Plan

DRAWING SET INFORMATION:

07.08.22 Conceptual Design

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:

2022-23

SHEET NUMBER:

A202

Reborne Brewing Company Operational Statement

Proposed Use

- Facility will be used as a beverage taproom location that serves the local community in sharing the production beverages created by Reborne Brewing Company (see floor plan for designated area)
 - To include the sale of on site only consumption of the alcoholic beverage (beer) and non-alcoholic beverage options
 - To include on site sales of merchandise as well as online sales of the same items
 - To include on site sales of pre packaged food items (I.E pretzels, chips, etc.)
- Facility will also serve as a venue for permitted events that could include a variety of vendors (food, music, entertainment, etc.)

Products Sold

- Alcoholic Beverage (Beer)
 - 12oz-16oz pours from a 12 tap system behind bar
 - Includes only Reborne Brewing Company recipes.
 - Alcohol ranges from 4.5%-10% ABV
 - Responsible Serving Certificates will be completed for all behind bar staff
- Non-Alcoholic Beverages
 - Carbonated Water
 - Cold Brew Coffee
- Merchandise
 - Shirts, hats, hoodies, sweatshirts, glassware, etc.
- Snacks
 - Pre packaged pretzels (Knotty Pretzel Company)

Hours of Operation

Monday – Closed

Tuesday – Closed

Wednesday – 4 PM to 10 PM

Thursday - 4 PM to 10 PM

Friday - 4 PM to 10 PM

Saturday – 11 AM to 10 PM

Sunday – 12 Noon to 8 PM

Anticipated Patrons

- Family friendly enviroment that has capabilites of serving maximum occupancy limit at a time
- Estimated foot traffic, 50-100 patrons daily, ~500 patrons weekly
- Includes commuter car, bike path, and on foot traffic.

Employees

- Duties include serving patrons behind bar, cleaning tasks and general labor
 - CEO, Ryan Parsley
 - COO, Cody Sturgis
 - Bartender, Jen Parsley
 - Bartender Sierra Sturgis

Parking Lot Evaluations (see site plan)

- The parking lot consists of 19 spots total. Including the standard handicap spot and handicap bus spot.
- There are 8 additional parking spots at the end of our lot next to another building on the property.
- Street side parking on the north side of the building is also available for overflow.
- Business to the east of the building is Mark's Pool company, open Monday-Friday, that houses 1-2 of their business vehicles overnight. Count 4 vehicles and observed early morning supply pickup around 7AM and intermittent stops during their 8 to 5 business hours. 1-2 trucks observed parked during our proposed hours.
- Business just southeast of the building is an AC company with observed operating hours from 8AM to 4PM Monday through Friday. On average, 3 vehicles occupy parking spots for the majority of the day with a technician van that sparsely occupies it throughout the week. Spots are completely vacant by 5 PM except 1, that seems to be stored there intermittently with a car cover.
- Businesses southwest of the building include Cameo, a carpet cleaning company and window tinting company called Top Edge, that occupy 3 parking spots on average between the business hours of 8AM-5PM Monday through Friday. No observed overnight parking through the weekday and weekend.
- Businesses directly west of the building include Sandee's Art Studio and Showroom Doctor Z, a car detailing company. Both buildings only occupy 1 street side parking spot and are emptied by the time of 5 PM. Single car spot on street side intermittently used during the weekend in front of Sandees (planning on vacating spot soon).
- Leasing agreement does not allow overnight parking, so Reborne Brewing will not be using any spots for this reason



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
Environmental Health Division

August 30, 2022

LU0021930
2604

Joyce Roach, Planning Technician
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Roach:

PROJECT NUMBER: **DRC2022-037**

DRC2022-037; Facility will be acting as a dual purpose production micro-brewery and tap house to produce and serve the produced beer product.

APN: 492-194-61

ZONING: M-1

ADDRESS: 1018 San Jose Avenue, #101

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- In order for the applicant to maintain their micro-brewery designation, the micro-brewery shall only sell beer manufactured by the operator. If the applicant proposes to sell other alcohol, the micro-brewery will be deemed a "bar" and require a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- 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.

Promotion, preservation and protection of the community's health

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

(559) 600-3357 • FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

Attachment 4

- The proposed 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.

REVIEWED BY:



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

(559) 600-33271

KT

cc: Rogers, Moreno, C. Yang & Jackson- Environmental Health Division (CT. 57.04)
Ryan Parsley- Applicant (rebornebrewingco@gmail.com)

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

AGENDA ITEM NO. 3.

Page 1 of 3

PUBLIC AGENCY

MARISSA JENSEN
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

RYAN PARSLEY
1018 SAN JOSE AVE, #101
CLOVIS, CA 93612

PROJECT NO: **2024-013**

ADDRESS: **1018 SAN JOSE AVENUE, SUITE #101**

APN: **498-280-01S**

SENT: **November 12, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
3D	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

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 2/28/25 based on the site plan submitted to the District on 10/16/24 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 2024-013**

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

AGENDA ITEM NO. 3.

Page 2 of 3

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

1. ☒ a. Drainage from the site shall REMAIN AS EXISTING.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ 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.

**CL
CUP No. 2024-013**

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

AGENDA ITEM NO. 3.

Page 3 of 3

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. — See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 11/12/2024 10:43:43 AM



Robert Villalobos
Engineering Tech III

Digitally signed by Robert Villalobos Date: 10/31/2024 2:12:45 PM

CL
CUP
No. 2024-013