



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340

www.cityofclovis.com

March 25, 2021

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you require special assistance to access and/or participate in this Planning Commission meeting, please contact the Planning Division at (559) 324-2340 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

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

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

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

Written Comments

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/planning-and-development/planning/planning-commission/planning-commission-agendas/> at least 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 limit to 300 words or 3 minutes)



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. Your written comment will be made part of the record.

- Please 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 the Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Verbal Comments

- If you wish to speak to the Commission on the item by telephone, you must contact the City Planner, Dave Merchen, at (559) 324-2346 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to three (3) minutes.

Webex Participation

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

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

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The Planning Commission welcomes you to this meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact Planning Division staff at (559) 324-2340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 4:00 p.m. Monday through

Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

ABOUT THE MEETING

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition to the project will be limited to five minutes per person. In order for everyone to be heard, please limit your comments to 5 minutes or less.

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes for the Meeting of February 25, 2021.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

BUSINESS FROM THE FLOOR

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

PUBLIC HEARINGS

2. Consider Approval - Res. 21-____, TM6348, A request to approve a tentative tract map for a 10-lot single-family residential development on property located on the northeast corner of North Timmy and West Nees Avenues. Gary McDonald Homes, applicant; Buchanan Estates IV, LLC and O'Brien Development, LLC, owners; Harbour & Associates, representative.

Staff: Kelsey George, Assistant Planner

Recommendation: Approve

3. Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.

a. Consider Approval - Res. 21-____, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2020-005, and CUP2020-006.

b. Consider Approval - Res. 21-____, R2020-005, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.

c. Consider Approval - Res. 21-____, CUP2020-006, A request to approve a conditional use permit for a church use.

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

Recommendation: Approve

OLD BUSINESS

NEW Business

Move to cancel Thursday April 15, 2021 Planning Commission Meeting.

ADJOURNMENT

MEETINGS & KEY ISSUES

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

April 15, 2021 (To Be Cancelled)

May 27, 2021

June 24, 2021

CLOVIS PLANNING COMMISSION MINUTES

February 25, 2021

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

Flag salute led by Commissioner Cunningham

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

Absent: None

Staff: Dave Merchen, City Planner
 Ricky Caperton, Senior Planner
 George Gonzalez, Senior Planner
 Lily Cha, Associate Planner
 Kelsey George, Assistant Planner
 Maria Spera, Planning Technician II
 Sean Smith, Supervising Civil Engineer
 Wesley Carlson, City Attorney

MINUTES

1. The Commission approved the January 28, 2021, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Dave Merchen introduced new Assistant Planner Kelsey George and provided information on this year's Planning Commissioners' Academy for potential registration.

PLANNING COMMISSION MEMBERS COMMENTS

Commissioner Antuna requested that the Academy information be sent to her via email.

Commissioner Cunningham welcomed Assistant Planner George and declined attendance at this year's Planning Commissioner Academy. Having found the proposed workshops to be basic for someone who has attended twice before, he felt that there would be more value for him personally in networking, which would be precluded by this year's online format.

COMMUNICATIONS AND REFERRALS

None.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

2. Consider Approval - **Res. 21-03, CUP2021-001**, A conditional use permit request to allow for the increase of the R-3 Zone District standard building height of 2 ½ stories (no greater than 35 feet) to 3 stories (no greater than 35 feet) for proposed multifamily buildings on property located at

1703 De Wolf Avenue. Bottom Line Group LLC, Sachdeva Mickey Etal, property owners; Jay Virk, Bottom Line Group LLC, applicant.

Associate Planner Lily Cha presented the staff report.

Chair Hinkle sought and received confirmation that height in this case refers to the number of stories, not to the height of the building, which is not exceeding the maximum allowed height of the zone district, and the number of units does not exceed the current general plan density designation.

Commissioner Cunningham inquired as to whether the site or the units for this project would count towards the City's RHNA inventory, as he has knowledge of several parcels being removed from the inventory in the past. Associate Planner Cha responded that the site is not part of the RHNA inventory. City Planner Merchen responded that the units will be countable towards the low-income category of the City's RHNA obligation.

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

Jay Virk of 798 Century Lane provided information on the project.

Commissioner Cunningham sought and received confirmation that the applicant is working with the Fresno Irrigation District and that the process is going well.

Commissioner Cunningham informed that he had driven by the site and saw many mature trees, inquiring as to the applicant's plans for them. Mr. Virk responded that they plan to keep as much of the existing landscape as possible.

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

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

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve CUP2021-001. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT AT 6:22 P.M. UNTIL the Planning Commission meeting on March 25, 2021.

Paul Hinkle, Chair



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: March 25, 2021

SUBJECT: Consider Approval - Res. 21-____, TM6348, A request to approve a tentative tract map for a 10-lot single-family residential development on property located on the northeast corner of North Timmy and West Nees Avenues. Gary McDonald Homes, applicant; Buchanan Estates IV, LLC and O'Brien Development, LLC, owners; Harbour & Associates, representative.

Staff: Kelsey George, Assistant Planner

Recommendation: Approve

ATTACHMENTS:

1. Conditions of Approval
2. Tentative Tract Map TM6348
3. Correspondence
4. Draft Resolution

CONFLICT OF INTEREST

Planning Commissioners have no conflict of interest; however, Councilman Bob Whalen owns property within 1,000 feet of the subject property.

RECOMMENDATION

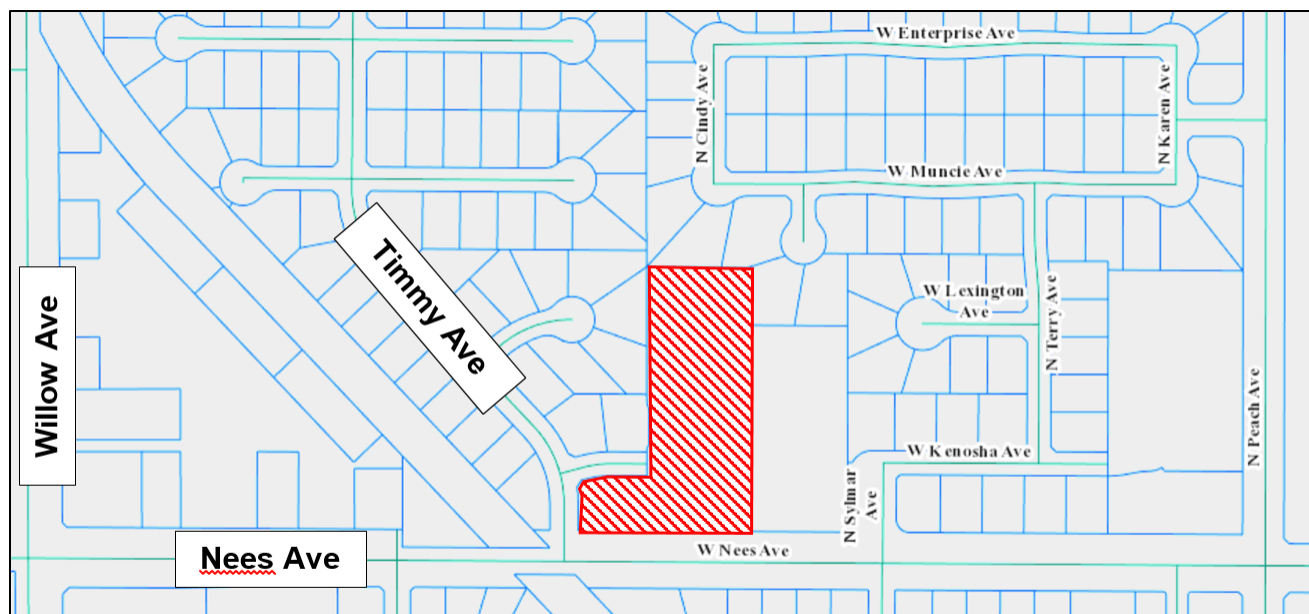
Staff recommends that the Planning Commission approve Tract Map TM6348 subject to the conditions of approval listed as **Attachment 1**, and make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

EXECUTIVE SUMMARY

The applicant is proposing the development of a 10-lot single-family, non-gated, residential subdivision on the northeast corner of Timmy and Nees Avenues on ±3.55 acres of vacant land, as shown below in **Figure 1**. The proposed map is consistent with the existing 2014 Clovis General Plan Low Density Residential (2.1 to 4.0 dwelling units per acre) land use designation and R-1-7500 (Low Density Single Family Residential Low Density – 7,500 square foot minimum lot size) zone district standards.

Approval of this project would allow the applicant to move forward with the final map process.

FIGURE 1
Project Location



 = Project Site

BACKGROUND

- General Plan Designation: Low Density Single Family Residential (2.1 – 4.0 DU/Ac)
- Specific Plan Designation: Herndon-Shepherd Specific Plan
- Existing Zoning: R-1-7500
- Lot Size: ±3.55 acres total
- Current Land Use: Vacant
- Adjacent Land Uses:
 - North: Single-Family Residential
 - South: Single-Family Residential
 - East: Private School and Single-Family Residential
 - West: Single-Family Residential
- Previous Entitlements:
 - R2006-32 (R-A to R-1-7500; approved in 2007)
 - TM5777 (10-lot subdivision; approved in 2007)
 - CUP2014-06 (Denied)
 - CUP2018-03 (Denied)
 - CUP2018-14 (memory care facility; approved in 2019)

Although the subject property remains vacant and undeveloped, there have been several entitlements associated with the site throughout the years for both residential and non-residential development. Of note, there was a previous tract map (TM5777) approved by the Clovis Planning Commission in 2007 for a single-family residential 10-lot subdivision – similar to the proposed Project; however, that map has since expired.

More recently, a conditional use permit (CUP2018-14) was approved in 2019 for an 80-bed, single-story memory care facility. A brief history of these entitlements is described in more detail below.

As part of proposed TM6348 CUP2018-14 for the memory care facility will be abandoned upon final recordation of TM6348. A condition of approval has been added reflecting this.

R2006-32 and TM5777

In 2007, the Clovis City Council approved Rezone R2006-32, which rezoned the subject property from R-A (Single Family Residential – 24,000 square foot minimum lot size) to R-1-7500 (Low Density Single Family Residential – 7,500 square foot minimum lot size). Tract Map TM5777, a proposal to subdivide the subject property into a 10-lot single-family residential subdivision, was concurrently reviewed and approved. Although approved, the final map was never recorded and TM5777 ultimately expired.

CUP2018-14

Prior to the submittal and review of CUP2018-14, two similar CUPs were submitted (CUP2014-06 and CUP2018-03), each of which proposed a senior/memory care facility. Both of these entitlements were ultimately denied based on the finding the use was too intense for the area and the project as presented would impair the integrity and character of the surrounding neighborhood.

In 2018, modifications to the previously denied Conditional Use Permitted (CUP2018-03) were submitted. These modifications included changes to the previously proposed uses, elevations, and layout that provide centralized open spaces on the site, and greater distances from adjacent property boundaries. The applicant also reduced the proposed project to a single-story, 36,708 square-foot building which is architecturally compatible with the existing neighborhood.

Ultimately, the Planning Commission approved the proposal of a memory care facility with the capacity for 80 beds total on July 25, 2019.

PROPOSAL AND ANALYSIS

The following section provides a detailed analysis of the Project. As shown on the map exhibit in **Attachment 2**, the applicant requests approval of a 10-lot single family, non-gated, residential subdivision. The Project would comply with the existing General Plan land use designation and standards of the existing R-1-7500 zone district; therefore, there are no amendments to the 2014 Clovis General Plan or the zone district requested as part of the request. The Project would also include sidewalks and roadways consistent with City standards throughout the subdivision.

Low Density Residential (2.1 to 4.0 DU/Ac) Land Use Designation

The subject property has a 2014 Clovis General Plan land use designation of Low Density Residential which allows for 2.1 to 4.0 dwelling units per acre (DU/Ac). Based on the lot size, 7 to 14 units could be accommodated.

The Project is proposing 10 units on ± 3.55 acres which equates to 2.81 dwelling units per acre (DU/Ac). Therefore, the Project's density is consistent with, and at the lower end of, the acceptable density range of 2.1 to 4.0 DU/Ac.

Pedestrian and Vehicular Circulation

The Project is accessible from one main entry along Timmy Avenue, at Kenosha Avenue, via a combination of a 50- and 54-foot wide minimum street with a cul-de-sac. The street meets City Standards, which includes a 36-foot minimum street width from curb to curb. This standard provides sufficient width for street parking on both sides of the street. Additionally, a minimum 5-foot sidewalk will be provided on both sides of the street consistent with City standard. The Project will not have access or circulation through the existing neighborhood other than one entry point off Timmy and Kenosha Avenues.

R-1-7500 Zone District

The Project is located within the R-1-7500 (Single Family Residential Low Density – 7,500 square foot minimum lot size) zone district, which requires the following development standards:

Lot Configuration Standards:

- Minimum lot size 7,500 square feet
- Minimum parcel width 60 feet
- Minimum corner parcel 65 feet
- Minimum parcel depth 100 feet

Setback Standards:

- Front setback 20 feet
- Side (Interior)setback 15% of the lot with total combined setback, 5 feet each side
- Side (Street) setback 10 feet
- Rear setback 20 feet
- Max. parcel coverage 40%
- Max. height 35 feet

Lot Sizes and Development Standards

As shown in **Attachment 2**, the Project proposes 10-lots ranging from approximately 8,601 square feet to ±19,186 square feet with an average lot size of ±12,879 square feet, which exceeds the minimum lot ±7,500 square foot lot size required under the R-1-7500 Zone District. Lot widths meet or exceed the minimum 60-foot lot width, 65-foot lot width for corner lots, for the Zone District. The proposed lot depths also meet or exceed the required 100-foot depth.

Lot Development

The applicant has indicated that each lot would be a custom home. Thus, although detailed plans have not yet been proposed as part of TM6348, a condition has been added (see **Attachment 1**) ensuring that elevations and site layout will be confirmed administratively at the staff level as homes are proposed.

These homes will be required to comply with the R-1-7500 standards, including height, setbacks, and lot coverage. These development standards are consistent with the standards permitted in the surrounding area.

Additionally, the Project will be required to comply with all applicable California Building Code which includes the Green Building Code electric vehicle (EV) capable and solar-ready requirements for new residential developments.

Further, the minimum side yard setback is 5-feet and the applicant has indicated each home will include a paved path for sufficient storage and path of travel for trash toters. A condition of approval has been added to ensure a paved path will be installed for each home.

Landscape Setbacks

The Project proposes a 30-foot setback along Nees Avenue which is required to match the existing development to the west and east. Pursuant to the Development Code, all landscaped setbacks are required to comply with the Water Efficient Landscape Ordinance and will be reviewed administratively as lots are proposed for development. The Project is also required to annex into the Landscape Maintenance District for the maintenance of all landscaping and irrigation installed in the public right-of-way.

Tree Removal

The Project may require the removal of trees to accommodate lot development. A condition of approval is recommended to ensure compliance with the City of Clovis Tree Protection Standards outlined in Chapter 9.30 of the Clovis Municipal Code. Consistent with Clovis Tree Protection Standards, a tree removal permit would be required which would include, among other things, an arborist report, written explanation of why the trees should be removed, photographs of the trees, and a replanting plan.

This ensures that any trees removed would either be replaced elsewhere on the subject property or an in-lieu fee would be assessed to purchase trees for placement within the public right-of-way or on other public property as directed by the City.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Review and Comments from Agencies

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

Comments received are included as **Attachment 3** 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.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies.

The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life.

The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

General Plan

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

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

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

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

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

Herndon-Shepherd Specific Plan

3.2.1 Land Use Objectives - Residential

- Provide a mix of residential, commercial, industrial, and public uses consistent with the capabilities of the City and other agencies to provide services.
- Provide an attractive, quality residential environment to accommodate a variety of lifestyles.

3.2.2 Land Use Objectives - Housing

- Promote diverse high quality housing products, types and price ranges organized to create harmonious and compatible neighborhoods.

The overall concept of the Herndon-Shepherd Specific Plan is to encourage development in the plan area that will meet the needs of existing and future residents, integrating that need over time with the larger context of the City of Clovis.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects) and that applicable exceptions to the exemption under CEQA Guidelines Section 15300.2 (cumulative impacts and unusual circumstances) would not be triggered as a result of the project.

A Class 32 categorical exemption is appropriate for projects that: (a) are consistent with the applicable land use designation, General Plan policies, and zoning; (b) are within city limits on a project site of no more than five acres substantially surrounded with urban uses; (c) are located on sites with no value as habitat for endangered, rare, or threatened species; (d) would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) is located on a site that can be adequately served by all utilities.

Based on staff review, the Class 32 criteria are met and there are no significant cumulative effects or unusual circumstances with the Project rendering the exemption unavailable. Therefore, a Notice of Exemption has been completed. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in *The Business Journal* on Wednesday, March 10, 2021.

REASON FOR RECOMMENDATION

The proposed TM6348 is consistent with the goals and policies of the General Plan, the Herndon-Shepherd Specific Plan, and Development Code. Staff therefore recommends that the Planning Commission approve TM6348, subject to the conditions of approval attached as **Attachment 1**.

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

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

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

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

The Project is physically suitable for the type and intensity of project proposed by the applicant. It is surrounded by other residential uses at similar and compatible densities.

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

As described above, the Project is exempt from CEQA pursuant to a Class 32 categorical exemption. The Class 32 exemption is defined as an in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332. The proposed project proposes 2.81 dwelling units per acre which is compatible with the planned land use and zone district designation, was previously analyzed in the 2014 General Plan EIR, and is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

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

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

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

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

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

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

The project is subject to all current Building Code standards and therefore meets this condition.

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

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

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

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified: 147

Prepared by: Kelsey George, Assistant Planner

Reviewed by:



Dave Merchen
City Planner

Conditions of Approval – TM6348

Planning Division Comments

(Kelsey George, Assistant Planner – 559-324-2338)

1. This Project is subject to the development standards of the 2014 Clovis General Plan, the Herndon-Shepherd Specific Plan, and the Clovis Development Code.
2. Tentative Tract Map TM6348 is approved per Attachment A of these conditions of approval.
3. Upon final recordation of TM6348, Conditional Use Permit CUP2018-14 for a senior memory care facility (approved by the Planning Commission on July 25, 2019) shall be deemed expired and abandoned in compliance with Clovis Municipal Code Section 9.82.080.
4. The development shall utilize the development standards of the R-1-7500 Zone District:

Lot Configuration Standards:

- Minimum lot size 7,500 square feet
- Minimum parcel width 60 feet
- Minimum corner parcel 65 feet
- Minimum parcel depth 100 feet

Setback Standards:

- Front setback 20 feet
- Side (Interior)setback 15% of the lot with total combined setback, 5 feet each side
- Side (Street)setback 10 feet
- Rear setback 20 feet
- Max. parcel coverage 40%
- Max. height 35 feet

5. Maximum lot coverage is 40% unless specifically approved through a Minor Deviation or Variance.
6. Maximum building height (main structure) shall not exceed thirty-five (35) feet or 2 and a half stories.
7. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in Section 9.24.100 of the Clovis Municipal Code.
8. Setbacks shall be measured in compliance with the R-1-7500 Zone District in Section 9.10.030 of the Clovis Development Code.

ATTACHMENT 1

9. Prior to construction of individual homes, appropriate building permits and planning review shall occur.
10. Garages shall be a minimum of 20'x22' (interior clear dimension).
11. The applicant shall relay all Conditions of Approval for this Tentative Tract Map (TM6348) to all subsequent purchasers of individual lots if applicable and/or to subsequent purchasers of the entire tract map development.
12. The applicant shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future home buyers.
13. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
14. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.
15. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
16. Prior to any removal of existing trees on the Project site, a tree removal permit shall be required in compliance with the City of Clovis Tree Protection Standards section of the Clovis Municipal Code (Chapter 9.30).
17. The developer shall construct a minimum six-foot high masonry wall along the length of any property lines adjacent to non-residential uses.
18. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
19. Upon final recordation of this Tentative Tract Map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.
20. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.

Fire Department Conditions

(Rick Fultz, Department Representative - 324-2214)

Roads / Access

21. **Street Width:** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).
22. **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1
23. **Street Width for Single Family Residences:** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
24. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
25. **Temporary Street Signs:** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.

All Weather Access & Water Supply: The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2.

Water Systems

26. **Residential Fire Hydrant:** The applicant shall install ____1____ 4 ½” x 2 ½” approved Residential Type fire hydrant(s) and “Blue Dot” hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.
27. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS

(Sean Smith, Engineering Division Representative – 324-2363)

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

28. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
29. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
30. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
31. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

32. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.

33. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
34. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.
35. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
36. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
37. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
38. The applicant shall provide and pay for all geotechnical services per City policy.
39. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
40. All new utility facilities located on-site or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
41. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
42. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

43. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
 - a. Nees Avenue – Along frontage, improve with sidewalk, street lights, landscaping and irrigation.
 - b. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.
 - c. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
 - d. The applicant shall relinquish all access to Nees Avenue.
44. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
45. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.
46. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
47. The applicant shall not install any fences, temporary or permanent in public right-of-way.
48. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.

49. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
50. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
51. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

52. The applicant shall identify and abandon all septic systems to City standards.
53. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
 - a. Interior Streets – install 8" mains.
54. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
55. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

56. The applicant shall identify and abandon all water wells to City standards.
57. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
 - a. Interior Streets – install 8" mains.

58. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
59. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.
60. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Grading and Drainage

61. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.
62. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

63. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the landscape strips along Nees Avenue.

64. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$244.88, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, round-a-bouts, special street lights, etc, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special street lights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.
65. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
66. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
67. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

68. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users **in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.**
69. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

70. The applicant shall install five (5) street lights per the attached street light exhibit. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.
71. The applicant shall install all major street monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance.

Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

72. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.
73. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Fresno Irrigation District

(Chris Lundeen, FID Representative – 559-233-7161 ext. 7410)

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

County of Fresno Health Department Conditions

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

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

Department of Transportation (Caltrans) Conditions

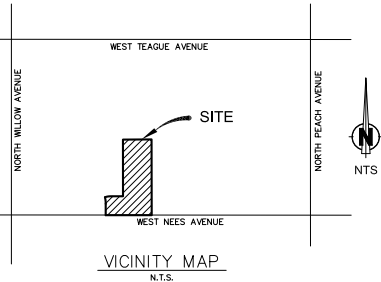
(David Padilla, Caltrans Representative – 559-445-5421)

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

Clovis Unified School District Conditions

(Michael Johnston, Clovis Unified School District Representative – 559-327-9000)

77. The Applicant shall refer to the attached Clovis Unified School District correspondence. If the list is not attached, please contact the CUSD for the list of requirements.



VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6348
A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 566-020-43)

THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED OCTOBER 30, 1902 IN BOOK 2 AT PAGE 40 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CLOVIS DESCRIBES AS FOLLOWS:

THAT PORTION OF THE CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND DESCRIBED IN THE DEED TO DON L. OSTERGARD AND DIANE OSTERGARD, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1969 IN BOOK 5747 AT PAGE 545, OFFICIAL RECORDS, FRESNO COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE NORTH 00° 09' 44" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89° 34' 38" WEST ALONG THE NORTHERLY BOUNDARY SIDELINE OF EAST NEES AVENUE, BEING 80.00 FEET IN WIDTH, TO A POINT ON A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF LOT 7 OF THE SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID POINT ALSO BEING TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 34' 38" WEST ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 350.00 FEET;

THENCE NORTH 86° 53' 24" EAST, A DISTANCE OF 350.26 FEET, TO A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 00° 07' 31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.02 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1,204.78 FEET; THENCE NORTH 01° 30' 30" EAST, ALONG THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7 AND ITS SOUTHERLY PRODUCTION, A DISTANCE OF 37.47 FEET TO THE TRUE POINT OF BEGINNING; SAID TRUE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT PARCEL DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES BY DEED RECORDED NOVEMBER 20, 1995, AS DOCUMENT NO. 95148670, FRESNO COUNTY RECORDS; THENCE NORTH 01° 30' 30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.53 FEET; THENCE SOUTH 86° 1° 59' 58" WEST, A DISTANCE OF 259.44 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 01° 30' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.07 FEET; THENCE NORTH 86° 53' 24" EAST, ALONG THE NORTH LINE OF SAID PARCEL, DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES, A DISTANCE OF 123.51 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 39; THENCE NORTH 00° 01' 22" EAST, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 8.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 01' 22" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 102.66 FEET THENCE SOUTH 15° 16' 21" EAST, A DISTANCE OF 18.95 FEET TO A POINT BEING 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39; THENCE SOUTH 00° 01' 22" WEST, PARALLEL WITH AND 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39, A DISTANCE OF 79.41 FEET; THENCE SOUTH 45° 13' 22" WEST, A DISTANCE OF 7.05 FEET TO THE TRUE POINT OF BEGINNING;

PURSUANT TO THE CERTAIN LOT LINE ADJUSTMENT NO. PM2008-06, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-005099, FRESNO COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS;

PARCEL TWO: (APN: 560-170-24)

THE SOUTH 148 FEET OF THE EAST 148 FEET OF LOT 8 1/2 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEY, FRESNO COUNTY RECORDS, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DECEDED TO THE CITY OF CLOVIS, DESCRIBED AS FOLLOWS:

THE SOUTH 40 FEET OF THE EAST 148 FEET OF SAID LOT 8 1/2.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS;

PARCEL THREE: (APN: 560-170-21)

OUTLOT A OF TRACT NO. 5026, RECORDED PLAT BOOK 65, PAGES 55-56, FRESNO COUNTY RECORDS.

EXISTING TREES

EXISTING TREES TO BE REMOVED

EXISTING USE

VACANT

EXISTING ZONING

R-1-7500

PROPOSED ZONING

R-1-7500

PROPOSED USE

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER

CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL

CITY OF CLOVIS

SOURCE OF WASTE DISPOSAL

CITY OF CLOVIS

SOURCE OF ELECTRICITY

PG&E

SOURCE OF GAS

PG&E

SOURCE OF CABLE T.V.

COMCAST

SOURCE OF TELEPHONE

ATTN

ASSESSOR'S PARCEL NUMBER

560-171-17, 560-171-24 & 560-020-43

SITE AREA

3.55 AC (GROSS)

3.55 AC (NET)

NUMBER OF LOTS

10 LOTS

DENSITY

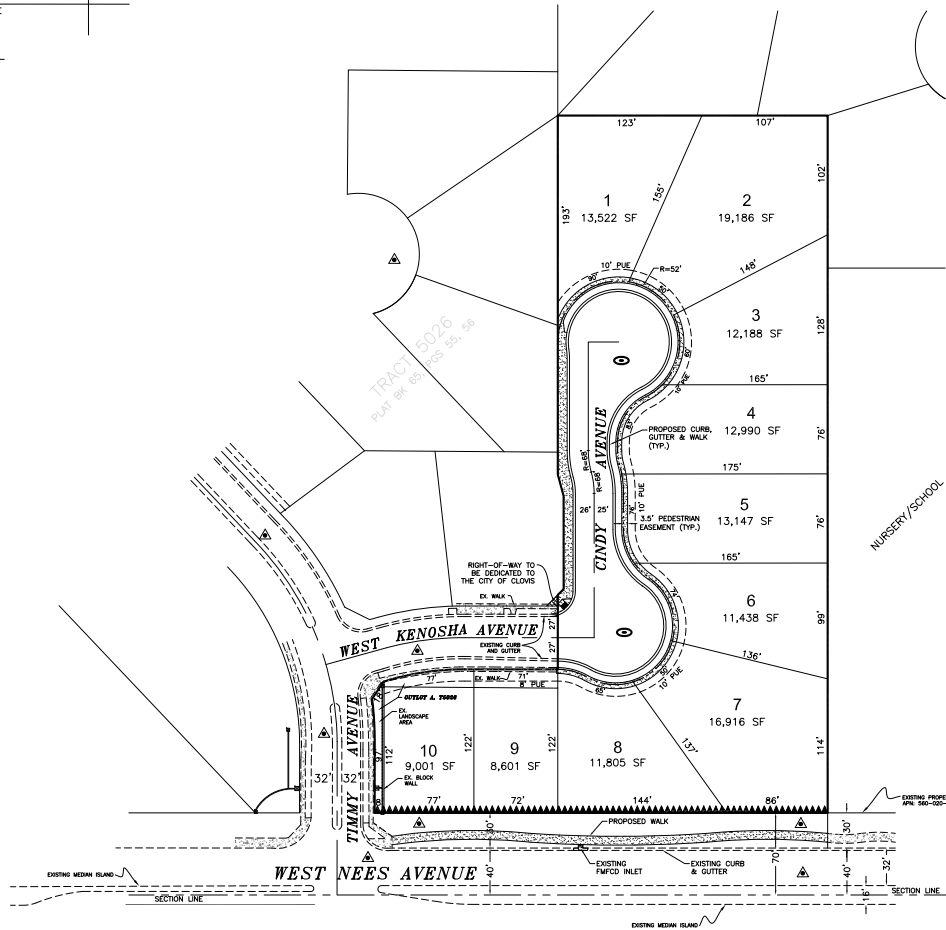
2.81 UNITS PER ACRE

AVERAGE LOT SIZE

12,879 SF

OUTLOT SCHEDULE

OUTLOT A IS TO BE DECEDED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY, PEDESTRIAN, AND LANDSCAPING PURPOSES



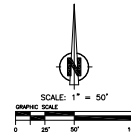
ATTACHMENT 2

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- INDICATES PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

NOTES:

- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.



OWNER:

OBRIEN DEVELOPMENT LLC
P.O. BOX 9155
RANCHO SANTA FE, CA 92067
APN: 560-170-24 & 560-020-43

BUCHANAN ESTATES IV LLC
1446 TOLLHOUSE RD. #103
CLOVIS, CA 93611
APN: 560-170-21

TENTATIVE SUBDIVISION MAP

GARY McDONALD HOMES

27

ET NO.

1

DATE: 2-2-21 SCALE: 1" = 50' DRAWN BY: NPA

Harbour & Associates

11111 L Street, Suite 300 • Clovis, California 93612
(559) 325-7076 • fax (559) 325-7088 • e-mail: info@harbourandassociates.com

W.D. 21-004

D-999

CONDITIONS OF APPROVAL

01-14-19 REV

Entitlement: TM 6348
 Description: 10-Lot SFR
 Applicant: Gary McDonald Homes
 Property Location: NEC West Nees and Timmy Avenues
 APN: 560-020-43, -017-21, -24

ENGINEERING / PUBLIC UTILITIES CONDITIONS OF APPROVAL:

**** (see attached estimated fees) ****

(Sean Smith, Engineering Representative - 324-2363)
(Paul Armendariz, Public Utilities Representative – 324-2649)

Maps and Plans

1. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
2. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
3. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
4. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-

ATTACHMENT 3

BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

5. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.
6. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
7. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.
8. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
9. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
10. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
11. The applicant shall provide and pay for all geotechnical services per City policy.
12. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

13. All new utility facilities located on-site or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
14. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
15. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

16. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
 - a. Nees Avenue – Along frontage, improve with sidewalk, street lights, landscaping and irrigation.
 - b. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.
 - c. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
 - d. The applicant shall relinquish all access to Nees Avenue.
17. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
18. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.

19. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
20. The applicant shall not install any fences, temporary or permanent in public right-of-way.
21. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
22. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
23. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
24. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

25. The applicant shall identify and abandon all septic systems to City standards.
26. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
 - a. Interior Streets – install 8" mains.
27. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
28. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

29. The applicant shall identify and abandon all water wells to City standards.
30. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
 - a. Interior Streets – install 8" mains.
31. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
32. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.
33. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Grading and Drainage

34. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.
35. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

36. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the landscape strips along Nees Avenue.
37. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$244.88, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, round-a-bouts, special street lights, etc, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special street lights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.
38. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
39. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any

existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

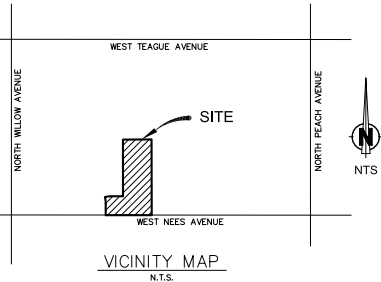
40. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
41. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
42. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

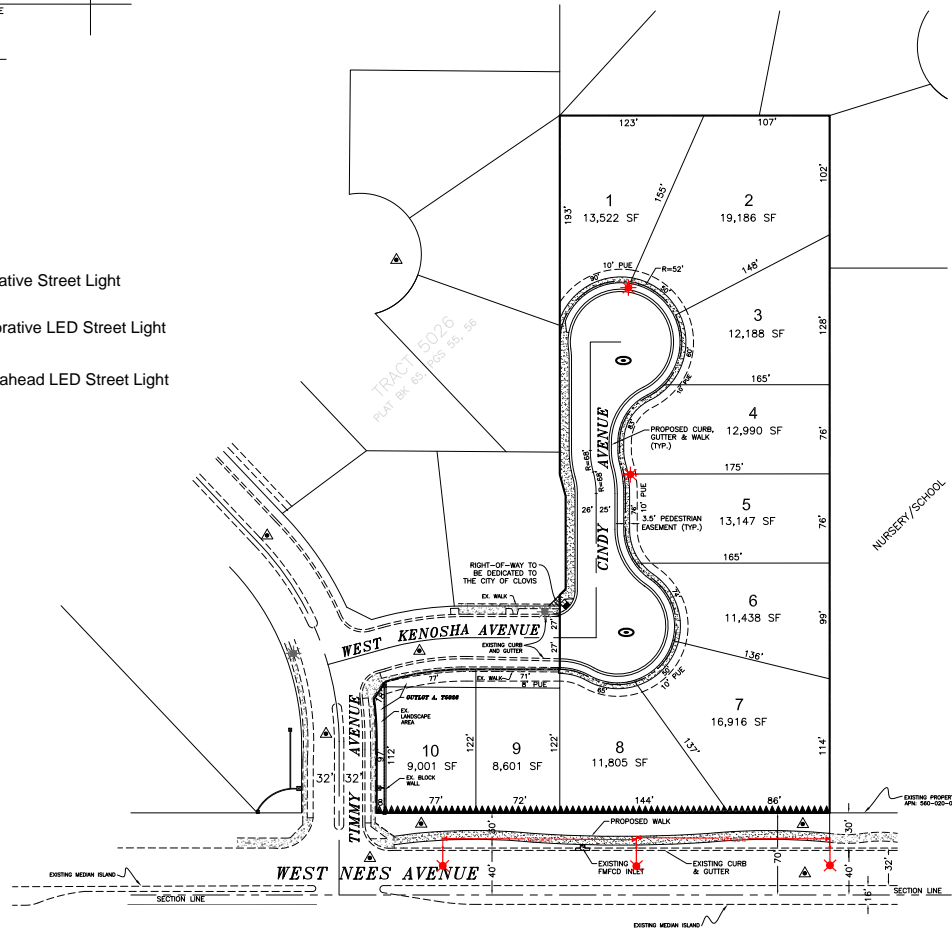
43. The applicant shall install five (5) street lights per the attached street light exhibit. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install

thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.

44. The applicant shall install all major street monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
45. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.
46. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

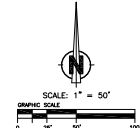


- ✱ Existing Decorative Street Light
- ✱ Required Decorative LED Street Light
- ✱ Required Cobrahead LED Street Light



- LEGEND:
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

- NOTES:
1. THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
2. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
3. THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.



LEGAL DESCRIPTION:

PARCEL ONE: (APN: 566-020-43)

THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED OCTOBER 30, 1902 IN BOOK 2 AT PAGE 40 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CLOVIS DESCRIBES AS FOLLOWS:

THAT PORTION OF THE CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND DESCRIBED IN THE DEED TO DON L. OSTERGARD AND DIANE OSTERGARD, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1969 IN BOOK 5747 AT PAGE 545, OFFICIAL RECORDS, FRESNO COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE NORTH 00° 09' 44" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89° 34' 38" WEST ALONG THE NORTHERLY BOUNDARY SIDELINE OF EAST NEES AVENUE, BEING 80.00 FEET IN WIDTH, TO A POINT ON A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF LOT 7 OF THE SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID POINT ALSO BEING TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 34' 38" WEST ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 350.00 FEET;

THENCE NORTH 86° 53' 24" EAST, A DISTANCE OF 350.26 FEET, TO A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 00° 09' 31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.02 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1,204.78 FEET; THENCE NORTH 01° 01' 30" EAST, ALONG THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7 AND ITS SOUTHERLY PRODUCTION, A DISTANCE OF 37.47 FEET TO THE TRUE POINT OF BEGINNING; SAID TRUE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT PARCEL DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES BY DEED RECORDED NOVEMBER 20, 1995, AS DOCUMENT NO. 95148670, FRESNO COUNTY RECORDS; THENCE NORTH 01° 01' 30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.53 FEET; THENCE SOUTH 88° 1° 50' 58" WEST, A DISTANCE OF 229.44 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 01° 01' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.01 FEET; THENCE NORTH 88° 53' 24" EAST, ALONG THE NORTH LINE OF SAID PARCEL, DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES, A DISTANCE OF 123.51 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 39, THENCE NORTH 00° 01' 22" EAST, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 8.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 01' 22" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 102.66 FEET; THENCE SOUTH 15° 16' 21" EAST, A DISTANCE OF 18.95 FEET TO A POINT BEING 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39; THENCE SOUTH 00° 01' 22" WEST, PARALLEL WITH AND 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39, A DISTANCE OF 79.41 FEET; THENCE SOUTH 45° 13' 22" WEST, A DISTANCE OF 7.05 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO THE CERTAIN LOT LINE ADJUSTMENT NO. PM2008-06, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-005099, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL TWO: (APN: 560-170-24)

THE SOUTH 148 FEET OF THE EAST 148 FEET OF LOT 8 1/2 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEY, FRESNO COUNTY RECORDS, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DECEDED TO THE CITY OF CLOVIS, DESCRIBED AS FOLLOWS:

THE SOUTH 40 FEET OF THE EAST 148 FEET OF SAID LOT 8 1/2.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL THREE: (APN: 560-170-21)

OUTLOT A OF TRACT NO. 5026, RECORDED PLAT BOOK 65, PAGES 55-56, FRESNO COUNTY RECORDS.

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING USE
- VACANT
- EXISTING ZONING
- R-1-7500
- PROPOSED ZONING
- R-1-7500
- PROPOSED USE
- SINGLE FAMILY RESIDENTIAL SUBDIVISION
- SOURCE OF WATER
- CITY OF CLOVIS
- SOURCE OF SEWAGE DISPOSAL
- CITY OF CLOVIS
- SOURCE OF WASTE DISPOSAL
- CITY OF CLOVIS
- SOURCE OF ELECTRICITY
- PG&E
- SOURCE OF GAS
- PG&E
- SOURCE OF CABLE T.V.
- COMCAST
- SOURCE OF TELEPHONE
- ATTN
- ASSESSOR'S PARCEL NUMBER
- 960-171-17, 560-171-24 & 560-020-43
- SITE AREA
- 3.55 AC (GROSS)
- 3.53 AC (NET)
- NUMBER OF LOTS
- 10 LOTS
- DENSITY
- 2.81 UNITS PER ACRE
- AVERAGE LOT SIZE
- 12,879 SF
- OUTLOT SCHEDULE
- OUTLOT A IS TO BE DECEDED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY, PEDESTRIAN, AND LANDSCAPING PURPOSES

VESTING
TENTATIVE SUBDIVISION MAP

TRACT AGENDA ITEM NO. 2.

A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

TENTATIVE SUBDIVISION MAP

GARY McDONALD HOMES

Harbour & Associates

DATE: 2-2-21 SCALE: 1" = 50' DRAWN BY: NPA

REVISIONS

SHEET NO.

1 OF 1



CITY OF CLOVIS FIRE DEPARTMENT

1233 Fifth Street, Clovis, CA 93612 · (559) 324-2200

AGENDA ITEM NO. 2.



Tract 6348
Comments

Roads / Access

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

Street Width for Single Family Residences: Shall comply with Clovis Fire Standard #1.1

Street Width for Single Family Residences: Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.

Turning Radius: All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

Temporary Street Signs: The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.

All Weather Access & Water Supply: The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2.

Water Systems

Residential Fire Hydrant: The applicant shall install ___1___ 4 ½” x 2 ½” approved Residential Type fire hydrant(s) and “Blue Dot” hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

Looped Water Main: The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

Plan Check Comments by:

Rick Fultz
Fire Code Compliance Officer
(559) 324-2214
rickf@cityofclovis.com

TRACT NO. 6348

A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 566-020-43)

THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD & TEAGUE ALLIUMAL TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED OCTOBER 30, 1902 IN BOOK 2 AT PAGE 40 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CLOVIS DESCRIBES AS FOLLOWS:

THAT PORTION OF THE CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND DESCRIBED IN THE DEED TO DON L. OSTERGARD AND DIANE OSTERGARD, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1969 IN BOOK 5747 AT PAGE 545, OFFICIAL RECORDS, FRESNO COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE NORTH 00° 09' 44" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89° 34' 38" WEST ALONG THE NORTHERLY BOUNDARY SIDELINE OF EAST NEES AVENUE, BEING 80.00 FEET IN WIDTH, TO A POINT ON A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF LOT 7 OF THE SHEPHERD AND TEAGUE ALLIUMAL TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID POINT ALSO BEING TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 34' 38" WEST ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 350.00 FEET;

THENCE NORTH 86° 53' 24" EAST, A DISTANCE OF 350.26 FEET, TO A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 00° 01' 31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.02 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD AND TEAGUE ALLIUMAL TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1,204.78 FEET; THENCE NORTH 01° 30' 30" EAST, ALONG THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7 AND ITS SOUTHERLY PRODUCTION, A DISTANCE OF 37.47 FEET TO THE TRUE POINT OF BEGINNING; SAID TRUE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT PARCEL DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES BY DEED RECORDED NOVEMBER 20, 1985, AS DOCUMENT NO. 95148670, FRESNO COUNTY RECORDS; THENCE NORTH 01° 30' 30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.53 FEET; THENCE SOUTH 86° 53' 24" WEST, A DISTANCE OF 259.44 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 01° 30' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.07 FEET; THENCE NORTH 86° 53' 24" EAST, ALONG THE NORTH LINE OF SAID PARCEL, DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES, A DISTANCE OF 123.51 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 39; THENCE NORTH 00° 01' 22" EAST, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 8.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 01' 22" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 102.66 FEET THENCE SOUTH 15° 16' 21" EAST, A DISTANCE OF 18.95 FEET TO A POINT BEING 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39; THENCE SOUTH 00° 01' 22" WEST, PARALLEL WITH AND 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39, A DISTANCE OF 79.41 FEET; THENCE SOUTH 45° 13' 22" WEST, A DISTANCE OF 7.05 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO THE CERTAIN LOT LINE ADJUSTMENT NO. PM2008-06, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-005099, FRESNO COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL TWO: (APN: 560-170-24)

THE SOUTH 148 FEET OF THE EAST 148 FEET OF LOT 8 1/2 OF SHEPHERD & TEAGUE ALLIUMAL TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEY, FRESNO COUNTY RECORDS, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DECEDED TO THE CITY OF CLOVIS, DESCRIBED AS FOLLOWS:

THE SOUTH 40 FEET OF THE EAST 148 FEET OF SAID LOT 8 1/2.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL THREE: (APN: 560-170-21)

OUTLOT A OF TRACT NO. 5026, RECORDED PLAT BOOK 65, PAGES 55-56, FRESNO COUNTY RECORDS.

EXISTING TREES
EXISTING TREES TO BE REMOVED

EXISTING USE
VACANT

EXISTING ZONING
R-1-7500

PROPOSED ZONING
R-1-7500

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF WASTE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
ATTN

ASSESSOR'S PARCEL NUMBER
960-171-17, 960-171-24 & 960-020-43

SITE AREA
3.55 AC (GROSS)

3.55 AC (NET)

NUMBER OF LOTS
10 LOTS

DENSITY
2.81 UNITS PER ACRE

AVERAGE LOT SIZE
12,879 SF

OUTLOT SCHEDULE
OUTLOT A IS TO BE DECEDED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY, PEDESTRIAN, AND LANDSCAPING PURPOSES

OWNER:

OBRIEN DEVELOPMENT LLC
P.O. BOX 9155
RANCHO SANTA FE, CA 92067

APN: 560-170-24 & 560-020-43

BUCHANAN ESTATES IV LLC
1446 TOLLHOUSE RD. #103
CLOVIS, CA 93611

APN: 560-170-21

TENTATIVE SUBDIVISION MAP

GARY McDONALD HOM

Harbour & Associates
Civil Engineers
1001 Chabot Avenue, Suite 300 • Chabot, California 93812
(505) 525-7076 • Fax (505) 525-7088 • e-mail: gary@harbourandassociates.com

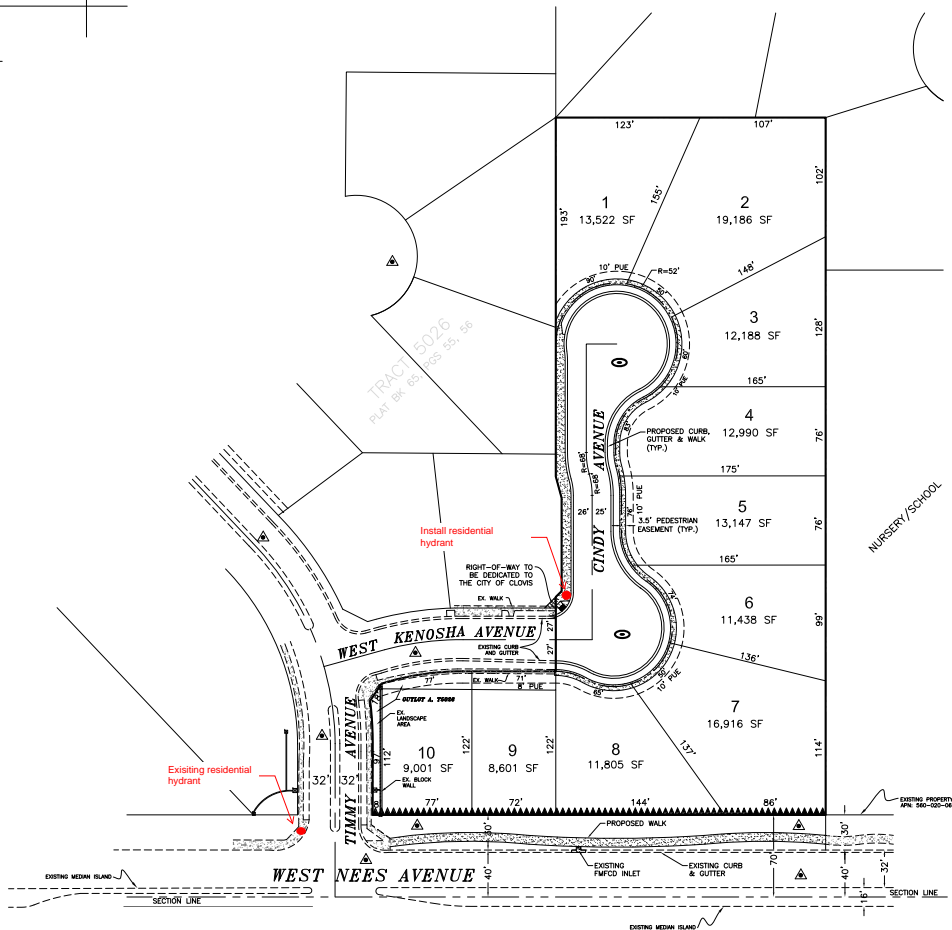
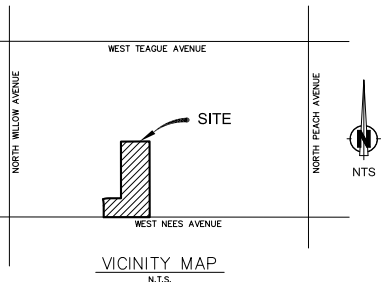
DATE: 2-2-21

SCALE: 1" = 50'

DRAWN BY: NPA

ET NO.
1
OF
1

W.D. 21-004 D-999

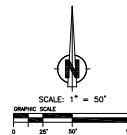


LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

NOTES:

- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.





County of Fresno DEPARTMENT OF PUBLIC HEALTH

January 14, 2021

LU0021178
2604

Maria Spera, Planning Technician II
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Spera:

PROJECT NUMBER: **DRC-21-00002**

DRC-21-00002; Single-family residential 10-lot subdivision.

APN: 560-170-24, 560-170-43 ZONING: R-A ADDRESS: NEC of Nees & Cindy Avenues

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Clovis General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.
- The proposed construction 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

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda

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

(559) 600-33271

KT

cc: Deep Sidhu- Environmental Health Division (CT. 55.24)
Harbour & Associates- Applicant (lorrens@harbour-engineering.com)

**DEPARTMENT OF TRANSPORTATION
DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5421
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way
of Life*

February 23, 2021

06-Fre-168-PM R6.807

TM6348

Application for STP – Site Plan Review
10-lot single-family subdivision

Mrs. Joyce Roach
Planning Assistant
City of Clovis
Planning and Development Department
1033 Fifth Street
Clovis, CA 93612

Dear Joyce Roach:

Thank you for the opportunity to review the proposed 10-lot single-family residential subdivision located on the north side of Nees Avenue, east of Willow Avenue (Tract Map 6348), in the City of Clovis. The 3.55-acre infill development site is located 2.0 miles northwest of State Route 168 / Herndon Avenue interchange.

This proposed development would not have a significant impact to the State Highway System, and it is encouraged that this project is a good candidate for connections to local and regional bicycle pathways for the use of bicycles for commuter and recreational purposes.

If you have any further questions, contact Christopher Nicholas at (707) 980-2669 or Christopher.nicholas@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Padilla".

DAVID PADILLA, Branch Chief
Transportation Planning - North



February 9, 2021

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

SUBJECT: TM 6348
10-Lot Single-Family Residential

Dear Mr. Caperton:

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

1. Elementary School Information:

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

School Name: *Garfield Elementary*
Address: *1315 N Peach Ave Clovis CA 93619-8342*
Telephone: *(559) 327-6800*
Capacity: *800*
Enrollment: *686 (CBEDS enrollment 2019-20 school year)*

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

Governing Board

Hugh Awtrey
David DeFrank
Steven G. Fogg, M.D.
Susan K. Hatmaker
Yolanda Moore
Elizabeth J. Sandoval
Tiffany Stoker Madsen

Administration

Elmear O'Farrell, Ed.D.
Superintendent

Norm Anderson
Deputy Superintendent

Robyn Castillo, Ed.D.
Associate Superintendent

Corrine Folmer
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

Ricky Caperton
February 9, 2021
Page 2

2. Intermediate School Information:

School Name: *Alta Sierra Intermediate*
Address: *380 W Teague Ave Clovis CA 93619-8332*
Telephone: *(559) 327-3500*
Capacity: *1404*
Enrollment: *1428 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

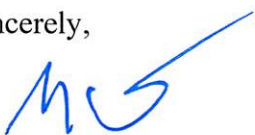
School Name: *Buchanan High School*
Address: *1560 N Minnewawa Ave Clovis CA 93619-7600*
Telephone: *(559) 327-3000*
Capacity: *2889*
Enrollment: *2706 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.94 per square foot (as of July 1, 2020) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



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

Distribution Date: 2/8/2021

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

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
- ☒ Building Division
- ☒ Engineering Division
- ☒ Utilities Division
- ☒ Solid Waste Division
- ☒ Fire Department
- ☒ Police Department
- ☒ City Landscape Committee
- ☒ Legal Description Review
- ☐ Other (Specify)
- ☐

(Out-of-House)

- ☒ Fresno Irrigation District
- ☒ Fresno Metropolitan Flood Control Dist.
- ☒ Pacific Gas & Electric
- ☒ AT&T
- ☒ Clovis Unified School District
- ☒ Cal Trans
- ☒ SJV Unified Air Pollution Control Dist.
- ☒ State of California Department of Fish and Game
- ☐ LAFCO (when annexation is involved)
- ☒ County of Fresno Development
- ☒ Fresno County Environmental Health

Item(s): TM6348 Location: North side of W. Nees Avenue, east of N. Willow Avenue

APN: 560-170-21, 24, 560-020-43 Zoning: R-1-7500 General Plan: Low & Medium Density Residential

Name of Applicant: Gary McDonald Homes Phone/Email: (559)436-1700/ garym@garymcdonaldhomes.com

Applicant Address: 11861 N. Alicante Drive City: Fresno State: CA Zip: 93730

Previously Reviewed Under DRC: DRC21-00002 Or Other Entitlement: TM5777

Project Description: TM6348. A request to approve a vesting tentative tract map for a 10-lot single-family residential development for land located on the north side of W. Nees Avenue, east of N. Willow Avenue. Gary McDonald Homes, applicant; O'Brien Development LLC & Buchanan Estates IV LLC, owners; Harbour & Associates, representative.

This item is tentatively scheduled for a public hearing to be considered by the Planning Commission.
The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 3/1/2021

Please check one below:

- ☐ No Comments ☐ Comments Attached ☐ Comments e-mailed or saved on: _____

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

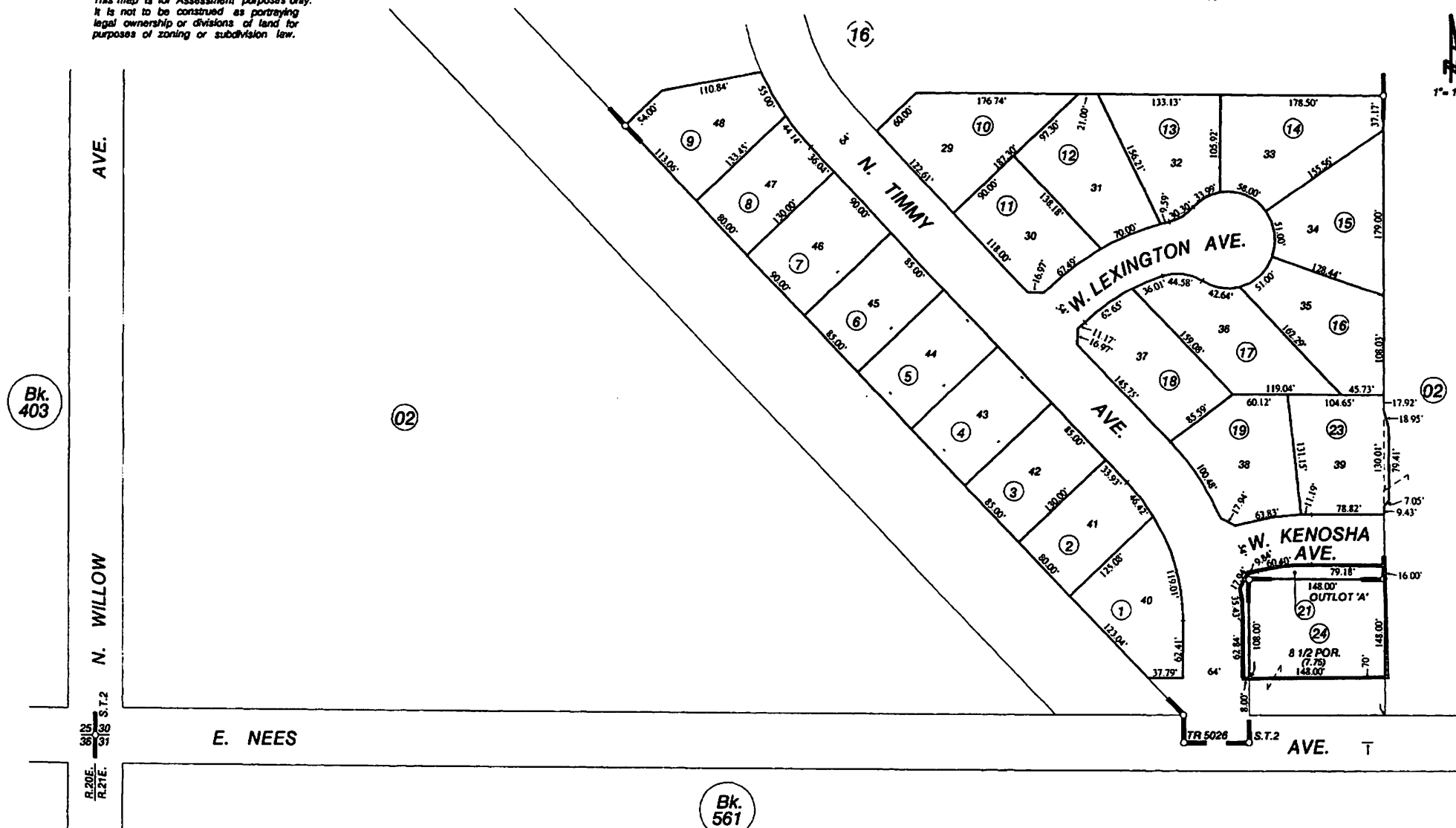
PLEASE RETURN TO:
Ricky Caperton, AICP, Senior Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2844

SUBDIVIDED LAND IN POR. SEC. 30, T. 12S., R. 21E., M.D.B. & M.

Tax Rate Area
1-103

560-17

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Shepherd & Teague Alluvial Tract No 2 - R.S. Bk.02, Pg.40
Tract No 5026 - Plat Bk. 65, Pgs. 55-56

Assessor's Map Bk. 560 - Pg. 17
County of Fresno, Calif.

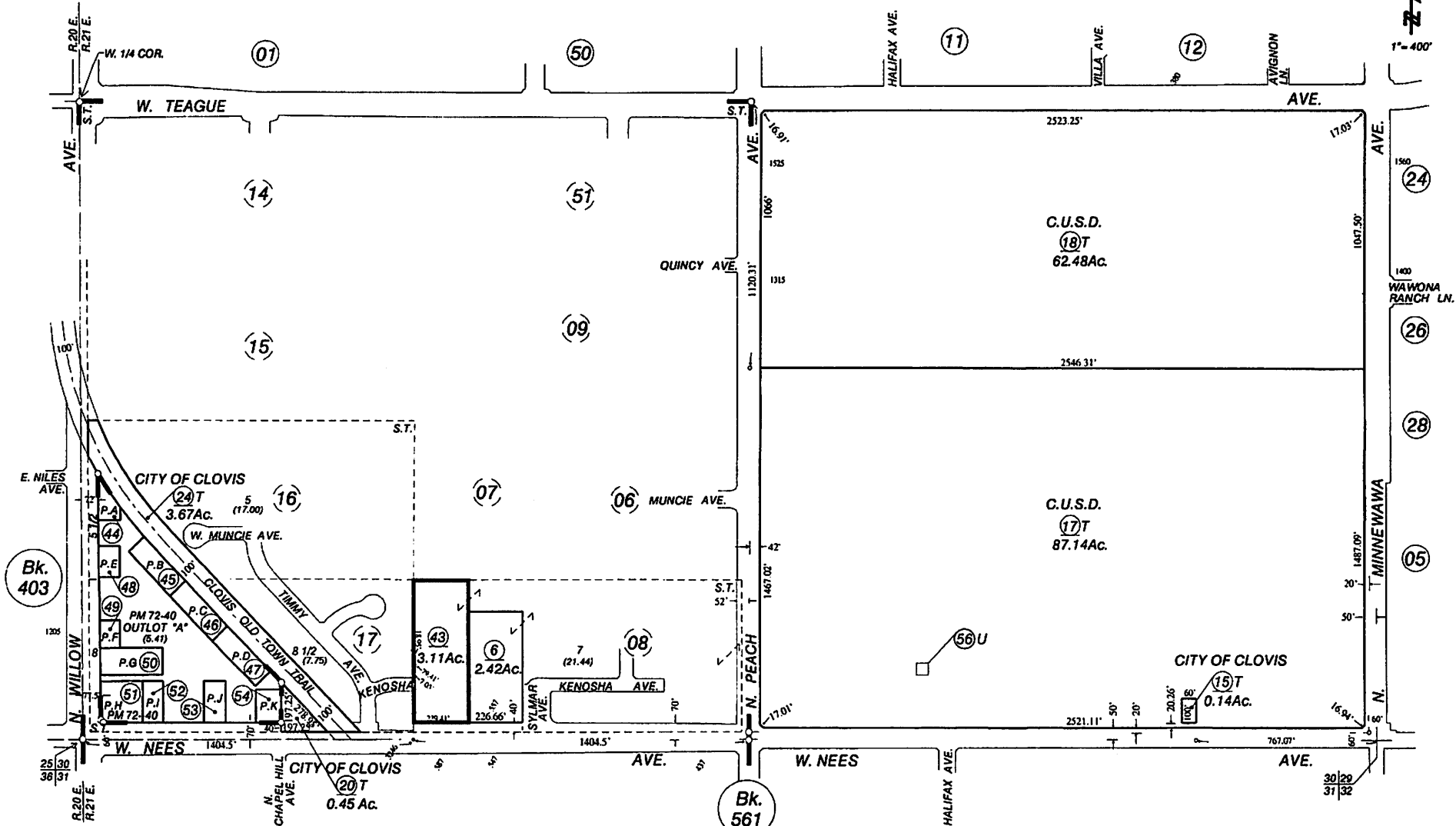
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

SUBDIVIDED LAND & POR. SEC. 30, T.12S., R.21E., M.D.B.&M.

Tax Rate Area
1-104 76-052
1-107
1-043
1-076

560-02

... NOTE ...
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Agricultural Preserve
Parcel Map No. 2009-02 - Bk. 72, Pgs. 40 - 41
Shepherd & Teague Alluvial Tract No. 2 - R.S. Bk. 2, Pg. 40

Assessor's Map Bk. 560 - Pg. 02
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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

AGENDA ITEM NO. 2.

Page 1 of 3

PUBLIC AGENCY

RICKY CAPERTON
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

GARY MCDONALD HOMES
11861 N. ALICANTE DR.
FRESNO, CA 93730

PROJECT NO: **6348**

ADDRESS: **N. SIDE OF W. NEES AVE., E. OF N. WILLOW AVE.**

APN: **560-170-21, 24, 560-020-43**

SENT: **March 01, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CZ	\$13,341.00	NOR Review	\$177.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$493.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$13,341.00		Total Service Charge: \$670.00		

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 2/28/21 based on the site plan submitted to the District on 2/08/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL TRACT No. 6348

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

CL TRACT No. 6348

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

AGENDA ITEM NO. 2.

Page 3 of 3

CL TRACT No. 6348

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 3/1/2021 11:10:30 AM



Anthony Zaragoza
Engineer II

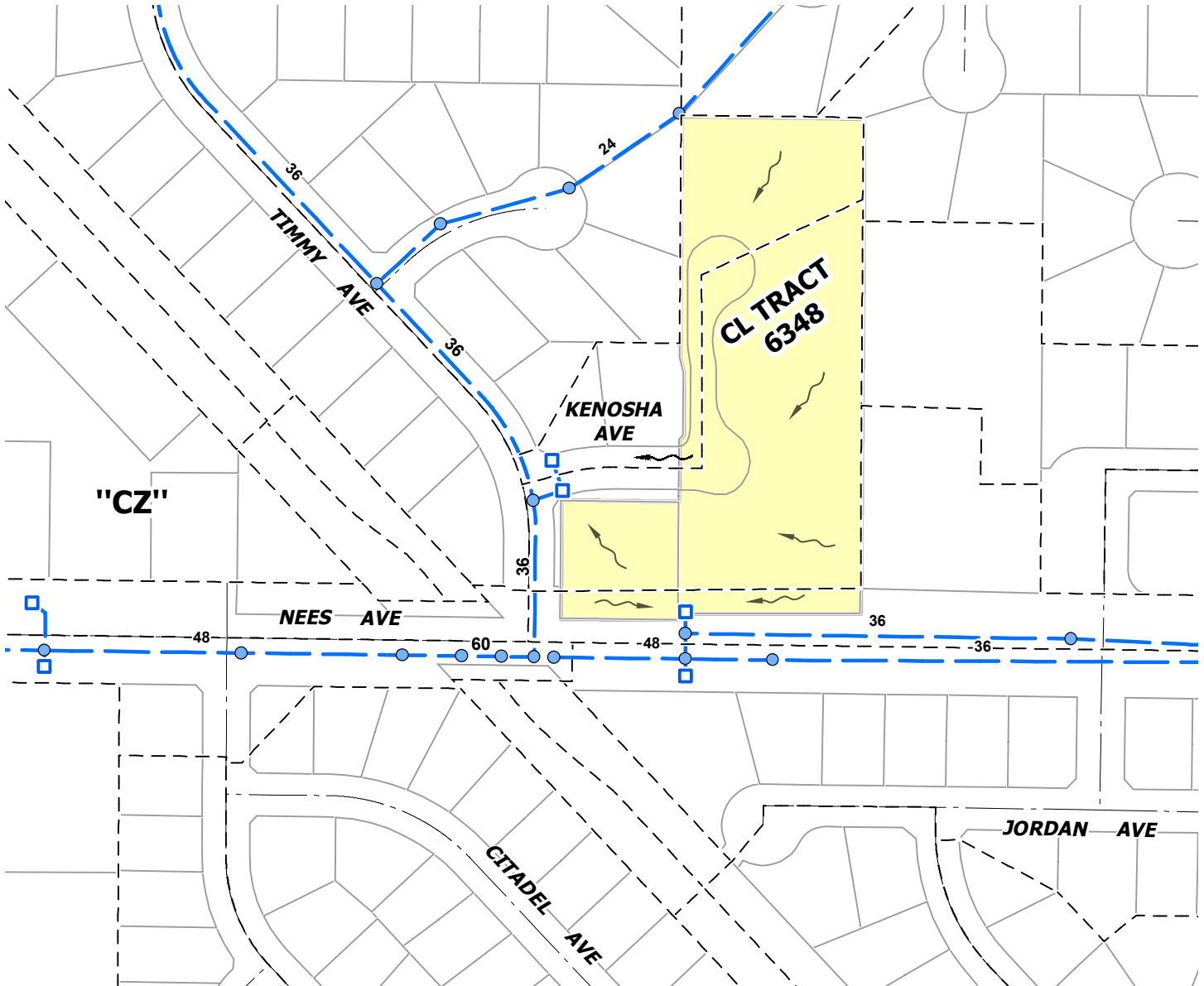
Digitally signed by Anthony Zaragoza Date: 2/24/2021 10:20:48 AM

CC:

HARBOUR & ASSOCIATES
389 CLOVIS AVE., SUITE 300
CLOVIS, CA 93612

NOTE: THIS MAP
DISTANCES, AND
FACILITIES, AND
BOUNDARIES ARE APPROXIMATE.

AGENDA ITEM NO. 2.



LEGEND

Existing Master Plan Facilities

Inlet Boundary

Direction Of Drainage

Limits Of CL TRACT 6348



1" = 200'

CL TRACT 6348

DRAINAGE AREA "CZ"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS

AGENDA ITEM NO. 2.

EXHIBIT NO. 2

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

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



City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

AGENDA ITEM NO. 2.

Distribution Date: **2/8/2021**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Ricky Caperton, AICP, Senior Planner

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
- ☒ Building Division
- ☒ Engineering Division
- ☒ Utilities Division
- ☒ Solid Waste Division
- ☒ Fire Department
- ☒ Police Department
- ☒ City Landscape Committee
- ☒ Legal Description Review
- ☐ Other (Specify)
- ☐

(Out-of-House)

- ☒ Fresno Irrigation District
- ☒ Fresno Metropolitan Flood Control Dist.
- ☒ Pacific Gas & Electric
- ☒ AT&T
- ☒ Clovis Unified School District
- ☒ Cal Trans
- ☒ SJV Unified Air Pollution Control Dist.
- ☒ State of California Department of Fish and Game
- ☐ LAFCO (when annexation is involved)
- ☒ County of Fresno Development
- ☒ Fresno County Environmental Health

Item(s): **TM6348** Location: **North side of W. Nees Avenue, east of N. Willow Avenue**

APN: **560-170-21, 24, 560-020-43** Zoning: **R-1-7500** General Plan: **Low & Medium Density Residential**

Name of Applicant: **Gary McDonald Homes** Phone/Email: **(559)436-1700/ garym@garymcdonaldhomes.com**

Applicant Address: **11861 N. Alicante Drive** City: **Fresno** State: **CA** Zip: **93730**

Previously Reviewed Under DRC: **DRC21-00002** Or Other Entitlement: **TM5777**

Project Description: **TM6348, A request to approve a vesting tentative tract map for a 10-lot single-family residential development for land located on the north side of W. Nees Avenue, east of N. Willow Avenue. Gary McDonald Homes, applicant; O'Brien Development LLC & Buchanan Estates IV LLC, owners; Harbour & Associates, representative.**

This item is tentatively scheduled for a public hearing to be considered by the **Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by **3/1/2021**

Please check one below:

- ☐ No Comments ☒ Comments Attached ☐ Comments e-mailed or saved on: _____

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

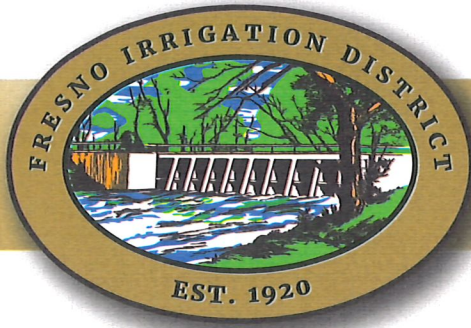
GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 26, 2021

Maria Spera
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. DRC-21-00002
N/E Willow and Nees avenues

Dear Ms. Spera:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. DRC-21-00002 for which the applicant proposes a single-family residential development, APNs: 560-020-43, 560-170-24. FID has the following comment:

1. FID previously reviewed and commented on the subject property on May 1, 2018 as Conditional Use Permit Application No. CUP2018-03. Those comments and conditions still apply, and a copy has been attached for your reference.

Additional Comments

1. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically open land with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

2. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

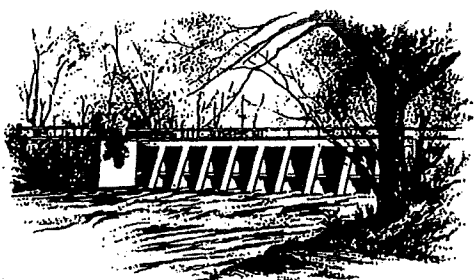
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

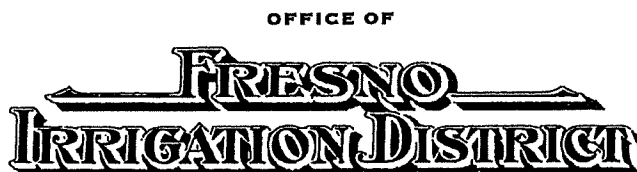


Laurence Kimura, P.E.
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER



TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

May 1, 2018

Orlando Ramirez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Condition Use Permit Application No. CUP2018-03
N/E Willow and Nees avenues

Dear Mr. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Condition Use Permit Application No. CUP2018-03 for which the applicant request approval for a 28 bed memory care and an 80-unit assisted living senior's facility, APN: 560-170-21, 24 & 560-020-43. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Maupin No. 118 runs southerly along the west side of Willow Avenue and crosses Nees Avenue approximately 1,300 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Willow Avenue, Nees Avenue, or in the vicinity of the above mentioned facility, FID requires it review and approve all plans.
3. For informational purposes, FID's active Helm Colonial – W. Br. No. 116 runs southerly along the west side of Peach Avenue and crosses Nees Avenue approximately 1,100 feet east of the subject property, as shown on the attached FID exhibit map. Should this project any street and/or utility improvements along Peach Avenue, Nees Avenue, or in the vicinity of the above mentioned facility, FID requires it review and approve all plans.

G:\Agencies\Clovis\Conditional Use Permit\CUP2018-03.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

Orlando Ramirez
RE: CUP2018-03
May 1, 2018
Page 2 of 2

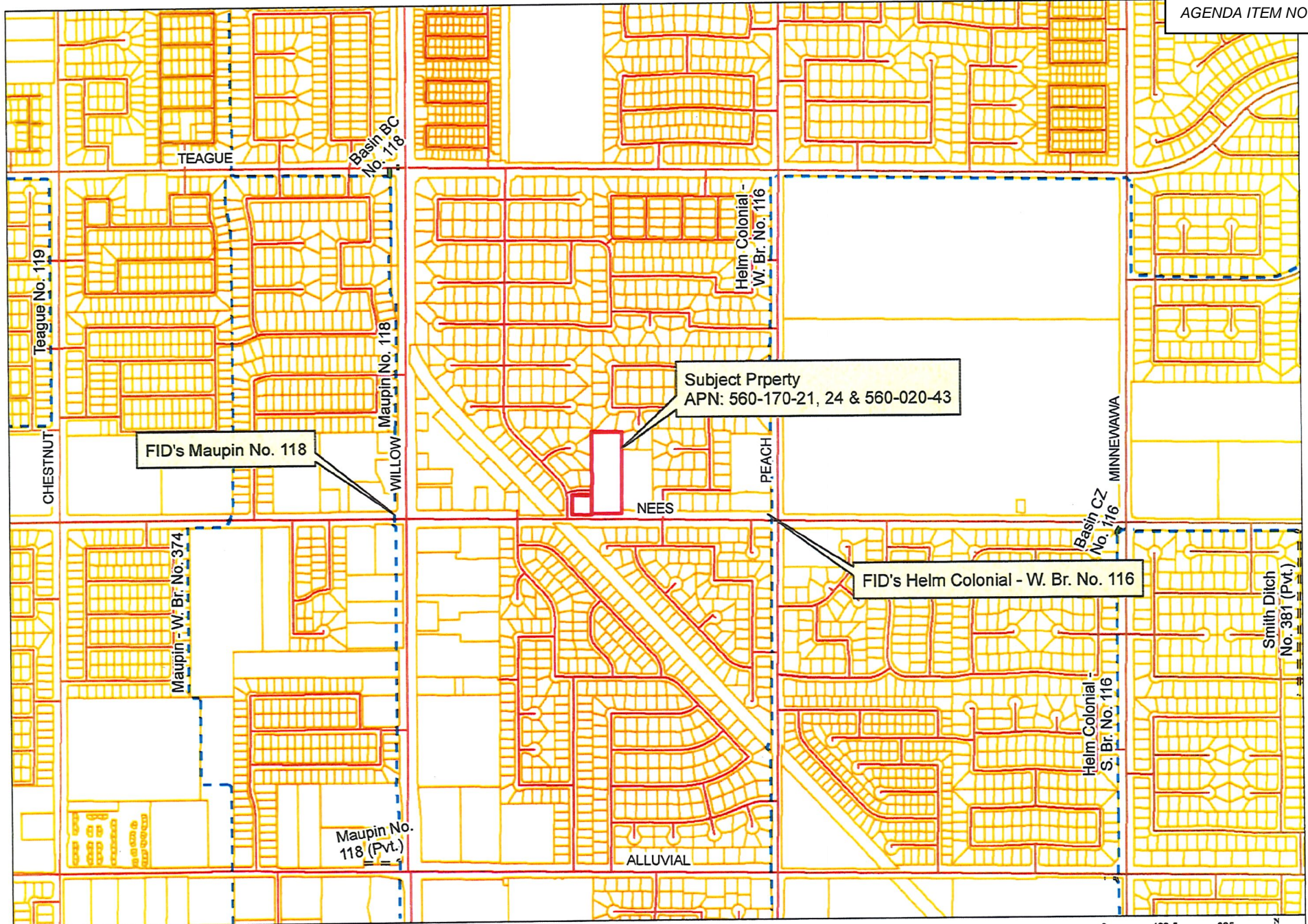
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

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.

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

0 462.5 925 Feet
1 inch = 923.53 feet
Date Saved: 5/1/2018 8:35:34 AM
Path: C:\Users\clunde\l\Desktop\CMaster_20



City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **4/25/2018**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Orlando Ramirez, Senior Planner

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
☒ Building Division
☒ Engineering Division
☒ Utilities Division
☒ Solid Waste Division
☒ Fire Department
☒ Police Department
☒ City Landscape Committee
☒ Legal Description Review
☐ Other (Specify)
☐

(Out-of-House)

- ☒ Fresno Irrigation District
☒ Fresno Metropolitan Flood Control Dist.
☒ Pacific Gas & Electric
☒ AT&T
☒ Clovis Unified School District
☒ Cal Trans
☒ SJV Unified Air Pollution Control Dist.
☒ State of California Department of Fish and Game
☐ LAFCO (when annexation is involved)
☐ County of Fresno Development
☒ Fresno County Environmental Health

Item(s): **CUP2018-03** Location: **587 & 637 W. Nees Avenue**

APN: **560-170-21, 24 & 560-020-43** Zoning: **R-1-7500** General Plan: **Low Density Density Residential**

Name of Applicant: **O' Brien Development, LLC** Phone/Email: **ochett@gmail.com / 559-903-6971**

Applicant Address: **P. O. Box 9155** City: **Rancho Santa Fe** State: **CA** Zip: **92067**

Previously Reviewed Under DRC: **DRC2012-26** Or Other Entitlement: **CUP2014-06**

Project Description: **A request to approve a 28 bed memory care and an 80-unit assisted living senior's facility at the NEC Nees & Timmy Avenues**

This item is tentatively scheduled for a public hearing to be considered by the **Planning Commission**

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by **5/8/2018**

Please check one below:

- ☐ No Comments
 ☐ Comments Attached
 ☐ Comments e-mailed or saved on: _____

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:

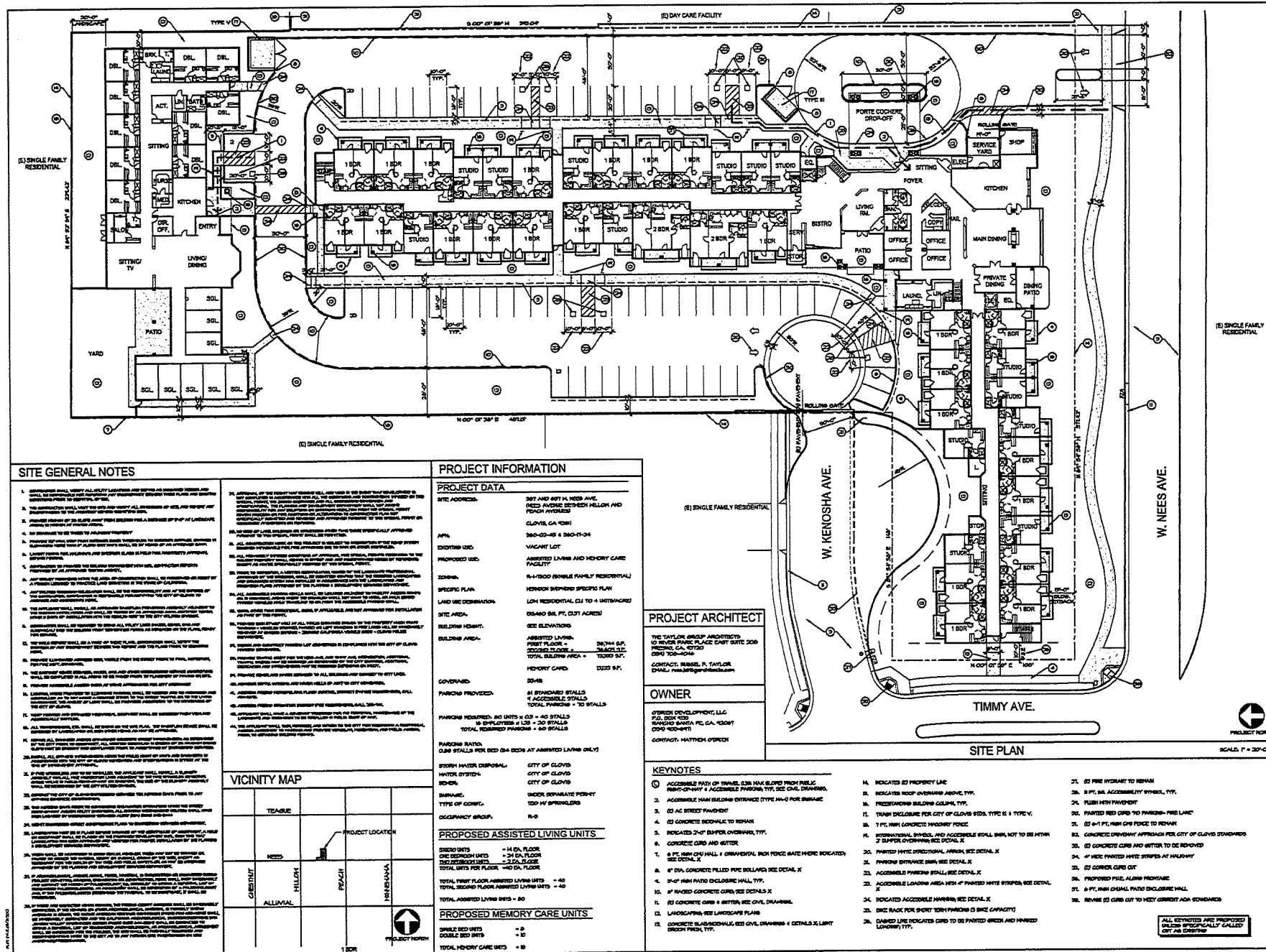
Orlando Ramirez, Senior Planner
 Planning and Development Services Dept.
 1033 Fifth St., Clovis, CA 93612
 Phone: 324-2345 Fax: 324-2844

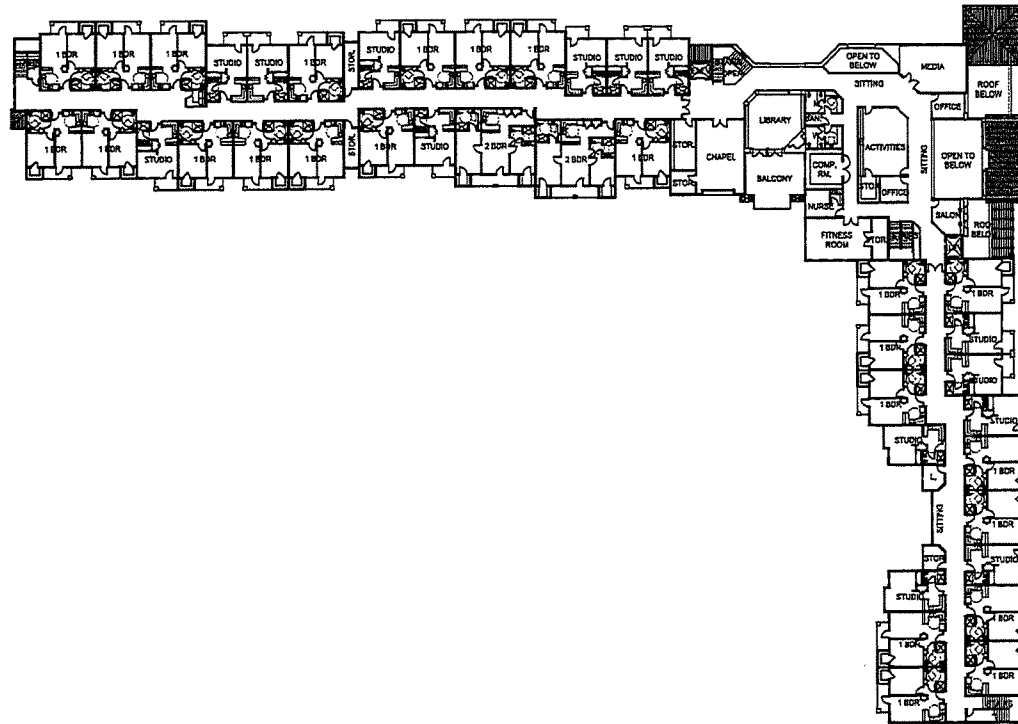
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PROPOSED PROJECT FOR:
O'BRIEN SENIOR HOUSING DEVELOPMENT

תמוז

A1





OVERALL SECOND FLOOR PLAN



SCALE: 1" = 20'-0"

THE
TAYLOR
GROUP



NO.	DATE	REVISION
1	12/11	SEE EIR WORK

PROPOSED PROJECT FOR:
O'BRIEN SENIOR HOUSING DEVELOPMENT
CLONING, CA
OVERALL SECOND FLOOR PLAN

A2

THE TAYLOR GROUP



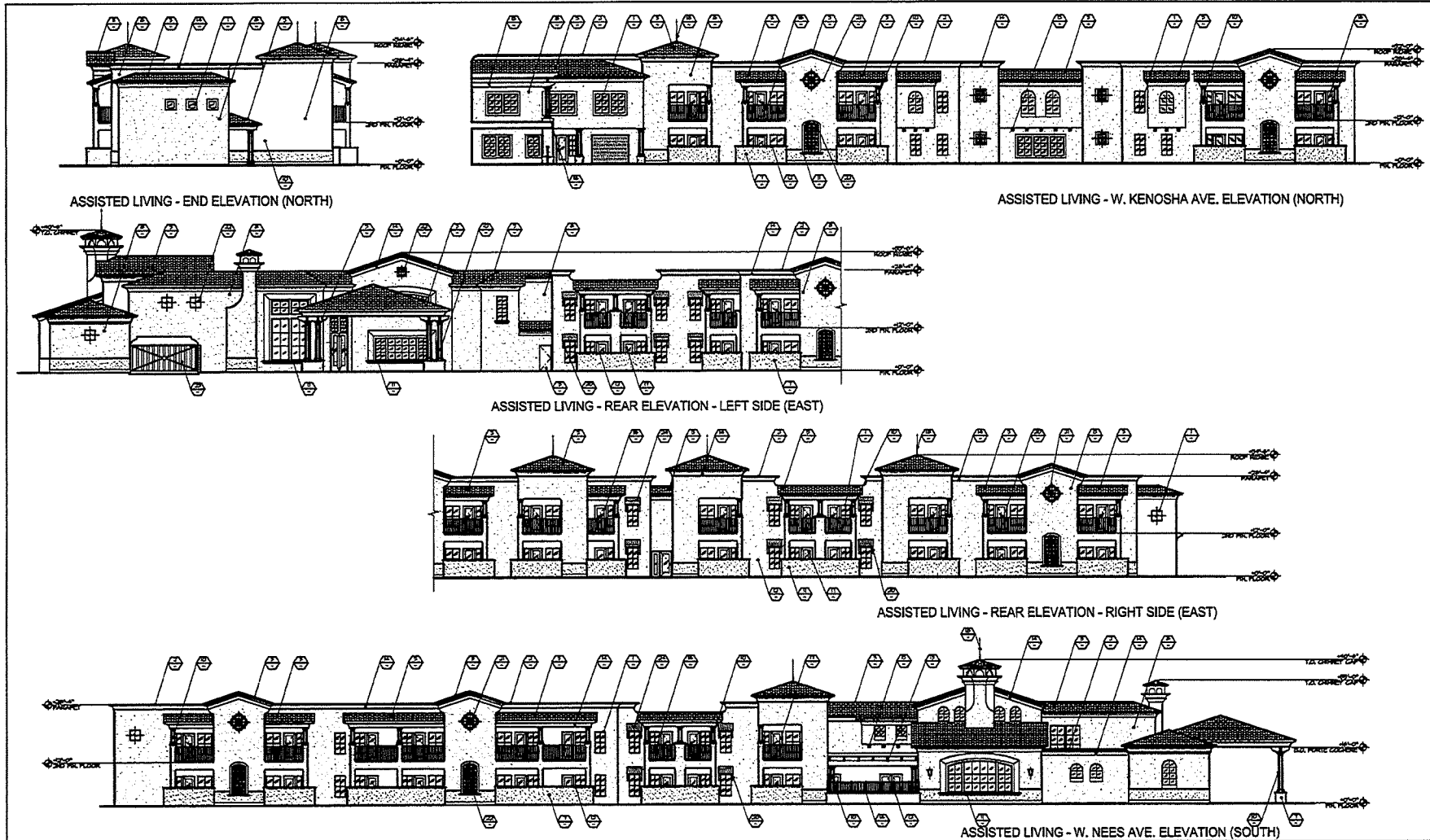
DATE	BY	REV	DESCRIPTION
12/1/11	SEE DATE INDEX		

PROPOSED PROJECT FOR:
O'BRIEN SENIOR HOUSING DEVELOPMENT
KENOSHA, WI

EXTERIOR ELEVATIONS

NOTES:
1. ALL SHEET METAL FLASHING TO BE 16 GA. GALVALUM. OTHERWISE INDICATED.
2. SEE REFLECTED CEILING PLAN FOR SUPPORT MATERIALS.
3. PROVIDE EXPANSION JOINTS AT EACH FLOOR LINE, TYP. NOT SHOWN FOR CLARITY.
4. PROVIDE 1/2" DIA. BUSH. OVER ALL JOINTS. PROVIDE PLASTER AT ALL JOINTS. REPAIRS TO BUSH. SHALL BE DONE BY THE CONTRACTOR. PROVIDE 1/2" DIA. BUSH. OVER ALL JOINTS. PROVIDE PLASTER AT ALL JOINTS. REPAIRS TO BUSH. SHALL BE DONE BY THE CONTRACTOR.
5. FOR TYPICAL PLASTER ACCESSORIES, SEE DETAIL K.
6. FOR TYPICAL BALCONY JOINTS, SEE DETAIL K.
7. FOR FLASHING AROUND DOOR PENETRATIONS AT PLASTER, SEE DETAIL K.

A501



EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			EXTERIOR PAINTING SCHEDULE		
MATERIAL, INC. COLOR INC.			MATERIAL, INC. COLOR INC.		
NO.	SYMBOL	DESCRIPTION FOR ITEM	NO.	SYMBOL	DESCRIPTION FOR ITEM
1.	1	VERT. HATCH	23.	23	CLAY DINETT CAP
2.	2	SHALL SHEET METAL CAP FLASHING	24.	24	ORNAMENTAL IRON ARCHER
3.	3	HOLLOW METAL DOOR & FRAME	25.	25	STEEL BRAND-METAL SHIMMER BATE
4.	4	WOOD TRUSS/BEAMER	26.	26	WOOD SLABING HATCH/HALL BIRTH
5.	5	CONCRETE ROOF TILE			
6.	6	DISPOSED CONCRETE			
7.	7	3-COAT EXT. CON. PLASTER OF CHU			
8.	8	EXT. CON. PLASTER OF CHU			
9.	9	EXT. CON. PLASTER OF CHU			
10.	10	ORNAMENTAL CAST STONE COLUMN			
11.	11	ORNAMENTAL CAST STONE BELLTICK			
12.	12	ORNAMENTAL CAST STONE HALL CAP			
13.	13	ORNAMENTAL CAST STONE HALL CAP			
14.	14	ORNAMENTAL CAST STONE HALL CAP			
15.	15	ORNAMENTAL CAST STONE HALL CAP			
16.	16	ORNAMENTAL CAST STONE HALL CAP			
17.	17	ORNAMENTAL CAST STONE HALL CAP			
18.	18	ORNAMENTAL CAST STONE HALL CAP			
19.	19	ORNAMENTAL CAST STONE HALL CAP			
20.	20	ORNAMENTAL CAST STONE HALL CAP			
21.	21	ORNAMENTAL CAST STONE HALL CAP			
22.	22	ORNAMENTAL CAST STONE HALL CAP			

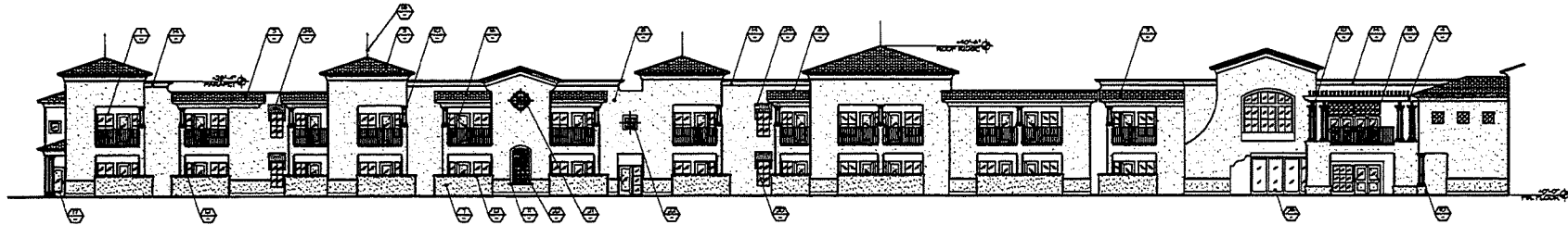
EXTERIOR FINISH SCHEDULE			EXTERIOR PAINTING SCHEDULE		
MATERIAL, INC. COLOR INC.			MATERIAL, INC. COLOR INC.		
NO.	SYMBOL	DESCRIPTION FOR ITEM	NO.	SYMBOL	DESCRIPTION FOR ITEM
1.	1	VERT. HATCH	23.	23	CLAY DINETT CAP
2.	2	SHALL SHEET METAL CAP FLASHING	24.	24	ORNAMENTAL IRON ARCHER
3.	3	HOLLOW METAL DOOR & FRAME	25.	25	STEEL BRAND-METAL SHIMMER BATE
4.	4	WOOD TRUSS/BEAMER	26.	26	WOOD SLABING HATCH/HALL BIRTH
5.	5	CONCRETE ROOF TILE			
6.	6	DISPOSED CONCRETE			
7.	7	3-COAT EXT. CON. PLASTER OF CHU			
8.	8	EXT. CON. PLASTER OF CHU			
9.	9	EXT. CON. PLASTER OF CHU			
10.	10	ORNAMENTAL CAST STONE COLUMN			
11.	11	ORNAMENTAL CAST STONE BELLTICK			
12.	12	ORNAMENTAL CAST STONE HALL CAP			
13.	13	ORNAMENTAL CAST STONE HALL CAP			
14.	14	ORNAMENTAL CAST STONE HALL CAP			
15.	15	ORNAMENTAL CAST STONE HALL CAP			
16.	16	ORNAMENTAL CAST STONE HALL CAP			
17.	17	ORNAMENTAL CAST STONE HALL CAP			
18.	18	ORNAMENTAL CAST STONE HALL CAP			
19.	19	ORNAMENTAL CAST STONE HALL CAP			
20.	20	ORNAMENTAL CAST STONE HALL CAP			
21.	21	ORNAMENTAL CAST STONE HALL CAP			
22.	22	ORNAMENTAL CAST STONE HALL CAP			



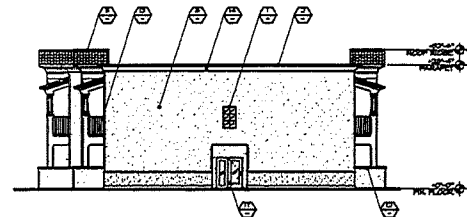
DATE	07/21/11
BY	SEE PLAN SHEET
NO.	
REV.	

PROPOSED PROJECT FOR:
O'BRIEN SENIOR HOUSING DEVELOPMENT
COWAY, CA
EXTERIOR ELEVATIONS

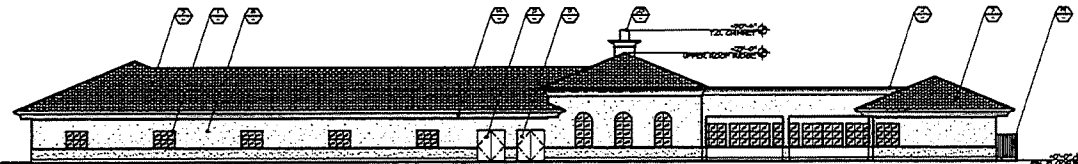
A502



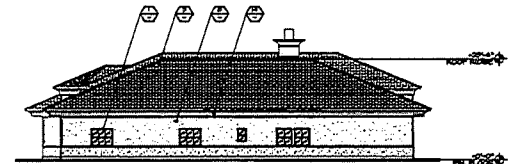
ASSISTED LIVING - FRONT ELEVATION (WEST)



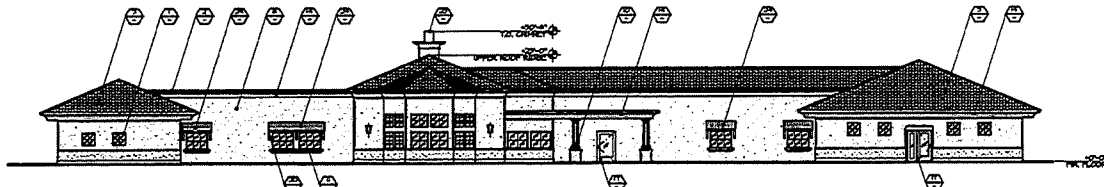
ASSISTED LIVING - TIMMY AVE. END ELEVATION (WEST)



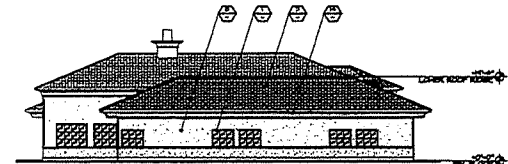
MEMORY CARE - REAR ELEVATION (NORTH)



MEMORY CARE - RIGHT SIDE ELEVATION (EAST)



MEMORY CARE - FRONT ELEVATION (SOUTH)



MEMORY CARE - LEFT SIDE ELEVATION (WEST)

EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	DESCRIPTION FOR FINISH
1.	VENT. HOOD	ORANGE/WHITE INDICATED, INSULATED LONG CLEAR GLASS
2.	SHAL. SHEET METAL CAP FLASHING	-
3.	HOLLOW METAL DOOR & FRAME	FACTORY FINISH
4.	HOOD TRELLIS/SCREEN	VERTICAL GRANITE PORT OXFORD CEDAR 1/2" - COAT HEAVY BODY STAIN
5.	CONCRETE ROOF TILE	SHALE STYLE "CAPTAINSHIP" STYLE, COLOR BLEND AS SELECTED BY ARCHITECT
6.	EXPOSED CONCRETE	SACK TO BRUSH FINISH
7.	SHOAT EXT. GDN. PLASTER OF GDS SUBSTRATE	INTERNAL COLOR, SMOOTH FRESH ACRYLIC FRESH COAT
8.	EXT. GDN. PLASTER OF NO. STUCCO & PLTNG. ON GYP. SHEATHING SUBSTRATE	INTERNAL COLOR, SMOOTH FRESH AIR BARRIER (TYVEK SYSTEM 2 LAYERS, ACRYLIC FRESH COAT
9.	CONCRETE COLUMN BASE	-
10.	ORNAMENTAL CAST STONE COLUMN	TRICAN TAPERED COLUMN INTERNAL COLOR, 1/2" DIA.
11.	ORNAMENTAL CAST STONE BELL/SH	INTERNAL COLOR

ITEM	MATERIAL	DESCRIPTION FOR FINISH
12.	ORNAMENTAL CAST STONE HALL CAP	INTERNAL COLOR
13.	ORNAMENTAL CAST BALLUSTRADE SUBSTRATE, 1/2" DIA.	INTERNAL COLOR
14.	PAINTED FRESH & TRIN EXT. GDN. PLASTER OF POINT SHIPPED TEST	PAINTED SMOOTH ACRYLIC FRESH COAT
15.	EXPOSED HD. BEAMS	VERTICAL GRANITE PORT OXFORD CEDAR 1/2" SHIPPED DOWN 2-COAT HEAVY BODY STAIN
16.	ORNAMENTAL IRON BARRIADRE SUBSTRATE	-
17.	ALUMINUM GLAD HOOD FRESH DOORS	LONG CLEAR PAINT, BLANK ALUM GLAD AT EXTERIOR SIDE/PAINTED AT INTERIOR SIDE
18.	COPPER SPIRE	-
19.	ORNAMENTAL IRON GATE	SEE DETAIL SANJO
20.	METAL CORREL SUPPORT	FACTORY FINISH
21.	ORNAMENTAL STONE SMATREPOL	INTERNAL COLOR, GRANITE TILE FINISH, ORNAMENTAL IRON ROOF ACCENT
22.	TILE ACCENT	-

EXTERIOR PAINTING SCHEDULE

ITEM	DESCRIPTION FOR FINISH
1.	ALL SHEET METAL FLASHING TO BE PAINTED 24 HRS. AFTER INSTALLATION. EXCEPT FOR TIEBACKS AS NOTED IN SPECIFICATIONS.
2.	EXPOSED SHEET METAL FLASHING & CAPS EXPOSED CONCRETE FOUNDATION/COLUMN BASE CONCRETE ROOF TILE
3.	HOOD TRELLIS/SCREEN & FRAME HOOD TRELLIS/SCREEN BODY STAIN
4.	ORNAMENTAL IRON BARRIADRE SUBSTRATE ORNAMENTAL IRON GATE
5.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
6.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
7.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
8.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
9.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
10.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
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17.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
18.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
19.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
20.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
21.	CONCRETE COLUMN BASE CONCRETE ROOF TILE
22.	CONCRETE COLUMN BASE CONCRETE ROOF TILE

PLAN SHEET 00000



City of Clovis

**DEVELOPMENT REVIEW
COMMITTEE (DRC) APPLICATION**

City Hall, 1033 Fifth Street, Clovis, California 93612 / (559) 324-2340

The Development Review Committee is a pre-application meeting scheduled between developers and City Staff. It is a service provided, without cost, which is intended to encourage discussion on potential development projects. City representatives on the Development Review Committee include representatives from the Fire, Police, Planning, Building, and Public Works Departments, in addition to the Clovis Community Development Agency. The Fresno Metropolitan Flood Control District, as well as other outside agencies, may also be invited to attend the Development Review Committee meeting.

As a general rule, the Development Review Committee meets on Wednesday mornings by appointment only. If you wish to have your proposal reviewed with the Development Review Committee, you should submit one (1) copy of your plans (**preferably .pdf**) and the application form. Your item will be scheduled approximately two weeks from the application date. Please note that the more detailed the submittal the more complete the City's response will be.

A written list of comments will be presented to you at the DRC meeting and development fees may be also requested at that time. Please keep in mind the list of comments is meant to be informational and may not include all requirements for your particular project. The DRC process provides a list of suggestions, which may be in your best interest to help you with a successful project.

NAME: Harbour & Associates

MAILING ADDRESS: 389 Clovis Avenue #300

CITY: Clovis ST: CA. ZIP: 93612

PHONE: 559-325-7676 E-MAIL: lorrens@harbour-engineering.com

PROPERTY OWNER: Obrien Development LLC

PROPOSED USE (be specific - use separate sheet if necessary): Single family residential

SIZE OF PROPERTY: 3.5 Acres +/-

ASSESSOR'S PARCEL NUMBER: 560-020-24 & 43

PROJECT LOCATION: Northeast corner of Nees Avenue and Cindy Avenue

All submitted plans should try to include the following items:

1. Scale of drawing (Engineering or Architectural scale).
2. North arrow (pointing to top of paper).
3. Existing uses and structures on the property.
4. Names of adjacent streets.
5. Correct location of property line.
6. If available, one copy of floor plans and elevations.
7. Any existing off-site improvements (i.e. driveway approaches, fire hydrants, etc.).

File No: DRC -21-00002

Date: 1/27/2021 - 10:30AM

(OFFICE USE ONLY)

Should you have any questions, please feel free to contact the Planning Division at (559) 324-2340.

OLD TM NO. 5777
TENTATIVE SUBDIVISION MAP
OF
TRACT NO.
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 30, T.13 S., R.21 E., MOUNT DIABLO BASE AND MERIDIAN

NOTES:

1. ALL PROPOSED DRAINAGE FACILITIES SHALL BE PER CITY OF CLOVIS AND FRESNO METROPOLITAN FLOOD CONTROL DISTRICT REQUIREMENTS.
2. ALL EXISTING AND PROPOSED EASEMENTS REQUIRED PER CITY OF CLOVIS, P.G.&E., PAC BELL, F.I.D., AND F.M.F.C.D., WILL BE SHOWN ON FINAL MAP.
3. MINIMUM LOT SIZE: 8,866 SQUARE FEET.
4. AVERAGE LOT SIZE: 11,986 SQUARE FEET.
5. EXISTING STRUCTURES ARE TO BE REMOVED.
6. GRADE DIFFERENTIALS WILL NOT EXCEED 6" WHEREVER POSSIBLE. ALL LOT GRADING SHALL COMPLY TO THE CITY OF CLOVIS STANDARD ST-19.
7. LOT DENSITY = 2.80 DU/AC.

EXISTING TREES
EXISTING TREES TO BE REMOVED AS NECESSARY

EXISTING BUILDINGS
NONE

EXISTING USE
VACANT

EXISTING ZONING
R-1

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING
R-1-7500

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

ASSESSOR'S PARCEL NUMBER
560-020-23
560-170-21
560-170-22

SITE AREA
GROSS = 3.84 AC.
NET = 3.57 AC.

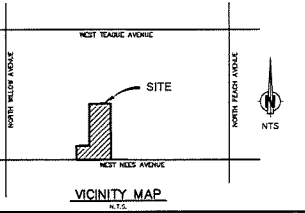
TENTATIVE SUBDIVISION MAP

OWNERS/DEVELOPERS
O'BRIEN DEVELOPMENT
BUCHANAN ESTATES IV LLC

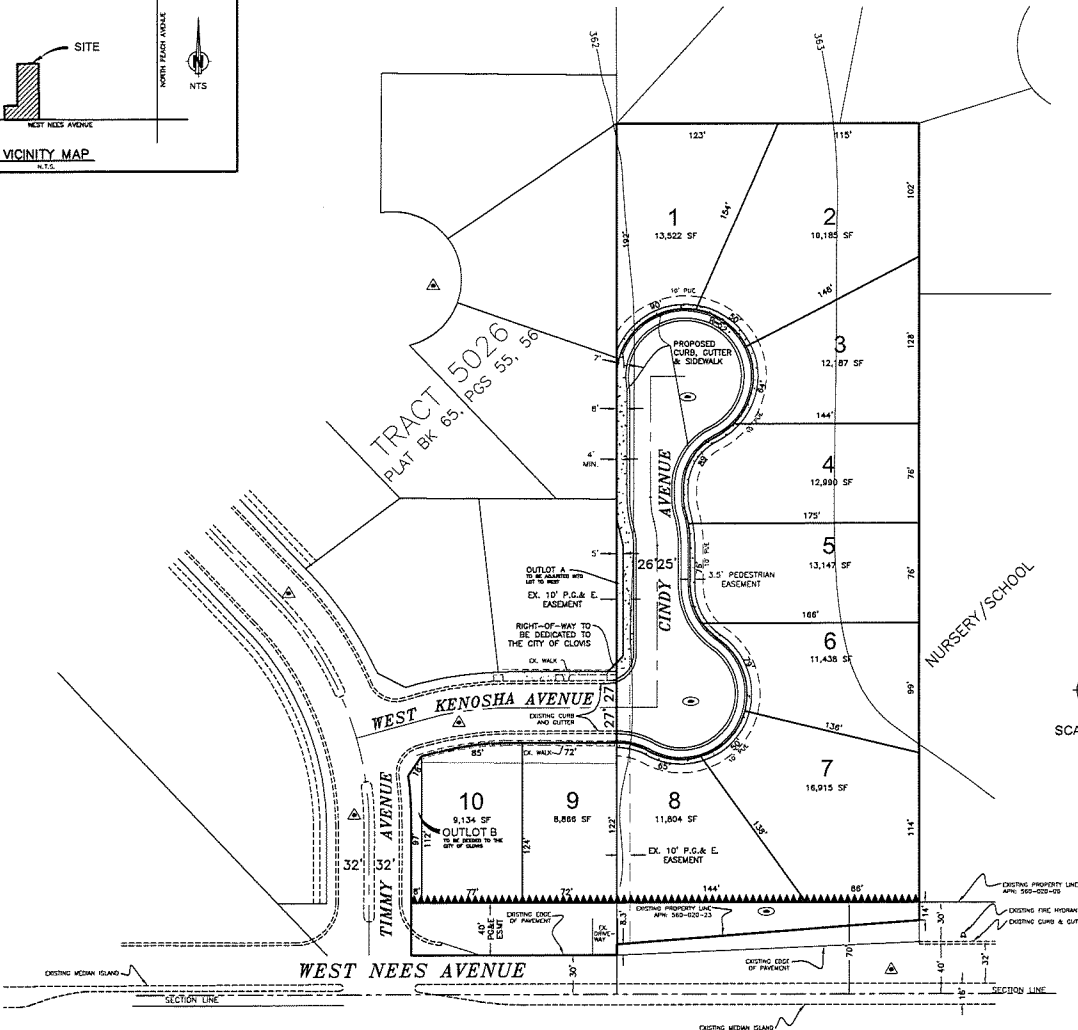
PREPARED BY:
Harbour & Associates
Civil Engineers
385 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7618 • e-mail: hars@harbourassoc.com

DATE: 1-11-07 SCALE: 1"=60' DRAWN BY: CLJ

REVISIONS
SHEET NO.
1
OF
1



VICINITY MAP
N.T.S.



- LEGEND:
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
 - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - T.B.R. TO BE REMOVED
 - INDICATE RELINQUISHMENT OF DIRECT ACCESS RIGHTS.



City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

AGENDA ITEM NO. 2.

Distribution Date: **2/8/2021**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Ricky Caperton, AICP, Senior Planner

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
- ☒ Building Division
- ☒ Engineering Division
- ☒ Utilities Division
- ☒ Solid Waste Division
- ☒ Fire Department
- ☒ Police Department
- ☒ City Landscape Committee
- ☒ Legal Description Review
- ☐ Other (Specify)
- ☐

(Out-of-House)

- ☒ Fresno Irrigation District
- ☒ Fresno Metropolitan Flood Control Dist.
- ☒ Pacific Gas & Electric
- ☒ AT&T
- ☒ Clovis Unified School District
- ☒ Cal Trans
- ☒ SJV Unified Air Pollution Control Dist.
- ☒ State of California Department of Fish and Game
- ☐ LAFCO (when annexation is involved)
- ☒ County of Fresno Development
- ☒ Fresno County Environmental Health

Item(s): **TM6348** Location: **North side of W. Nees Avenue, east of N. Willow Avenue**

APN: **560-170-21, 24, 560-020-43** Zoning: **R-1-7500** General Plan: **Low & Medium Density Residential**

Name of Applicant: **Gary McDonald Homes** Phone/Email: **(559)436-1700/ garym@garymcdonaldhomes.com**

Applicant Address: **11861 N. Alicante Drive** City: **Fresno** State: **CA** Zip: **93730**

Previously Reviewed Under DRC: **DRC21-00002** Or Other Entitlement: **TM5777**

Project Description: **TM6348, A request to approve a vesting tentative tract map for a 10-lot single-family residential development for land located on the north side of W. Nees Avenue, east of N. Willow Avenue. Gary McDonald Homes, applicant; O'Brien Development LLC & Buchanan Estates IV LLC, owners; Harbour & Associates, representative.**

This item is tentatively scheduled for a public hearing to be considered by the **Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by **3/1/2021**

Please check one below:

☐ No Comments ☐ Comments Attached ☐ Comments e-mailed or saved on: _____

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department.

They must be legible. Please phrase positively and clearly:

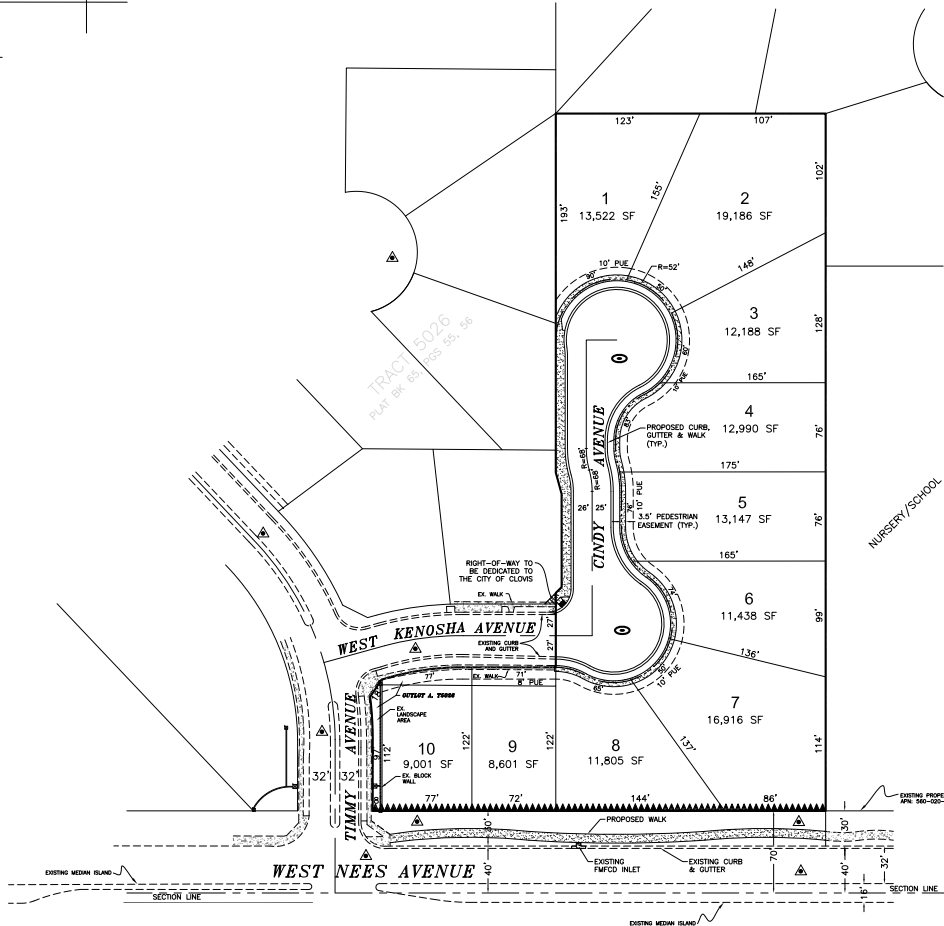
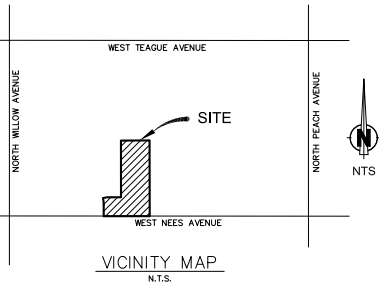
GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:

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

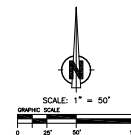


LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS

NOTES:

1. THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
2. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE: SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
3. THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.



OWNER:

OBRIEN DEVELOPMENT LLC
P.O. BOX 9155
RANCHO SANTA FE, CA 92067
APN: 560-170-24 & 560-020-43

BUCHANAN ESTATES IV LLC
1446 TOLLHOUSE RD. #103
CLOVIS, CA 93611
APN: 560-170-21

VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6348
A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 556-020-43)

THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED OCTOBER 30, 1902 IN BOOK 2 AT PAGE 40 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CLOVIS DESCRIBES AS FOLLOWS:

THAT PORTION OF THE CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND DESCRIBED IN THE DEED TO DON L. OSTERGARD AND DIANE OSTERGARD, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1969 IN BOOK 5747 AT PAGE 545, OFFICIAL RECORDS, FRESNO COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN;

THENCE NORTH 00° 09' 44" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89° 34' 38" WEST ALONG THE NORTHERLY BOUNDARY SIDELINE OF EAST NEES AVENUE, BEING 80.00 FEET IN WIDTH, TO A POINT ON A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF LOT 7 OF THE SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID POINT ALSO BEING TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89° 34' 38" WEST ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 350.00 FEET;

THENCE NORTH 86° 53' 24" EAST, A DISTANCE OF 350.26 FEET, TO A LINE PARALLEL WITH AND 456.06 FEET EASTERLY OF THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 00° 03' 31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.02 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST 229.40 FEET OF LOT 7 OF SHEPHERD AND TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1,204.78 FEET; THENCE NORTH 01° 01' 30" EAST, ALONG THE EAST LINE OF THE WEST 229.40 FEET OF SAID LOT 7 AND ITS SOUTHERLY PRODUCTION, A DISTANCE OF 37.47 FEET TO THE TRUE POINT OF BEGINNING; SAID TRUE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT PARCEL DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES BY DEED RECORDED NOVEMBER 20, 1995, AS DOCUMENT NO. 95148670, FRESNO COUNTY RECORDS; THENCE NORTH 01° 01' 30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 6.53 FEET; THENCE SOUTH 86° 53' 24" WEST, A DISTANCE OF 299.44 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 01° 01' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89° 34' 38" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.07 FEET; THENCE NORTH 86° 53' 24" EAST, ALONG THE NORTH LINE OF SAID PARCEL, DECEDED TO THE CITY OF CLOVIS FOR STREET PURPOSES, A DISTANCE OF 123.51 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 39; THENCE NORTH 00° 01' 22" EAST, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 8.43 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 00° 01' 22" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 102.66 FEET THENCE SOUTH 15° 16' 21" EAST, A DISTANCE OF 18.95 FEET TO A POINT BEING 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39; THENCE SOUTH 00° 01' 22" WEST, PARALLEL WITH AND 5.00 FEET EAST OF THE EAST LINE OF SAID LOT 39, A DISTANCE OF 79.41 FEET; THENCE SOUTH 45° 13' 22" WEST, A DISTANCE OF 7.05 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO THE CERTAIN LOT LINE ADJUSTMENT NO. PM2008-06, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-005099, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL TWO: (APN: 560-170-24)

THE SOUTH 148 FEET OF THE EAST 148 FEET OF LOT 8 1/2 OF SHEPHERD & TEAGUE ALLIANCE TRACT NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 40 OF RECORDS OF SURVEY, FRESNO COUNTY RECORDS, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DECEDED TO THE CITY OF CLOVIS, DESCRIBED AS FOLLOWS:

THE SOUTH 40 FEET OF THE EAST 148 FEET OF SAID LOT 8 1/2.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION DESCRIBED IN THE DEED RECORDED APRIL 5, 2013 AS INSTRUMENT NO. 2013-0049747, FRESNO COUNTY RECORDS.

PARCEL THREE: (APN: 560-170-21)

OUTLOT A OF TRACT NO. 5026, RECORDED PLAT BOOK 65, PAGES 55-56, FRESNO COUNTY RECORDS.

EXISTING TREES

EXISTING TREES TO BE REMOVED

EXISTING USE

VACANT

EXISTING ZONING

R-1-7500

PROPOSED ZONING

R-1-7500

PROPOSED USE

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER

CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL

CITY OF CLOVIS

SOURCE OF WASTE DISPOSAL

CITY OF CLOVIS

SOURCE OF WASTE DISPOSITION

PAGE

SOURCE OF GAS

PAGE

SOURCE OF CABLE T.V.

COMCAST

SOURCE OF TELEPHONE

ATTN

ASSESSOR'S PARCEL NUMBER

560-171-17, 560-171-24 & 560-020-43

SITE AREA

3.55 AC (GROSS)

NUMBER OF LOTS

10 LOTS

DENSITY

2.81 UNITS PER ACRE

AVERAGE LOT SIZE

12,879 SF

OUTLOT SCHEDULE

OUTLOT A IS TO BE DECEDED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY, PEDESTRIAN, AND LANDSCAPING PURPOSES

TENTATIVE SUBDIVISION MAP

GARY McDONALD HOM



11111 L Street, Suite 300 • Clovis, California 93612
(559) 325-7070 • fax (559) 325-7088 • e-mail: gary@harbourandassociates.com

67

ET NO.
1
OF
1

DATE: 2-2-21 SCALE: 1" = 50' DRAWN BY: NPA



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 24, 2021

Ricky Caperton
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Vesting Tentative Tract Map Application No. TM6348
N/E Nees and Willow avenues

Dear Mr. Caperton:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map Application No. 6348 For which the applicant request approval for a vesting tentative tract map for a 10-lot single-family residential development, APNs: 560-170-21, 24, and 560-020-43. FID has the following comments:

1. FID previously reviewed and commented on the subject property on January 26, 2021, as Development Review Committee Application No. DRC-21-00002. Those comments and conditions still apply, and a copy has been attached for your reference.

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 Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

\\fids01\Eng\Agencies\Clovis\Tract Map\6348\TM6348.docx

**DRAFT
RESOLUTION 21-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
APPROVING A TENTATIVE TRACT MAP FOR A 10-LOT SINGLE-FAMILY RESIDENTIAL
DEVELOPMENT ON APPROXIMATELY 3.55 ACRES OF PROPERTY LOCATED AT THE
NORTHEAST CORNER OF N TIMMY AND W NEES AVENUES AND FINDING THE
PROJECT IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE
SECTION 15332.**

WHEREAS, Gary McDonald Homes, 11861 N Alicante Drive, Fresno, CA, has applied for a tentative tract map (TM6348) for a 10-lot single-family residential development on approximately 3.55 acres of property located at the northeast corner of N Timmy and W Nees Avenues, in the City of Clovis (“Project”); and

WHEREAS, tentative tract map TM6348, depicting a 10-lot subdivision, was filed on February 8, 2021, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2 of the Municipal Code and the City of Clovis; and

WHEREAS, upon final recordation of TM6348, Conditional Use Permit CUP2018-14 for a senior memory care facility (approved by the City Council on July 25, 2019) shall be deemed expired and abandoned in compliance with Clovis Municipal Code Section 9.82.080; and

WHEREAS, the City published notice of the Public Hearing in the Fresno Business Journal, mailed public notices to area residents within 600 feet of said property boundaries ten days prior to said Planning Commission hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, a duly noticed hearing was held on March 25, 2021; and

WHEREAS, the Commission has reviewed and considered the staff report, all oral comments and written materials submitted during the hearing, and has had an opportunity to review the entire Project file (Administrative Record), and did review those portions of the Administrative Record deemed necessary to make a decision; and

WHEREAS, this Commission finds and determines that approval of said map, as shown in **Attachment A**, should be conditioned on all conditions recommended by the City staff, as set forth in **Attachment B** of this resolution.

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

- a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
- b. The site is physically suitable for the type and proposed density of development;

ATTACHMENT 4

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
- e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
- f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
- g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and
- h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.
- i. The Planning Commission hereby approves TM6348 as shown in **Attachment A**, subject to the conditions of approval included in **Attachment B**.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-____
DATED: March 25, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: March 25, 2021

SUBJECT: Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.

a. Consider Approval - Res. 21-____, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2020-005, and CUP2020-006.

b. Consider Approval - Res. 21-____, R2020-005, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.

c. Consider Approval - Res. 21-____, CUP2020-006, A request to approve a conditional use permit for a church use.

Staff: Ricky Caperton, AICP, Senior Planner

Recommendation: Approve

ATTACHMENTS:

1. Conditions of Approval
2. Conceptual Site Plan
3. Conceptual Elevations
4. Review and Comments from Agencies
5. Public Comments
6. Draft Resolution, Initial Study Mitigated Negative Declaration
7. Draft Resolution, R2020-005
8. Draft Resolution, CUP2020-006

CONFLICT OF INTEREST

Planning Commissioners have no conflict of interest; however, Councilman Bob Whalen attends The Well Church.

RECOMMENDATION

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

- Approve an environmental finding of a mitigated negative declaration for Rezone R2020-005, and Conditional Use Permit CUP2020-006;
- Approve Rezone R2020-005; and
- Approve Conditional Use Permit CUP2020-006

EXECUTIVE SUMMARY

The applicant proposes the development of a church campus with three (3) structures totaling $\pm 80,000$ square-feet on property located north of Nees Avenue, between Minnewawa and Clovis Avenues, as shown below in **Figure 1**. The Project would include the construction of a $\pm 28,000$ square-foot auditorium/sanctuary, $\pm 26,000$ square-foot children's classroom, and $\pm 26,000$ square-foot office building. The Project would also include site improvements such as sidewalks along Nees, Minnewawa, and Clovis Avenues, as well as $\pm 170,000$ square-feet of outdoor playfields and ± 515 vehicular parking stalls. As part of the request, applications for a rezone, conditional use permit, and site plan review have been submitted.

Rezone R2020-005 is a request to amend a portion of the site's zoning from the R-A (Single-Family Residential Very Low Density) to the R-1-7500 (Single-Family Residential Low Density) zone district. This rezone is considered a "cleanup" in order to bring the site's zoning into consistency with the 2014 Clovis General Plan land use designation. No residential development is proposed as part of the Project.

Conditional Use Permit CUP2020-006 is a request to allow a church use at the site, and Site Plan Review SPR2020-008 is for approval of the site layout, elevations, and to ensure conformity with other applicable development standards. It is important to note that the site plan review is reviewed administratively at the staff level, and is not part of the entitlements for consideration by the Planning Commission.

Approval of this request would allow the applicant to continue with the processing of required entitlements.

BACKGROUND

- General Plan Designation: Low Density Residential
- Existing Zoning: R-A (Single-Family Residential Very Low Density)
- Lot Size: ± 23 acres (portion of overall ± 53 -acre site)
- Current Land Use: Rural Residential / Agricultural / Agricultural Production
- Adjacent Land Uses:
 - North: Low Density Single-Family Residential
 - South: Low Density Single-Family Residential
 - East: Rural Residential
 - West: Public Facility (High School)
- Previous Entitlements: GPA85-01D, GPA93-14

FIGURE 1
Project Location



The subject property was the former site of an agricultural operation (Wawona Frozen Foods) which grew and packed fruit for many years until the property changed ownership to the The Well Community Church. Overall, the site is approximately 53 acres; however, the Project proposes development on only a portion of the site (approximately 23 acres) for construction of a new church campus.

Some packing operations associated with the former ownership group would continue on property north of the Project site and is considered a legal non-conforming use. Thus, the continued operations is not considered for inclusion as part of the current request under CUP2020-006.

If approved, part of the site preparation would include removing several acres of orchards along Nees Avenue; however, the existing home near the northeast corner of Minnewawa and Nees Avenues would remain as part of the Project.

PROPOSAL AND ANALYSIS

As shown in **Attachment 2**, the applicant proposes the construction of three (3) structures, playfields, on-site vehicular parking, and pedestrian improvements on a portion of a larger site. As part of the request, the applicant seeks a rezone and conditional use permit. A site plan review is also required which is reviewed at the staff level. The following section describes these entitlements in greater detail.

Rezone (R2020-005)

As part of the applicant's request, a rezone is required to bring the property's zone district into conformance with its Low Density Residential (2.1 to 4.0 dwelling units per acre) General Plan land use designation. At the time the General Plan was updated in 2014, the City did not complete a comprehensive rezoning program whereby the zoning for all properties was changed to match the new General Plan land use designations. Some properties retain their "original" zoning, resulting in instances where there is an inconsistency between the 2014 General Plan land use designation and the zoning. The intent at the time was to require these parcels to rezone at the time future development occurred.

In the case of the subject property, the site is currently zoned R-A (Single-Family Residential Very Low Density) in the 2014 Clovis General Plan; however, this is an inconsistent zone district for the Low Density Residential land use designation. Therefore, a rezone is needed to correct this inconsistency.

Although the Project does not propose any housing development at the site, Rezone R2020-005 seeks to amend a portion of the overall site from the R-A to the R-1-7500 zone district. This change will create consistency between the general plan designation and zoning for the Project site, allowing the conditional use permit to move forward. It is worth noting that R-1-7500 is the same zone district as the single-family neighborhoods north and south of the subject property. At this time, R2020-005 would only rezone a portion of the overall site (approximate rezone area shown in the shaded area above in **Figure 1**) and if and when other areas of the site are proposed for future development, a rezone action would be required to bring the remaining areas of the site into consistency.

Conditional Use Permit (CUP2020-006)

The applicant requests approval of Conditional Use Permit CUP2020-006 for a church use on the subject property. According to Table 2-2 in Section 9.10.020 of the Clovis Municipal Code (CMC), churches are a permitted use in the R-1 zone districts with approval of a conditional use permit.

Church Operations

In addition to the primary use as a church, the applicant also seeks ancillary uses to the church as part of the CUP2020-006. This includes a childcare center for use by its members only during church gatherings and ministry services, special events such as weddings, funeral services, trainings, and other functions commonly associated with church-related uses. Events may also include the use of live music, occurring indoors and/or outdoors depending on the event. The Project also includes an outdoor multi-use sports field.

Hours of operation are anticipated to be generally from Monday to Thursday from 9:00 am to 5:00 pm, with church services primarily on Sunday at 9:00 am, 11:00 am, and 7:00 pm. Weekday ministry services are anticipated on Mondays from 6:00 pm to 8:00 pm, Wednesdays from 6:30 pm to 8:30 pm, and Thursdays from 6:00 pm to 8:00 pm. Although these are the anticipated hours, other church-related services and/or events may occur outside of these hours depending on the event.

On a typical Sunday church service, ±3,000 total members may attend throughout all three (3) service times, and ±350 attendees during weekday evening gatherings. During these services, ±500 children may be present in the childcare building.

The church anticipates employing between ±55 to ±75 full-time employees in addition to volunteers during church programs and events. During church services, anywhere from 25 employees and 25 volunteers may be present, and approximately 50 employees and 15 volunteers during non-service hours for day-to-day administrative activities and campus maintenance.

While not part of entitlements associated with the church, other portions of the site outside of the immediate Project area for consideration may continue limited operations related to food packing, transport, and agriculture associated with the site's previous operations (Wawona Foods). These continued operations are considered "grandfathered" in and not for consideration per se as part of the proposed Project.

Noise and Lighting

As part of the operations, CUP2020-006 would include the ability to hold uses typical of a church, including weddings and other gatherings (i.e. funeral services, celebrations, etc.) that could result in groups of people during evening hours. Some of these events, such as weddings, may include the use of musical equipment and/or live bands. Although these uses would be allowed if CUP2020-006 is approved, the applicant would be required to adhere to City noise and lighting standards.

For example, Section 5.27.602 of the Clovis Municipal Code (CMC) requires that elevated levels of noise shall not occur in a manner that would disturb the peace and quiet of any neighborhood between the hours of 11:00 pm and 7:00 am on Fridays and Saturdays and between 10:00 pm and 7:00 am on the other remaining days.

Also, Section 5.27.603 of the CMC states that no person shall use or operate any apparatus that intensifies or amplifies the human voice or other sound between the hours of 11:00 pm and 7:00 am on Fridays and Saturdays and between 10:00 pm and 7:00 am on the other remaining days. Thus, if music does occur as part of the church services or events, it would be restricted between those hours.

As it relates to light, the section 9.24.040 of the CMC requires that site lighting shall be shielded and directed away from adjoining properties. Thus, any lighting used at night shall not "spill" onto adjacent properties.

Recommended conditions of approval for the adherence to City noise and lighting standards have been added to ensure compliance during operation of the church.

Vehicle Circulation and Parking

As shown in **Attachment 2**, the site proposes a total of four (4) points of access, including two along Nees Avenue, one each along Minnewawa and Clovis Avenues. The number of driveways would aid in the disbursement of vehicles after church services and events. Although the “main entrance” would be the two driveways along Nees Avenue, the ability to enter and exit from Minnewawa and Clovis Avenues will improve the overall circulation. Also, the City is anticipated to begin widening the north side of Nees Avenue between Minnewawa and Clovis Avenues this year to add an additional lane and pedestrian improvements (i.e. curb, gutter, sidewalk, and bike lanes) which will further help to enhance the flow of traffic in the immediate vicinity.

Pursuant to Chapter 9.32, Parking and Loading Standards, of the Clovis Municipal Code, churches require 1 parking space per 5 fixed seats or 1 space for every 40 square feet of gross assembly area. While the sanctuary building itself is ±28,000 square feet, the “assembly area” itself is ±16,000 square feet, thus, would require ±400 parking spaces. The conceptual site plan depicts ±515 spaces which would exceed the minimum required.

Pedestrian Circulation

Currently, the site does not have sidewalks or improved pedestrian paths. However, as part of the Project, pedestrian sidewalks and/or paths will be constructed along Minnewawa and Clovis Avenues. Also, the City project which will widen Nees Avenue fronting the site will include sidewalks and pedestrian paths further providing increased pedestrian safety and connections between the adjacent neighborhoods.

Site Design and Elevations

The R-1-7500 zone district allows for a maximum height of 35 feet. As shown in **Attachment 3**, conceptual elevations indicate a maximum building height of ±34 feet, 2 inches in height, thus, would meet this standard. Further, the conceptual elevations provided indicate that the proposed structures would have a modern barn-like character utilizing a variety of materials such as metal and glass. The applicant has already submitted for a site plan review for staff to review concurrently with R2020-005 and CUP2020-006. If approved, the site plan review will be finalized so that the applicant can proceed with building permits.

Review and Comments from 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, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, and the County of Fresno.

Comments received are attached 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. Please refer to **Attachment 4** for correspondence from other departments and/or agencies.

Public Comments

As provided in **Attachment 5**, staff received correspondence from the public. In general, questions and comments related to proposed operations and traffic circulation. As described in more detail above, the site would have four (4) points of access which will aid in the disbursement of vehicles along Minnewawa, Nees, and Clovis Avenues.

As a church use, Sundays would result in the most trips just before and after services; however, with the number of access points it is not expected to cause a significant impact. Weekday services may also experience minor increases in traffic, although weekday evening services are not typically as heavily attended as Sunday service. Further, these elevated times of traffic would be temporary as churchgoers arrive and depart from the site. The times of church services would also not conflict with traffic from Buchanan High School.

California Environmental Quality Act (CEQA)

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

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

The City published notice of this public hearing in *The Business Journal* on Wednesday, March 3, 2021.

Consistency with 2014 Clovis General Plan Goals and Policies

Staff has evaluated the project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development and redevelopment in a responsible manner. The goals and policies seek to encourage and foster economic opportunities that support jobs for the area.

Land Use Element

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

Policy 1.2 **Open to changes.** Be open to potential changes in land use, circulation, and development standards to reposition areas identified on Figure LU-5 if necessary for revitalization and redevelopment.

Circulation Element

Goal 3: A complete system of trails and pathways accessible to all residents.

Policy 1.5 **Neighborhood connectivity.** The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses).

Policy 5.5 Pedestrian access. Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Public Facilities and Services Element

Goal 5: A community that promotes a physical, social, and business environment that improves the health and well-being of its citizens.

REASON FOR RECOMMENDATION

The project would meet the 2014 Clovis General Plan goals and policies, identified above, by redeveloping an existing infill site with access to utilities already serving the area. The project also provides an opportunity to increase pedestrian and circulation enhancements in the immediate vicinity of the site by construction sidewalks, curb, and gutter in areas currently void of these enhancements. These improvements would help to connect the existing neighborhood to the north to other existing pedestrian infrastructure.

In addition to meeting many of the stated goals and policies of the General Plan, the required findings for granting a conditional use permit can also be made, as described below.

Rezone R2020-005

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

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

As described above under the General Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the circulation enhancements and connectivity of the circulation pattern surrounding the site. The Project also adds a neighborhood and community serving use to the area.

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

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

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

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

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

The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by residential uses and although the use is not residential itself, it is on a parcel that can adequately be served by utilities and accessed by its members.

Conditional Use Permit CUP2020-006

The findings to consider when making a decision on a conditional use permit application include:

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.

If approved, the project would be allowed within the zone district for which the property is located and would be in compliance with applicable provisions, subject to the conditions of approval. The project would undergo site plan review (SPR) to further ensure that the site layout and development standards are met and would not otherwise conflict with the development standards for the R-1-7500 (Single-Family Residential Low Density) zone district. During the SPR review, the height, setbacks, parking standards, and aesthetics would be reviewed to ensure that applicable standards are met.

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

If approved, the project would be in compliance with the 2014 Clovis General Plan, as described above in the staff report. The underlying General Plan land use designation of Low Density Residential would remain unchanged and the proposed use is acceptable within that 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 is compatible with the existing uses and although the use is not a home, it is considered a neighborhood and community serving use. The project complements the surrounding area and would not be out of the ordinary as it relates to the character of a neighborhood. Further, the project would maintain the general circulation pattern of the existing area, and improve circulation between the subject site and the areas surrounding the site by constructing sidewalks and pedestrian paths.

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

The project would be placed on a site suitable for the size and shape of the parcel. As mentioned earlier in the staff report, the Project would only occupy a portion of the overall site. Although site details will be further reviewed and refined during the site plan review process, the project is anticipated to be adequately accommodated on the parcel.

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 would comply with all applicable public health standards. Further, the site is considered infill since it is substantially surrounded by other urban uses where utilities already serve the general area. Although modifications and/or upgrades may be required to the existing infrastructure, the overall site can be adequately served. Details and final approval will occur during engineering review if approved and the project moves forward. This review would ensure utility services are sufficient to accommodate the project and impose conditions for upgrades as needed.

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, the Project was determined not to result in any significant impacts with implementation of mitigation measures. Therefore, the Project has been reviewed in compliance with CEQA.

ACTIONS FOLLOWING APPROVAL

If approved, the rezone entitlement will continue to the City Council for consideration, and subsequently will continue with site plan review.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified: 224

Prepared by: Ricky Caperton, AICP, Senior Planner

Reviewed by:



Dave Merchen
City Planner

CONDITIONS OF APPROVAL
Conditional Use Permit CUP2020-006

Planning Division Comments

(Ricky Caperton, Senior Planner – 559-324-2347)

1. This Project is subject to the development standards of the 2014 Clovis General Plan, Herndon-Shepherd Specific Plan, and the Clovis Development Code.
2. Conditional Use Permit CUP2020-006 approves the use of a church on a portion of property located at the northeast corner of Minnewawa and Nees Avenues.
3. CUP2020-006 is not transferable to another location.
4. In addition to church services, CUP2020-006 allows for ancillary uses commonly associated with churches, including, but not limited to, weddings, funeral services, and other celebrations commonly held at church sites.
5. CUP2020-006 allows for the use of outdoor music and lighting subject to compliance with City of Clovis Municipal Code sections related to noise (Sections 9.22.080, 5.27.602, and 5.27.603) and/or lighting (Section 9.24.040).
6. No outdoor music (live and/or recorded) or amplified sound shall occur beyond the hours of 11:00 p.m. and 7:00 a.m. on Friday or Saturday and between 10:00 p.m. and 7:00 a.m. on other days.
7. Use of outdoor speakers and/or music equipment shall be facing in a direction that minimizes potential significant noise impacts to adjacent residential.
8. There shall be no church services or related functions other than in the areas shown in the site plan included as **Attachment A**.
9. All parking related to the church and its functions shall occur on site.
10. Parking shall comply with the provisions of Chapter 9.32 of the Clovis Municipal Code for the size and number of vehicular stalls, as well as the development standards.
11. Bicycle parking and storage shall be per the California Green Building Code.
12. Any site improvements shall require approval of a site plan review and other necessary entitlements and/or permits.
13. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited. No signage shall be allowed in the outdoor patio/porch

14. tasting area, including on the main building or using the patio/porch fence for signage advertisement.
15. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this Conditional Use Permit shall be addressed prior to operation of the facility.
16. The applicant shall maintain no fewer than ±515 parking stalls on site.
17. CUP2020-006 does not allow for the use of food trucks at the subject property. The use of food trucks would require a separate Administrative Use Permit.

Fire Department Conditions

(Rick Fultz, Department Representative – 559-324-2214)

Provide Site Plan with the Following

18. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
19. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
20. **Fire Lane:** The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
21. **Perimeter Fire Walking Access:** Walking access is required to reach building openings within two-hundred feet (200') of a paved surface designed to fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of four feet (4') in width if they are used in the walking access path. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for access. Additional paved access will be required to meet the access requirement to be within 200' of all openings from a paved surface. A decorative sidewalk a minimum of 26' in width with fire department access signage that supports a minimum gross vehicle weight of 80,000 pounds may be used to provide approved access. The access shall have permanent signage that states "EMERGENCY VEHICLE ACCESS"
22. **Fire Apparatus Access Roads (26'):** Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14'). Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code.

Approved fire apparatus access shall be provided to the existing residence being converted to a commercial building.

23. **Aerial Fire Apparatus Access Road for Sanctuary:** At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of this road shall be approved by the fire code official. The additional access for emergency vehicles can be utilized for aerial fire apparatus set up area.
24. **Commercial Fire Hydrant:** The applicant shall install approx. Six (6) 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
25. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

Systems Fire Protection

26. **Fire Sprinkler – 2,500 Square Feet:** The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation. Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).
27. **Clovis Municipal Code – Amendments to Fire Code 4.4.102 (i):** Notwithstanding any other provision of this Code, a Standard Automatic Sprinkler System shall be installed and maintained in all group A, B, E, F, I, L, M, S and U Occupancies exceeding 2,500 square feet in gross floor area. When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure. In existing buildings where an automatic sprinkler system does not exist, and a change in the character of occupancy or use is made to a more hazardous use, as determined by the building official or the fire official, as defined by the Building Code or the floor area is increased, and the gross floor area exceeds the areas set forth in this subsection before or after the addition or change, an approved automatic sprinkler system shall be installed throughout the structure. In

existing buildings where an automatic sprinkler system does not exist and a change in the character of occupancy or use is made to an equal or less hazardous use, and an automatic sprinkler system is not installed, an approved fire alarm system shall be installed and continuously monitored by an approved station. The existing residence that is being converted to a commercial building and will be required to be equipped with fire sprinklers.

28. **Underground Fire Service Line Installation:** Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.
29. **FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.
30. **Monitored Sprinklers:** All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.
31. **Fire Alarm System:** The applicant shall install a manual or automatic fire alarm system per 2019 CFC 907.2.9.1 when actuated, the alarm initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components. 2019 CFC 907.2.1.1 In Group A Occupancies with an occupant load of 1000 or more a voice / alarm evacuation communication system is required.

Building Information

32. **Residential Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8. Building numbers shall:
 - Be a minimum of twelve inches (12”) tall.
 - Be a minimum of one and one-half inches (1½”) principal stroke width.
 - Be located above any eaves or walkway coverings, if possible.
 - Face the street in which it is addressed, if possible.
33. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

San Joaquin Valley Air Pollution Control District

(Georgia Stewart, SJVAPCD Representative – 559-230-5937)

34. The Applicant shall refer to the attached San Joaquin Valley Air Pollution Control District correspondence. If the list is not attached, please contact the SJVAPCD for the list of requirements.

Fresno Metropolitan Flood Control District

(Anthony Zaragoza, FMFCD Representative – 559-456-3292)

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

Fresno Irrigation District

(Chris Lundeen, FID Representative – 559-233-7161 ext. 7410)

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

County of Fresno Health Department Conditions

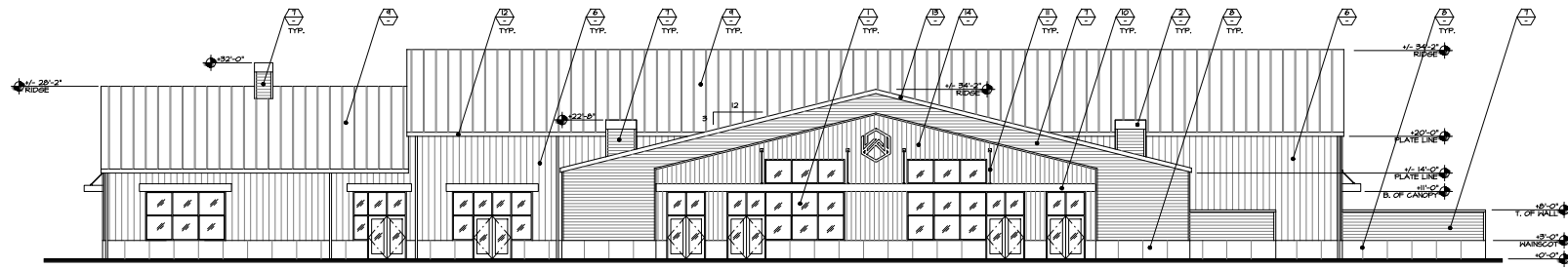
(Kevin Tsuda, County of Fresno Health Department Representative – 559-600-3271)

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

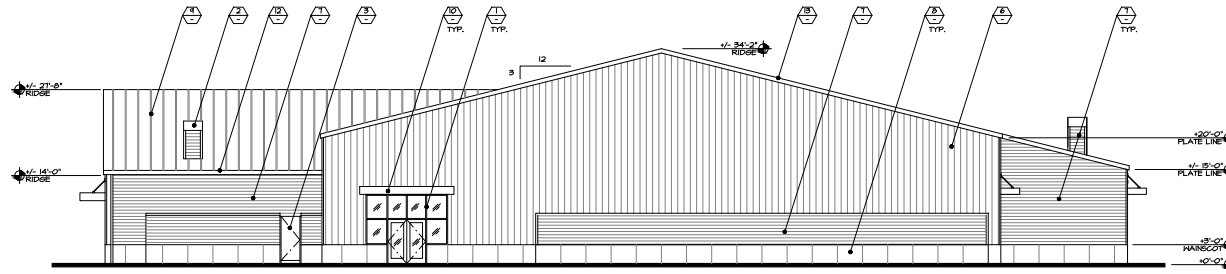
Department of Transportation (Caltrans) Conditions

(David Padilla, Caltrans Representative – 559-445-5421)

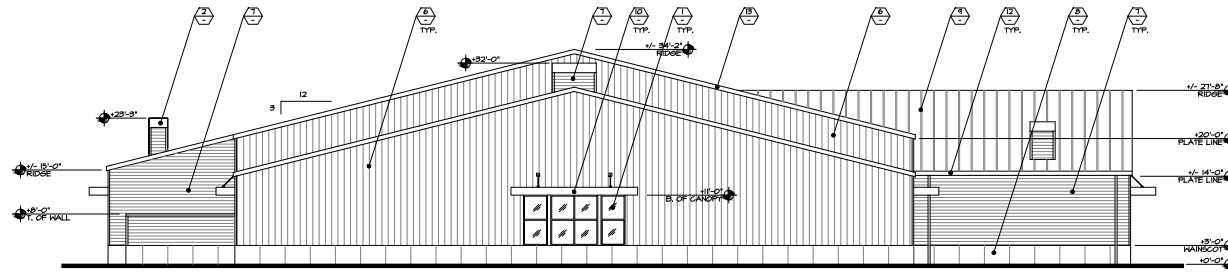
38. The Applicant shall refer to the attached Department of Transportation correspondence. If the list is not attached, please contact the Caltrans for the list of requirements.



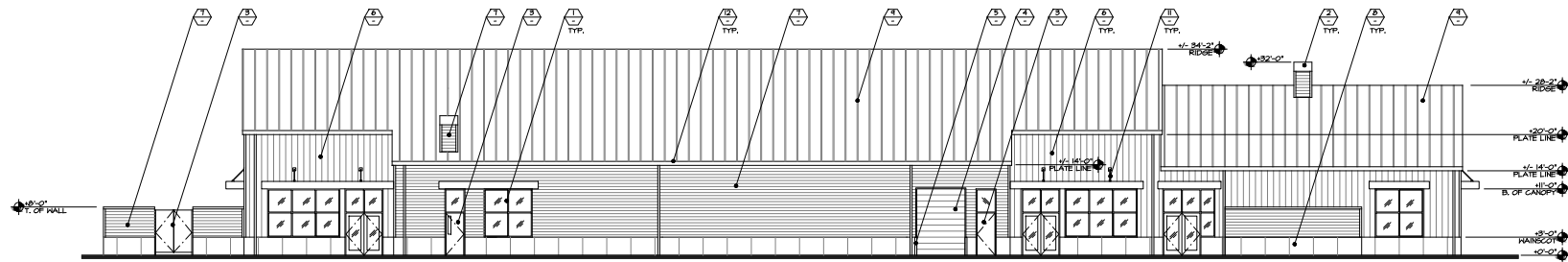
A BUILDING A - SOUTH ELEVATION



B BUILDING A - EAST ELEVATION



C BUILDING A - WEST ELEVATION



D BUILDING A - NORTH ELEVATION

EXTERIOR FINISH SCHEDULE		MATERIAL MK.
MARK/MATERIAL	DESCRIPTION	
1	ALUMINUM STOREFRONT SYSTEM	4 1/2" CLEAR ANOD. ALUM.
2	SHEET METAL CAP FLASHING	PREFINISHED
3	HOLLOW METAL DOOR & FRAME	FACTORY PRIME
4	ROLL-UP SERVICE DOOR FRAME	FACTORY PRIME
5	4" DIA. STEEL CRASH POST	CONCRETE FILLED; SEE DETAIL JOUROS
6	VERTICAL METAL SIDING	PREFINISHED
7	HORIZONTAL METAL SIDING	PREFINISHED
8	FLAT PANEL METAL SIDING	STIPPLE FINISH
9	STANDING SEAM METAL ROOF	PREFINISHED
10	ALUMINUM CANOPY	FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE	FACTORY PRIME
12	METAL GUTTER & DOWNSPOUT	PREFINISHED
13	RAKE TRIM	PREFINISHED; MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING	PREFINISHED

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED:	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCHUP AS REQUIRED IN SPECIFICATIONS:
STEEL CRASH POSTS (SAFETY YELLOW)	STOREFRONT SYSTEM AND DOORS
ROLL-UP SERVICE DOOR & FRAME	VERTICAL PREFINISHED METAL SIDING
ROLL-UP SERVICE DOOR FRAME	HORIZONTAL PREFINISHED METAL SIDING
CANOPY ROOF BRACE	STANDING SEAM ROOFING
HOLLOW METAL DOOR & FRAME	FLAT PANEL METAL SIDING
	ALUMINUM CANOPY
	SHEET METAL CAP FLASHING

ATTACHMENT 3

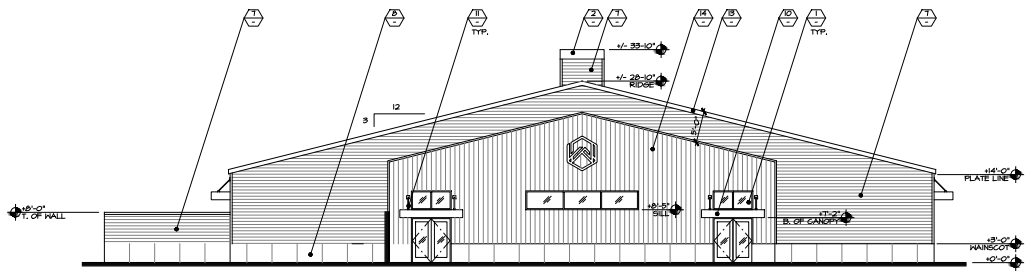
BUILDING A - EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

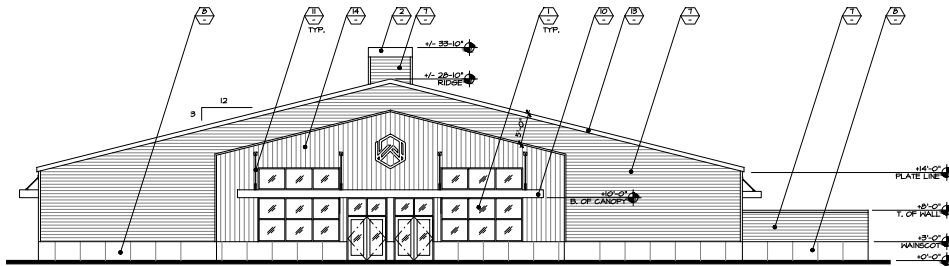
PHASE ONE DEVELOPMENT PLANS FOR:
THE WELL COMMUNITY CHURCH
CLOVIS AVENUE AND NEES AVE.
CLOVIS, CA

BUILDING A - EXTERIOR ELEVATIONS

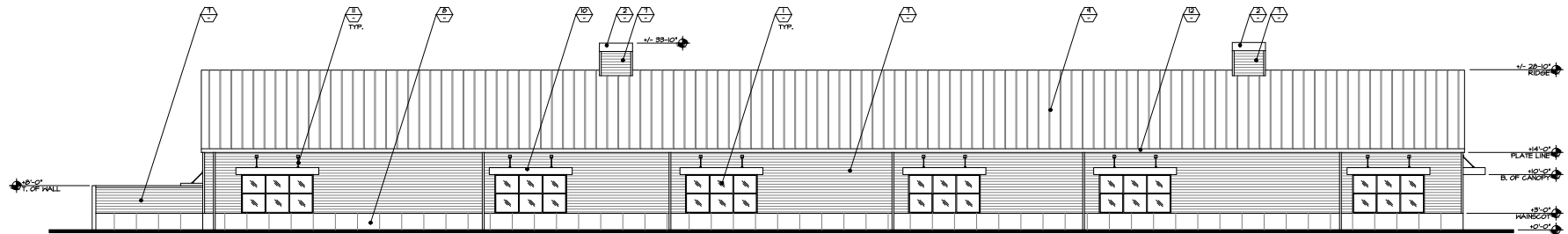
THESE PLANS ARE PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT.



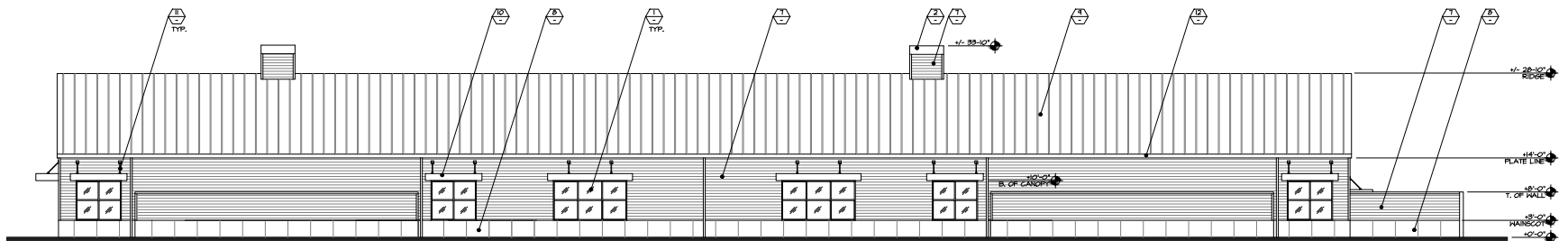
A BUILDING B - SOUTH ELEVATION



B BUILDING B - NORTH ELEVATION



C BUILDING B - EAST ELEVATION



D BUILDING B - WEST ELEVATION

EXTERIOR FINISH SCHEDULE		MATERIAL MK.
MARK	MATERIAL	DESCRIPTION
1	ALUMINUM STOREFRONT SYSTEM	4 1/2" CLEAR ANOD. ALUM.
2	SHEET METAL CAP FLASHING	PREFINISHED
3	HOLLOW METAL DOOR & FRAME	FACTORY PRIMED
4	ROLL-UP SERVICE DOOR FRAME	FACTORY PRIMED
5	4" DIA. STEEL GRASH POST	CONCRETE FILLED, SEE DETAIL XXV/XX
6	VERTICAL METAL SIDING	PREFINISHED
7	HORIZONTAL METAL SIDING	PREFINISHED
8	FLAT PANEL METAL SIDING	STIPPLE FINISH
9	STANDING SEAM METAL ROOF	PREFINISHED
10	ALUMINUM CANOPY	FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE	FACTORY PRIMED
12	METAL GUTTER & DOWNSPOUT	PREFINISHED
13	RAKE TRIM	PREFINISHED MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING	PREFINISHED

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED:	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:
STEEL GRASH POSTS (SAFETY YELLOW)	STOREFRONT SYSTEM AND DOORS
ROLL-UP SERVICE DOOR & FRAME	VERTICAL PREFINISHED METAL SIDING
MECH. ENCLOSURE GATE	HORIZONTAL PREFINISHED METAL SIDING
CANOPY ROOF BRACE	STANDING SEAM ROOFING
HOLLOW METAL DOOR & FRAME	FLAT PANEL METAL SIDING
	ALUMINUM CANOPY
	SHEET METAL CAP FLASHING

PHASE ONE DEVELOPMENT PLANS FOR:
THE WELL COMMUNITY CHURCH
CLOVIS, CA

BUILDING B - EXTERIOR ELEVATIONS

THESE PLANS ARE PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT.



CITY OF CLOVIS FIRE DEPARTMENT

1233 Fifth Street, Clovis, CA 93612 · (559) 324-2200



SPR 2020-008 COMMENTS
The Well Church
North West corner of Clovis and Nees

Provide site plan with the following

Turning Radius: All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

Two Points of Access: Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.

Fire Lane: The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.

Perimeter Fire Walking Access: Walking access is required to reach building openings within two-hundred feet (200') of a paved surface designed to fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of four feet (4') in width if they are used in the walking access path. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for access.

Additional paved access will be required to meet the access requirement to be within 200' of all openings from a paved surface. A decorative sidewalk a minimum of 26' in width with fire department access signage that supports a minimum gross vehicle weight of 80,000 pounds may be used to provide approved access. The access shall have permanent signage that states "EMERGENCY VEHICLE ACCESS"

Fire Apparatus Access Roads (26'): Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14').

Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code

Approved fire apparatus access shall be provided to the existing residence being converted to a commercial building.

Aerial Fire Apparatus Access Road for Sanctuary: At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of this road shall be approved by the fire code official. The additional access for emergency vehicles can be utilized for aerial fire apparatus set up area.

Commercial Fire Hydrant: The applicant shall install approx. ____

6 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

Looped Water Main: The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

Systems Fire Protection

Fire Sprinkler – 2,500 Square Feet: The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation.

Clovis Municipal Code – Amendments to Fire Code 4.4.102 (i): Notwithstanding any other provision of this Code, a Standard Automatic Sprinkler System shall be installed and maintained in all group A, B, E, F, I, L, M, S and U Occupancies exceeding 2,500 square feet in gross floor area. When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure. In existing buildings where an automatic sprinkler system does not exist, and a change in the character of occupancy or use is made to a more hazardous use, as determined by the building official or the fire official, as defined by the Building Code or the floor area is increased, and the gross floor area exceeds the areas set forth in this subsection before or after the addition or change, an approved automatic sprinkler system shall be installed throughout the structure. In existing buildings where an automatic sprinkler system does not exist and a change in the character of occupancy or use is made to an equal or less hazardous use, and an automatic sprinkler system is not installed, an approved fire alarm system shall be installed and continuously monitored by an approved station.

The existing residence that is being converted to a commercial building and will be required to be equipped with fire sprinklers.

Underground Fire Service Line Installation: Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.

FDC Location: The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.

Monitored Sprinklers: All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.

Fire Alarm System: The applicant shall install a manual or automatic fire alarm system per 2019 CFC 907.2.9.1 when actuated, the alarm-initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components.

2019 CFC 907.2.1.1 In Group A Occupancies with an occupant load of 1000 or more a voice / alarm evacuation communication system is required.

Building Information

Address Numbers: Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8.

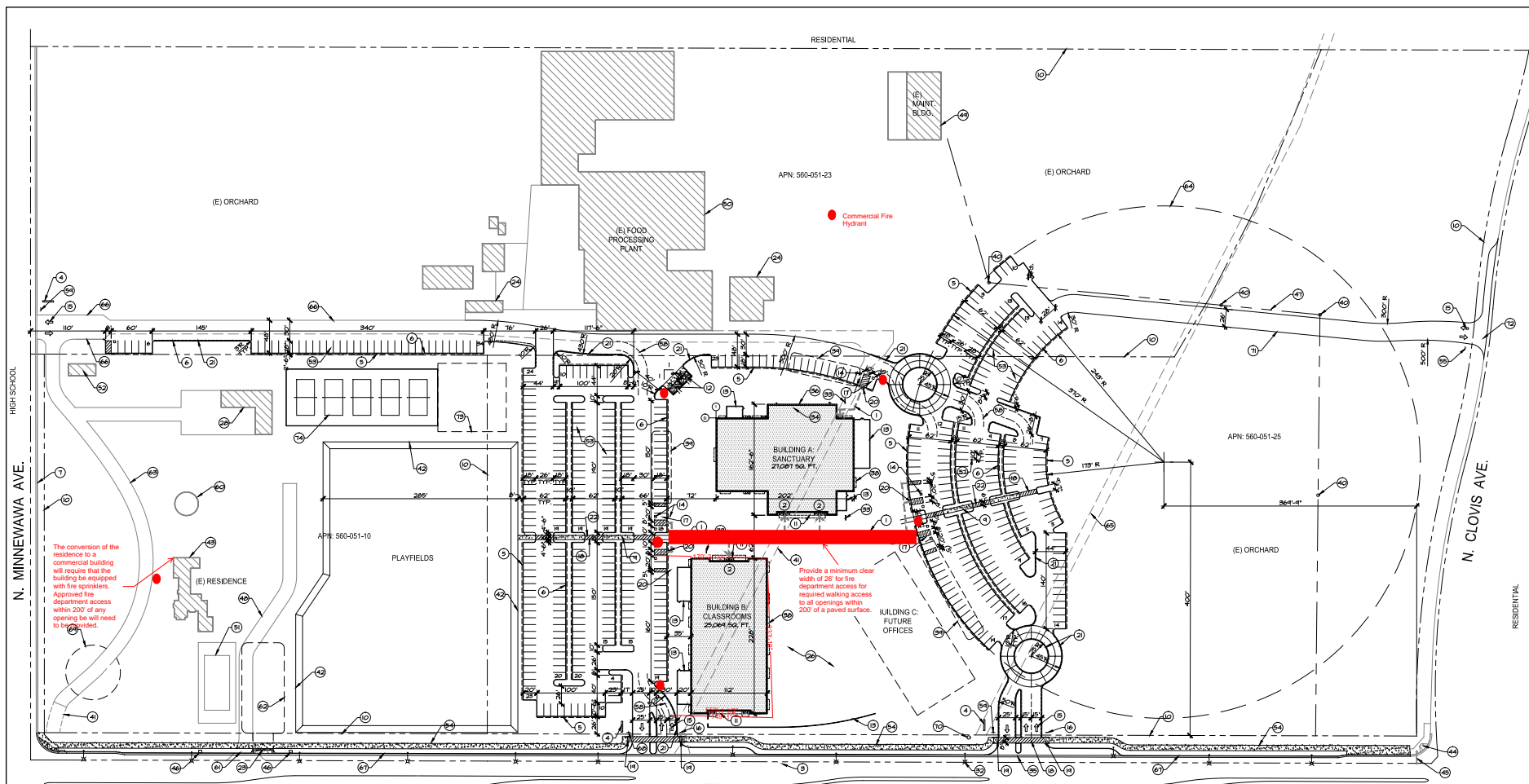
Building numbers shall:

1. Be a minimum of twelve inches (12”) tall.
2. Be a minimum of one and one-half inches (1½”) principal stroke width.
3. Be located above any eaves or walkway coverings, if possible.
4. Face the street in which it is addressed, if possible.

Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

Plan Check Comments by:

Gary Sawhill
Deputy Fire Marshal
(559) 324-2224
sawhill@cityofclovis.com



PROJECT INFORMATION

SITE ADDRESS:	NEES AVE. BY MINNEWAWA AND CLOVIS AVENUES CLOVIS, CA 95619
SITE PLAN REVIEW NO.:	X 560-051-10-25-25
EXISTING USE:	AGRICULTURAL/FOOD PROCESSING
ZONING:	R-1-7000
GENERAL PLAN:	L-LOW DENSITY & M-MEDIUM DENSITY RESIDENTIAL
SITE AREA:	4.1 ACRES
BUILDING AREA:	BUILDING A: SANCTUARY 27,087 SQ. FT. BUILDING B: CLASSROOMS 25,064 SQ. FT. TOTAL BUILDING AREA: 52,151 SQ. FT.
COVERAGE:	N/A
BUILDING HEIGHT:	ONE STORY; SEE EXTERIOR ELEVATIONS
TYPE OF CONST.:	I-B W/ SPRINKLERS
OCCUPANCY GROUP:	B & AS
PARKING REQUIRED:	ONE SPACE PER 40 SQ. FT. OF SANCTUARY AREA (5,520 SQ. FT. / 40 SQ. FT.) = 138 SPACES
PARKING PROVIDED:	BICYCLE PARKING PROVIDED: STANDARD STALLS: 442 ACCESSIBLE STALLS: 4 TOTAL STALLS: 446
E.V. CHARGING STATIONS REQUIRED:	444 X 25 = 25 (PROVISION MADE FOR FUTURE INSTALLATION)

KEYNOTES

1. ACCESSIBLE PATH OF TRAVEL (15% MAX. CROSS SLOPE, 3% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
2. ACCESSIBLE MAIN BUILDING ENTRANCE (TYPE I-A-1) FOR SIGNAGE.
3. AC STREET PAVEMENT; SEE CIVIL PLANS.
4. MONUMENT SIGN W/ LIGHTING (SEER SEPARATE PERMIT) SEE ELECTRICAL PLANS.
5. INDICATES 2'-0" BARRIER OVERHANG, TYP. LANDSCAPE PLANTING WITHIN EXTERIOR OVERHANG AREA TO BE LIMITED TO LOW-GROWING PLANTS.
6. 6" RAISED CONCRETE CURB, TYP. SEE DETAILS & 8/4/00.
7. (B) CONCRETE CURB & BUTTER.
8. LANDSCAPING; SEE LANDSCAPE PLANS.
9. CONCRETE SUBSIDEWALK, 12" MAX. SLOPE & 4" MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS & 8/4/00. LIGHT BROOM FINISH, TYP. PROVIDE FIBER EXPANSION JOINT HERE W/ 2" SLOPE AWAY FROM BUILDING.
10. INDICATES (B) PROPERTY LINE, TYP.
11. INDICATES ROOF OVERHANG ABOVE, TYP.
12. ACCESSIBLE TYPE II TRASH ENCLOSURE EXCEEDING CITY OF CLOVIS STD. 10-2.
13. MN 8 FT. HIGH CONCRETE MASONRY ENCLOSURE.
14. INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN, TYP. AT ALL ACCESSIBLE PARKING STALLS NOT TO BE LOCATED WITHIN 2 FT. BARRIER OVERHANGS; SEE DETAIL 5/4/00.
15. PAINTED WHITE DIRECTIONAL ARROW, TYP. SEE DETAIL 4/4/00.
16. PARKING ENTRANCE SIGN; SEE DETAIL 4/4/00.
17. ACCESSIBLE PARKING STALL, TYP. OF II STALLS; SEE DETAIL 5/4/00.
18. ACCESSIBLE ACCESSIBLE ACROSS DRIVE ASIDE WITH 4" PAINTED WHITE STRIPES, TYP. SEE DETAIL 5/4/00.
19. INDICATES ACCESSIBLE MARKING, TYP. MN 3'-0" WIDE IN DIRECTION OF TRAVEL, TYP. SEE DETAIL 5/4/00.
20. ACCESSIBLE CURB RAMP, TYP. SEE ENLARGED PLAN AND DETAIL 5/4/00.
21. DASHED LINE INDICATES DRIVE ASIDES WITH RED PAINTED CURB IDENTIFYING IN 3" HIGH LETTERS AS "NO PARKING FIRE LANE". TYP. PER CALIFORNIA VEHICLE CODE, SECTION 22600. LOCATE LETTERING AT MAX. 50 FEET OR PROVIDE APPROVED SIGN EVERY 50 FT.
22. PAVEMENT TO BE FLUSH WITH SIDEWALK, TYP. AT HALLOWAY THROUGH PARKING.
23. DRIVEWAY APPROACH PER CITY OF CLOVIS STANDARDS; SEE CIVIL DRAWINGS.
24. (B) AGRICULTURE RELATED STRUCTURE.
25. HARDSCAPE; SEE LANDSCAPE PLANS.
26. SEPARATE TODDLER 1 K-6 PLAYGROUND STRUCTURES, W/ SYNTHETIC TURF & PADDED BASE.
27. CONCRETE MON STRIP; SEE LANDSCAPING.
28. (B) STORAGE BUILDING TO REMAIN.
29. COLORED CONCRETE, TYP. SEE LANDSCAPE PLANS.
30. LIGHT BOLLARD, TYP.; SEE LANDSCAPING & ELCT. PLANS.
31. ELCT. TRANSFORMER AND SWITCHGEAR IN CHU ENCLOSURE.
32. POLE LIGHT, TYP. SEE ELECTRICAL PLANS.
33. REDBON BIKE RACK, 4 BICYCLES, TYP. AT 3 LOCATION.
34. LOCKED, LONG-TERM BICYCLE PARKING W/ PERMANENTLY ANCHORED RACKS FOR MN, 3 BICYCLES, SEE FLOOR PLAN.
35. CONCRETE BUTTER, SEE OFF-SITE IMPROVEMENT PLANS.
36. FIRE SPRINKLER RISER; SEE PLUMBING DRAWINGS.
37. FIRE HYDRANT; SEE CIVIL DRAWINGS.
38. BUILDING CANOPY, TYP.
39. FUTURE EV. CHARGING STATION PER CALIFORNIA 068.3.2 (25 TOTAL); SEE ELECTRICAL PLANS, FUTURE CHARGING STATIONS TO BE REVIEWED UNDER SEPARATE PERMIT.
40. (B) POWER POLE TO REMAIN.
41. DASHED LINE INDICATES (B) ASPHALT PAVEMENT TO BE REMOVED.
42. INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN TO BE USED AS PLAYFIELDS.
43. (B) RESIDENCE TO REMAIN.
44. CORNER CURB CUT PER CITY OF CLOVIS 1970; SEE CIVIL PLANS.
45. (B) SIGNAL POLE TO REMAIN.
46. (B) UTILITY BOX TO REMAIN.
47. (B) OVERHEAD POWER LINES TO REMAIN.
48. INDICATES PORTION OF (B) ASPHALT DRIVEWAY TO REMAIN.
49. (B) MAINTENANCE BUILDING TO REMAIN.
50. (B) FOOD PROCESSING PLANT TO REMAIN.
51. (B) TENNIS COURT TO REMAIN.
52. (B) FRUIT STAND TO REMAIN.
53. ASPHALT PAVEMENT PER CITY OF CLOVIS 1970 AT ALL W/ PAVEMENT AREAS; SEE CIVIL PLANS.
54. CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY; SEE OFF-SITE IMPROVEMENT PLANS.
55. 30" STATE STD. "STOP" SIGN MOUNTED ON 20'x14" POST W/ BOTTOM AT 7 FT. ABOVE GRADE.
56. LOCATION OF FIRE DEPT. CONNECTION SEE CIVIL AND OFFERED APPROVAL FIRE PROTECTION PLANS.
57. PARKING STALLS LOCATED ON CURVE TO BE MN 10 FT. WIDE AT INSIDE RADIUS, TYP.
58. INDICATES 48 FT. WIDE OUTSIDE TURNING RADIUS, TYP. FOR FIRE APPARATUS.
59. 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 7 FT. ABOVE GRADE. 30" POST STATE STD. "RIGHT TURN ON RED" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POST.
60. (B) DRIVEWAY TO REMAIN.
61. FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (B) RESIDENCE, NOT IN THIS PERMIT.
62. FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (B) RESIDENCE, NOT IN THIS PERMIT.
63. (B) DRIVEWAY TO REMAIN.
64. INDICATES OTHER PARKING RADIUS FOR FUTURE PARKING IMPROVEMENTS.
65. INDICATES (B) IRRIGATION CANAL TO BE ROUTED UNDERGROUND; SEE CIVIL PLANS.
66. (B) OF (B) ASPHALT PAVEMENT.
67. STREET MEDIAN, CURB, BUTTER, & SIDEWALK.
68. 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 7 FT. ABOVE GRADE.
69. INDICATES FUTURE TURN AROUND NOT IN THIS PERMIT.
70. (B) IRRIGATION STANDPIPE TO REMAIN.
71. TEMPORARY VEHICLE ACCESS TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF CARCA CAMPUS.
72. TEMPORARY DRIVEWAY APPROACH TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF CARCA CAMPUS.
73. FUTURE COVERED AREA.
74. INDICATES SAND VOLLEYBALL COURT LAYOUT.

CLEAN AIR VEHICLE PARKING NOTE:
PROVIDE 41 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 5/4/00. CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOT (CALGREEN 5.106.5.2)

SITE PLAN

SCALE: 1" = 60'-0"

PHASE ONE DEVELOPMENT PLANS FOR:
THE WELL COMMUNITY CHURCH
CLOVIS, CA
NEES AVE. AND NEES AVE.

SITE PLAN

92

ATUT

www.thetaylorgroup.com

THE TAYLOR GROUP ARCHITECTS
101 DAWG CHECK DRIVE • CLOVIS, CA 95311 • P: 553.762.6444



DATE	5/7/2020	DRAWN	DAC, SBMTH, HANNAH
DATE	09/26/2020	CHECKED	COP, SBMTH, HANNAH

January 19, 2021

Ricky Caperton
City of Clovis
Planning & Development Services Dept.
1033 Fifth Street
Clovis, CA 93612

Project: Rezone (R2020-005), Site Plan Review (SPR2020-008), and Conditional Use Permit (CUP2020-006) – The Well Community Church

District CEQA Reference No: 20201091

Dear Mr. Caperton:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Clovis (City). The project consists of a request to (1) rezone the site from R-A (Single Family Very Low Density to R-1-7500 Zone District (Single Family residential – 7500), (2) a Site Plan Review, and (3) a Conditional Use Permit for a church campus (Project). The approximately 23-acre Project site is located on the north side of West Nees Avenue between North Minnewawa Avenue and North Clovis Avenue in Clovis, CA (APN: 560-051-10, -23 and -25).

Project Scope

The Project consists of the construction of a sanctuary (approximately 27,000 sq. ft.), a children's classroom (approximately 26,000 sq. ft.) and a future office building (approximately 26,000 sq. ft.). The Project proposes approximately 494 parking stalls. The Project will include sports and recreational fields totally approximately 14 acres in area. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Health Risk Screening/Assessment

Located east of the Project, are residents and the New Hope Community Church. Located directly south of the Project is a residential development. Located west of the Project, is Garfield Elementary School and the Veterans Memorial Stadium. North of the Project is a business and residential development. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

The Health Risk Assessment should evaluate the risk associated with sensitive receptors (elementary school, residents and workers) in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TAC's identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:
http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1c) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website www.valleyair.org/ceqa.

2) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), and New and Modified Stationary Source Review (Rule 2201).

2a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent

by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

2b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at:
<http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

2c) District Regulation VIII (Fugitive PM10 Prohibitions)

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.

2d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

3) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Georgia Stewart by e-mail at Georgia.Stewart@valleyair.org or by phone at (559) 230-5937.

Sincerely,



Brian Clements
Director of Permit Services

AM: gs

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

AGENDA ITEM NO. 3.

Page 1 of 4

PUBLIC AGENCY

RICKY CAPERTON
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

RUSSEL TAYLOR, THE WELL COMMUNITY
CHURCH
410 PARK CREEK DR.
CLOVIS, CA 93611

PROJECT NO: **2020-006**

ADDRESS: **N. OF NEES AVE. BTWN. CLOVIS AVE. AND MINNEWAWA AVE.**

APN: **560-051-23, 25, 560-051-10**

SENT: **January 26, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BT	\$28,574.00	NOR Review *	\$903.00	To be paid prior to release of District comments to Public Agency and Developer.
CZ	\$101,910.00	Grading Plan Review *	\$4,594.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *		For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$130,484.00		Total Service Charge: \$5,497.00		

* The Development Review Service Charge shown above is associated with CL SPR 2020-008 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 2/28/21 based on the site plan submitted to the District on 12/23/20. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**CL
CUP No. 2020-006**

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

AGENDA ITEM NO. 3.

Page 2 of 4

**CL
CUP No. 2020-006**

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

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☒ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
☐ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☒ Street Plan
☒ Storm Drain Plan
☒ Water & Sewer Plan
☐ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☒ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☒ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

AGENDA ITEM NO. 3.

Page 3 of 4

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



Brent Sunamoto

Assistant District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 1/26/2021 2:00:37 PM



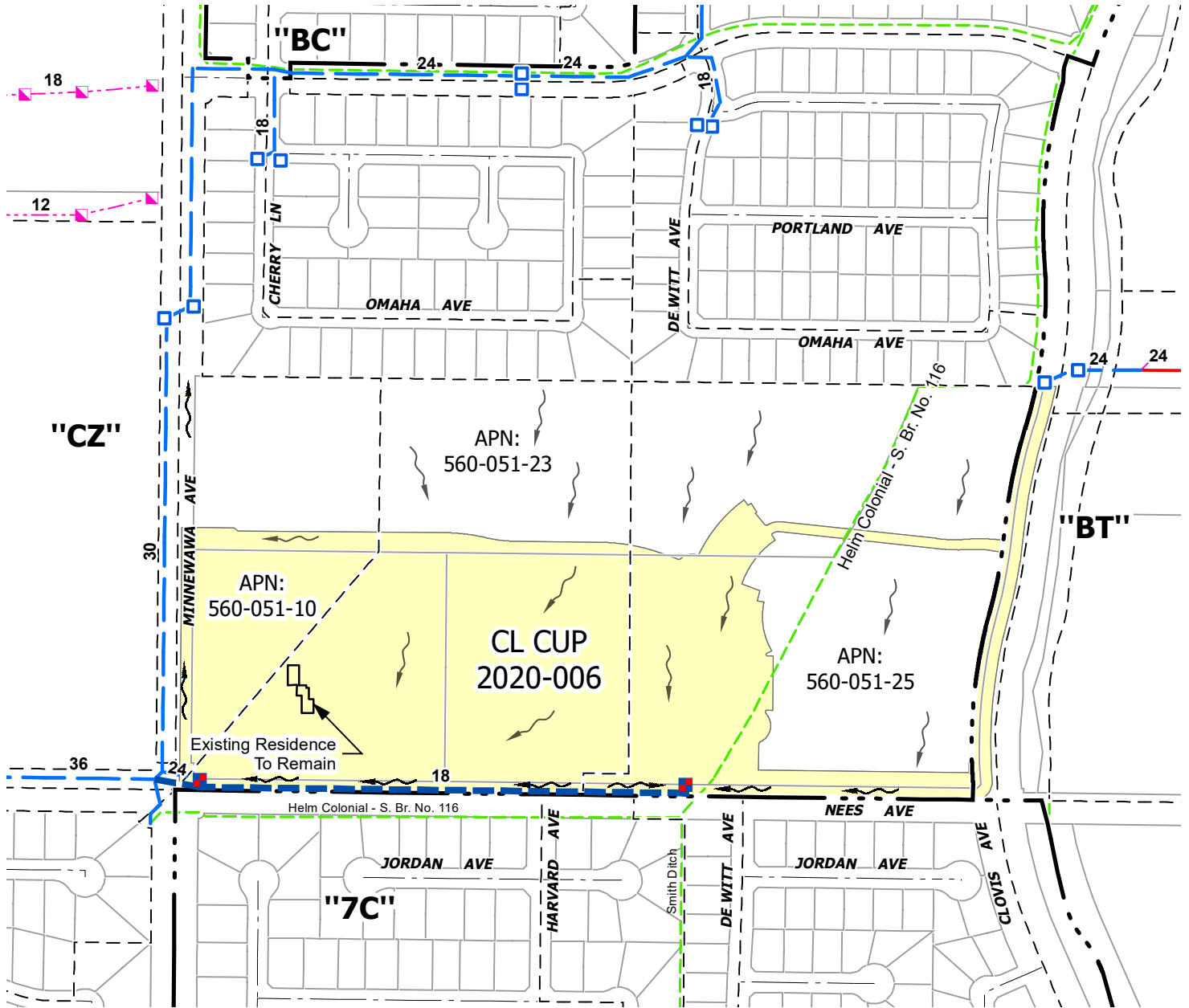
Anthony Zaragoza

Engineer II

Digitally signed by Anthony Zaragoza Date: 1/26/2021 11:47:15 AM

**CL
CUP No. 2020-006**

AGENDA ITEM NO. 3.



LEGEND

- --- Master Plan Facilities To Be Constructed
By City Of Clovis - Pipeline (Size Shown) & Inlet
- --- Existing Master Plan Facilities
- --- Private Facilities
- Existing FID Facilities
- Direction Of Drainage
- Inlet Boundary
- Drainage Area Boundary



1" = 400'

CL CUP 2020-006
DRAINAGE AREA "CZ"



EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS

EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a commercial type land use density. The developer shall be required to mitigate the impacts of the increased runoff from the proposed commercial type land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a commercial type density development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

At this time, the City of Clovis is proposing to install the Master Plan facilities shown on Exhibit No. 1 as part of a City of Clovis project to widen Nees Avenue. If those facilities are completed prior to development of this site, permanent drainage service will be available for the area located in Drainage Area "CZ". If the facilities are not constructed, the construction of these facilities will be a requirement of CL CUP 2020-006.

Temporary drainage service for the street area along Clovis Avenue is available through existing facilities.

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

APNs 560-051-10 and 560-051-25 are required to grant a drainage covenant to APN 560-051-23 to allow surface runoff to reach proposed Master Planned facilities located in Nees Avenue.

CL CUP 2020-006 shall not block the historical drainage pattern of the existing home and buildings to remain adjacent to the related project. The developer shall verify and/or provide improvements to the satisfaction of the District that runoff from the existing home and buildings has the ability to surface drain to adjacent streets.

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

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



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

AGENDA ITEM NO. 3.

Distribution Date: **12/23/2020**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Ricky Caperton, AICP, Senior Planner

PLEASE ROUTE TO:

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

Item(s): **CUP2020-006** Location: **North of Nees Avenue between Clovis & Minnewawa Avenues**

APN: **560-051-10, 23, 25** Zoning: **Public Facilities** General Plan: **Low Density Residential**

Name of Applicant: **The Well Community Church, Russel Taylor** Phone/Email: **(559)708-4046/ russ.t@ttcarchitects.com**

Applicant Address: **410 Park Creek Drive** City: **Clovis** State: **CA** Zip: **93611**

Previously Reviewed Under DRC: **DRC2020-031** Or Other Entitlement: _____

Project Description: **SEE ATTACHED PROJECT DESCRIPTION**

This item is tentatively scheduled for a public hearing to be considered by the **Planning Commission**.
 The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by **1/19/2020**

Please check one below:

☐ No Comments ☒ Comments Attached ☐ Comments e-mailed or saved on: _____

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Ricky Caperton, AICP, Senior Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2866

From: Marc Varney <msv6@icloud.com>
Sent: Tuesday, March 9, 2021 7:51 PM
To: Ricky Caperton
Cc: Kelsey George; Lily Cha
Subject: Re: Meeting with Marc Varney

Hi Ricky,

Thank you very much to you and your colleagues Lily and Kelsey for meeting with me this afternoon to discuss the The Well Community Church project and its proposed mitigated negative declaration. I appreciate all the time you spent addressing my concerns and answering my questions.

I believe many of the issues that I raised are being addressed but would like to submit my comments to you for consideration by the Clovis Planning Commission at the upcoming hearing on March 25, 2021.

I have lived at 1126 N. Cherry Lane, Clovis for over 19 years. Our residence is less than one block from the proposed site for this project. I am not opposed to the Church project. Rather my comments and concerns arise from my interest in preserving and improving traffic safety for vehicles, bicycles and pedestrians in the area of the proposed project.

1. Westbound Nees Avenue between Minnewawa and Clovis Avenues should be widened from one lane to two through lanes prior to or concurrently with the Church project. This section of road has been a dangerous bottleneck for many years and the scene of several serious rear end type collisions over the time I have resided in the neighborhood. I understand this is already scheduled to be done.

2. Sidewalks should be constructed along the complete length of the west, south and east perimeters of the entire property bounded by Minnewawa, Nees and Clovis Avenues. These sidewalks should not be limited to only the perimeter of the 23 acres of the Church Project. I understand sidewalks are addressed in the mitigated negative declaration but I'm not certain the requirements are specific or clear enough.

3. Pedestrian crosswalks at the intersection of Minnewawa and Nees should be expanded to four crosswalks in all eight directions. There are presently just two crosswalks at this intersection which makes it difficult, dangerous and time consuming for pedestrians or bicyclists to cross these streets.

4. The two east bound lanes of Nees between Minnewawa and Clovis are in very bad condition with cracking and deteriorating asphalt. With increased construction traffic and eventually new church vehicle traffic this section of road will become unsafe because of street surface degradation. A road resurfacing of this section of Nees should be part of the mitigation plan.

5. The utility/electric poles on the north side of Nees between Minnewawa and Clovis should be removed and all utilities relocated underground. I understand this is planned to be done.

ATTACHMENT 5

6. I am concerned with the accuracy of the traffic survey that was completed in this area. I have not viewed the report but would like to understand more about how accurate and realistic numbers for traffic were determined in light of COVID's impact on vehicle movements. The Buchanan Educational Complex has been closed to in classroom instruction for nearly one year. Living in this area I can assure you that the number of vehicles traveling along Minnewawa and Nees have been but a small fraction of what is normal. I ask that the Planning Commission makes certain that normal traffic numbers in this area are fairly and realistically represented in the submitted traffic survey. I am not confident this is the case.

7. Has the Clovis Police Department been approached concerning their capability to provide traffic control Officers at the Church's street entrances/exits during large events and gatherings? I ask because of what I have frequently observed driving past the CrossCity Christian Church at 2777 E Nees Ave. Many times I have seen one or possibly two Fresno Police Officers directing traffic entering or exiting the Church campus from Nees Ave. The Officers make it possible for traffic to safely pass through that area along Nees Ave. I believe it may be necessary for the Clovis Police Department to investigate this requirement. Fresno Police Department and CrossCity Christian Church representatives should be able to provide information concerning when they deem this Police service necessary.

8. Finally, I don't agree that a left turn onto southbound Minnewawa from the Well Church's east side exit near the present Wawona Fruit Stand should be allowed. Minnewawa is a heavily traveled street with a 45 mph speed limit that is rarely enforced. Traffic moves at a high rate of speed through the Minnewawa and Nees intersection. Northbound and southbound traffic on Minnewawa presents a high collision potential for vehicles trying to exit the Church Campus via a left turn south onto Minnewawa. If you investigate you will notice there are no left turns permitted onto Minnewawa from any neighborhood housing development exits on the east side of Minnewawa from Nees to Shepherd. Wawona Ranch Lane, Powers Ave and Serena Ave all permit only right turns onto northbound Minnewawa.

Thank you again very much for considering my concerns on the Well Church project. I would be happy to answer any questions.

Marc Varney

Sent from my iPad

On Mar 8, 2021, at 10:30 AM, Ricky Caperton <rcaperton@ci.clovis.ca.us> wrote:

Meet at the Planning Department in the Sierra Conference Room.

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is

strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

<mime-attachment.ics>

**DRAFT
RESOLUTION 21-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
APPROVING AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE
DECLARATION FOR REZONE R2020-005 AND CONDITIONAL USE PERMIT CUP2020-
006 PURSUANT TO CEQA GUIDELINES**

WHEREAS, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 and Conditional Use Permit CUP2020-006 for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

WHEREAS, in March 2021, the City of Clovis ("City") caused to be prepared an initial study for the Project to evaluate potential environmental impacts, which is hereby incorporated by this reference; and

WHEREAS, on the basis of that study, it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

WHEREAS, a public notice was sent out to area residents within a minimum 600 feet of said property boundaries twenty-one (21) days prior to said hearing and the public review period occurred between March 3, 2021 and March 24, 2021; and

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

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

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

1. The foregoing recitals are true and correct.
2. The initial study and mitigated negative declaration for the Project are adequate, reflect the City's independent judgment and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.
3. The initial study and mitigated negative declaration were presented to the Planning Commission and the Planning Commission has independently reviewed,

4. evaluated, and considered the Administrative Record prior to approving the Project.
5. On the basis of the whole record, there is no substantial evidence that the Project will have a significant effect on the environment.
6. The mitigated negative declaration is approved and the mitigation monitoring program set forth in **Attachment A**, including the mitigation measures identified therein and as described in the mitigated negative declaration is adopted.
7. The record of these proceedings shall be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and the custodian of the record shall be the City Planner or other person designated by the Planning and Development Services Director.
8. The Planning and Development Services Director, or his/her designee, is authorized to file a notice of determination for the Project in accordance with CEQA and to pay any fees required for such filing.
9. The basis for the findings is detailed in the March 25, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as evidence and comments presented in connection with the mitigated negative declaration.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 21-____
 Date: March 25, 2021

 Paul Hinkle, Chair

 Renee Mathis, Secretary

**ATTACHMENT A:
Mitigation Monitoring Program
R2020-005 and CUP2020-006**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<i>Aesthetics</i>				
AES-1	The Project shall comply with Section 9.22.050, Exterior Light and Glare, of the Clovis Municipal Code (CMC or Development Code), which requires light sources to be shielded and that lighting does not spillover to adjacent properties.	City of Clovis Planning	<i>Plan Review</i>	
<i>Biological Resources</i>				
BIO-1	Qualified Biological Monitor On-Site During Vegetation Removal. A qualified biological monitor should be on-site during vegetation removal within the Project footprint.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-2	Pre-Activity Surveys for Birds During Nesting Season. For construction activities during February 15 through August 31, the applicant shall hire a qualified ornithologist to conduct pre-construction surveys for the presence of nesting birds at the Project site. The survey shall be conducted no more than seven (7) days prior to construction activities. The survey shall inspect all potential nesting areas for the presence of nests in or immediately adjacent to the impact areas. If an active nest is found, the applicant shall implement measures recommended by the ornithologist, which could include establishing a construction-	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	free buffer zone around the nest (typically 250 feet for raptors and 50 – 100 feet for other species).			
BIO-3	Wetland Delineation. To minimize impacts to Helm Colonial Ditch, a wetland delineation analysis shall be conducted prior to undergrounding and the start of construction to determine the status of the ditch. Based on the analysis findings, coordination with the appropriate agencies should be conducted.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
Cultural Resources				
CULT-1	<p>If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.			
CULT-2	If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
Geological Resources				

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

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
TRAF-1	West Site Access / Nees Avenue / Harvard Avenue: One dedicated right-turn lane exiting the site is recommended and two lanes entering the site are proposed. Per City requirements, construct a median worm to prevent left turns out of the driveway and left turns out from Harvard Avenue. The existing left-turn lanes on Nees Avenue will remain. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-2	East Site Access / Nees Avenue / DeWitt Avenue: The intersection will remain as a full-access opening. One shared left-turn/through lane and one dedicated right-turn lane exiting the site are recommended, along with two proposed lanes entering the site. The proposed dedicated left-turn lane to be constructed in the existing Nees Avenue median for the eastbound-to-northbound left-turn movement into the site is recommended to be on the order of 150 feet long and should be maximized within the existing space available. The existing westbound left-turn lane (which turns left to southbound Harvard Avenue) to the west of the proposed lane should not be reduced in length. The proposed bay taper may be reduced below 120 feet, if necessary, to provide the recommended 150 feet	City of Clovis Engineering	<i>Prior to Permits</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	of storage. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.			
TRAF-3	Minnewawa Avenue / Site Access: The existing full-access opening that currently serves as the driveway to the Wawona Packing Shed and Peach Tree Fruit Stand is recommended to remain in its existing condition, with the exception that striping to delineate separate left-turn and right-turn lanes exiting the site are recommended.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-4	Clovis Avenue / Site Access: The new right-in/right-out driveway is recommended to have one lane entering the site and one lane exiting the site. The proposed dedicated right-turn lane from southbound Clovis Avenue turning into the site is recommended to be 100 feet long.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-5	Left turns out of the Project site shall be temporarily prevented after large events on weekends. This can be accomplished with installation of traffic cones and similar temporary traffic control devices along with a right-turn-only	City of Clovis Engineering	<i>Prior to Permits</i>	
Tribal Cultural Resources				
TCR-1	If cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.			
TCR-2	If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines,	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>			

**DRAFT
RESOLUTION 21-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL TO REZONE APPROXIMATELY 23.00 ACRES FROM THE
R-A (SINGLE-FAMILY RESIDENTIAL VERY LOW DENSITY) ZONE DISTRICT TO THE R-1-
7500 (SINGLE-FAMILY RESIDENTIAL LOW DENSITY) ZONE DISTRICT FOR PROPERTY
LOCATED NEAR THE NORTHEAST CORNER OF MINNEWAWA AND NEES AVENUES IN
THE CITY OF CLOVIS, CALIFORNIA**

LEGAL DESCRIPTION:

See **Attachment A**

WHEREAS, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 to rezone approximately 23.00 acres from the R-A (single-family residential very low density) Zone District to the R-1-7500 (Single-family residential Low density) Zone District for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

WHEREAS, a public notice was sent out to area residents within a minimum 600 feet of said property boundaries twenty-one days prior to said hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 25, 2021, to consider the project approval, at which time interested persons were given opportunity to comment on the project; and

WHEREAS, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings ("Administrative Record") relating to rezone R2020-005, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

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

WHEREAS, the rezone is in keeping with the intent and purpose of the Zoning Ordinance.

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

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

4. The Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record and approved a mitigated negative declaration for the project pursuant to CEQA guidelines.
5. The Planning Commission does recommend approval of rezone R2020-005.
6. The basis for the findings is detailed in the March 25, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-____
DATED: March 25, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

ATTACHMENT A
Legal Description

(Legal description to be finalized)

**DRAFT
RESOLUTION 21-_____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING
A CONDITIONAL USE PERMIT ALLOWING FOR A CHURCH USE ON PROPERTY
LOCATED AT THE NORTHEAST CORNER OF MINNEWAWA AND NEES AVENUES**

WHEREAS, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Conditional Use Permit CUP2020-006 allowing for a church use for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

WHEREAS, a public notice was sent out to property owners within 600 feet of said property boundaries a minimum of twenty-one days prior to said hearing; and

WHEREAS, a duly noticed public hearing was held on March 25, 2021; and

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

WHEREAS, the Planning Commission has reviewed and considered the entire Administrative Record, including the staff report and all written materials submitted in connection with the request, the conditions attached as **Attachment A** to this Resolution and incorporated herein by this reference, and all the testimony presented during the public hearing.

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

1. The initial study and mitigated negative declaration for the Project are adequate, reflect the City's independent judgement and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.
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 this 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. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

- e. 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.
 - f. 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 because, as set forth above.
3. Without the conditions of approval set forth in **Attachment A** to this Resolution, the Commission could not make the findings necessary for approval of CUP2021-006.
 4. The basis for the findings is detailed in the March 25, 2021, staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing.
 5. CUP2021-006 is hereby approved with incorporation of the conditions of approval set forth in **Attachment A** to this Resolution.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-____
 DATED: March 25, 2021

 Paul Hinkle, Chair

ATTEST: _____
 Renee Mathis, Secretary