



# CITY *of* CLOVIS

## AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

August 22, 2024

6:00 PM

Council Chamber

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

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

### **Written Comments**

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

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



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

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

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

## **CALL TO ORDER**

## **FLAG SALUTE**

## **ROLL CALL**

## **APPROVAL OF MINUTES**

- [1.](#) Planning Commission Minutes for the Meeting of July 25, 2024

## **COMMISSION SECRETARY COMMENTS**

## **PLANNING COMMISSION MEMBER COMMENTS**

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

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

2. Consider Approval - Res. 24-\_\_\_\_, CUP2024-001, Adopting a Class 32 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit for a four-story, 122-room, extended stay hotel located in the southeast area of Shaw Avenue and State Route 168. SSS Commercial, LLC, owner; Chad Cook - WS California Developer, LLC, applicant; and Hal Lore, representative.  
**Staff:** Marissa Jensen, Assistant Planner  
**Recommendation:** Approve

## **ADJOURNMENT**

## **MEETINGS & KEY ISSUES**

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

September 26

October 24

November 21

# CLOVIS PLANNING COMMISSION MINUTES

## July 25, 2024

A meeting of the Clovis Planning Commission was called to order at 6:02 p.m. by Chair Antuna in the Clovis Council Chamber.

Flag salute led by Commissioner Hinkle

Present: Commissioners Bedsted, Hatcher, Hebert, Hinkle, Chair Antuna

Absent: None

Staff: Renee Mathis, PDS Director  
George Gonzalez, Senior Planner  
Liz Salazar, Assistant Planner  
Joyce Roach, Planning Technician II  
Sean Smith, Supervising Civil Engineer  
Christopher Kelly, Civil Engineer  
Sarai Yanovsky, Civil Engineer  
Staff Analyst, Aaron La Mattina  
Matt Lear, City Attorney

### MINUTES – 6:03

ITEM 1 – APPROVED.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, to approve the June 27, 2024, minutes. Motion carried by unanimous consent.

### COMMISSION SECRETARY – 6:03

Senior Planner George Gonzalez informed that developed a new power point introduction for meetings. He also returned to the previous meeting's comment from Commissioner Hinkle regarding the Clovis Nissan and informed that Administration had sent formal correspondence to the dealership.

### PLANNING COMMISSION MEMBERS COMMENTS – 6:04

Commissioner Hinkle expressed gratitude to the City Council, Planning Department, and City employees for their hard work that resulted in Clovis being recognized as one of the top cities in the western U.S.

Commissioner Hatcher expressed gratitude to staff and the City regarding the grand opening of the Village Green Park, remarking that it went well.

### PUBLIC COMMENTS – 6:05

None.

### PUBLIC HEARINGS

ITEM 1A – 6:07 – APPROVED – **RES. 24-24, GPA2024-004**, A RESOLUTION RECOMMENDING THE CITY COUNCIL'S CONSIDERATION OF AN ENVIRONMENTAL FINDING OF A CEQA EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW AND AN AMENDMENT TO THE GENERAL PLAN TO RE-DESIGNATE THE SUBJECT PROPERTY FROM THE MEDIUM DENSITY RESIDENTIAL (4.1-7.0 DWELLING UNITS PER ACRE) DESIGNATION TO THE MEDIUM HIGH DENSITY RESIDENTIAL (7.1-



15 DWELLING UNITS PER ACRE) DESIGNATION; ITEM 1B – APPROVED – **RES. 24-25, R2024-003**, A RESOLUTION RECOMMENDING THE CITY COUNCIL'S CONSIDERATION OF A REZONE OF THE SUBJECT PROPERTY FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL LOW DENSITY) ZONE DISTRICT TO THE R-2 (MULTIFAMILY MEDIUM HIGH DENSITY) ZONE DISTRICT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-24**, a resolution approving a recommendation that the City Council consider an environmental finding of a CEQA exemption from further environmental review and an amendment to the General Plan to re-designate the subject property from the Medium Density Residential (4.1-7.0 dwelling units per acre) designation to the Medium High Density Residential (7.1-15 dwelling units per acre) designation. Motion carried by unanimous consent.

Motion by Commissioner Hatcher seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-25**, a resolution approving a recommendation that the City Council consider a rezone of the subject property from the R-1 (Single-Family Residential Low Density) Zone District to the R-2 (Multifamily Medium High Density) Zone District. Motion carried by unanimous consent.

ADJOURNMENT AT 7:11 P.M. UNTIL the Planning Commission meeting on August 22, 2024.

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Alma Antuna, Chairperson



# CITY *of* CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: August 22, 2024

SUBJECT: Consider Approval - Res. 24-\_\_\_\_, CUP2024-001, Adopting a Class 32 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit for a four-story, 122-room, extended stay hotel located southeast area of Shaw Avenue and State Route 168. SSS Commercial, LLC, owner; Chad Cook - WS California Developer, LLC, applicant; and Hal Lore, representative.

**Staff:** Marissa Jensen, Assistant Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Res. 24-\_\_\_\_, CUP2024-001
2. Site Plan, Floor Plan, and Elevations
3. Applicant's Operational Statement
4. Correspondence from Commenting Agencies

### RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15332, a Class 32 Categorical Exemption, and approving Conditional Use Permit (CUP) 2024-001.

### EXECUTIVE SUMMARY

As shown in **Figure 1** below, the applicant is requesting approval of a CUP for the construction and operation of a four-story, 122-room, extended-stay hotel to be located on property near the southeast area of Shaw Avenue and State Route 168, hereinafter referred to as, the "Project". Approval of this request would allow the applicant to proceed with a site plan review application. Although the site plan review process is reviewed ministerially, a conceptual site plan has been provided in **Attachment 2** for informational purposes.

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

- General Plan Designation: G-C (General Commercial)
- Existing Zoning: C-2 (Community Commercial)
- Lot Size: ±2.16 acres
- Current Land Use: Vacant
- Adjacent Land Uses:
  - North: Commercial
  - South: Residential
  - East: Commercial
  - West: Residential
- Previous Entitlements:
  - GPA75-02/A
  - R93-10
  - CUP2021-003
  - SPR97-17 & 2020-010

Historically, the site has operated as numerous vehicle sales dealerships and automotive uses throughout the years. Most recently, the property operated as a recreational vehicle sales lot (*RV Liquidation Center*). In 2021, the Planning Commission approved three (3) CUPs for the adjoining property to the north of the Project site. The approved uses include a gas station, convenience store, and two (2) drive-through restaurants. The future development of the subject property is expected to share parking and driveways with these near-term developments. As plans for development of the site have progressed, the former recreational vehicle sales business has relocated, and the site has been cleared for development.

## PROPOSAL AND ANALYSIS

The applicant is requesting approval of a CUP for the construction and operation of a four-story, 122-room, extended-stay hotel as shown in **Attachment 2**. The Project includes the development of a ±50,922 square foot, four-story building. The first floor is proposed to include a lobby, fitness room, employee break area, designated utility/maintenance rooms, and guest rooms. The second through fourth floors will be guest rooms and ancillary housekeeping areas. The applicant is not proposing any ancillary uses such as a restaurant, bar, lounge, or swimming pool.

### Existing Site and Surrounding Area

The immediate surrounding area includes a variety of automotive and commercial uses, as well as single-family residential homes to the south, and multi-family residential apartments west of the area in the City of Fresno's jurisdiction. Just west of the site, along Shaw Avenue, is access to and from Highway 168. To the north of the Project, contiguous with the Project site, the property is being readied to develop a phased multi-building commercial development. The development has been approved for a new, ±4,500 square foot gas station and convenience store, with a ±3,725 square foot fuel canopy, and two (2) ±2,600 square foot restaurants with associated drive-throughs.

### Project Operations

The applicant has provided a statement (**Attachment 3**) outlining the operations of the proposed Project. The hotel use will be staffed 24-hours a day, seven (7) days a week. The proposed Woodspring Suites hotel is considered a limited-service hotel in that it will not include additional amenities such as a restaurant, bar, conference facility, or pool. As the proposed facility is a limited-service hotel with no restaurant or bar, most deliveries include hotel supplies only. Hotel supply deliveries are typically received via a panel van or a straight axle box truck. Hotel supply deliveries occur no more than a couple of times a month. In addition, small delivery vehicles can be expected for all other supplies not listed above. The site includes a designated loading zone for delivery vehicles behind the hotel.

The proposed facility is an extended-stay hotel; these hotels tend to cater to longer-term visitors and contain furnishings and accommodations for lodging that differ from a traditional hotel. According to the applicant, typical clientele includes traveling nurses, construction workers, consultants, and people who need temporary lodging while home repairs or new home construction is being completed. Typical duration of stay can range between one (1) to ninety (90) nights. However, per the applicant, the average length of stay for extended-stay guests is twelve (12) nights. Extended-stay hotels provide amenities that offer home-like comforts, such

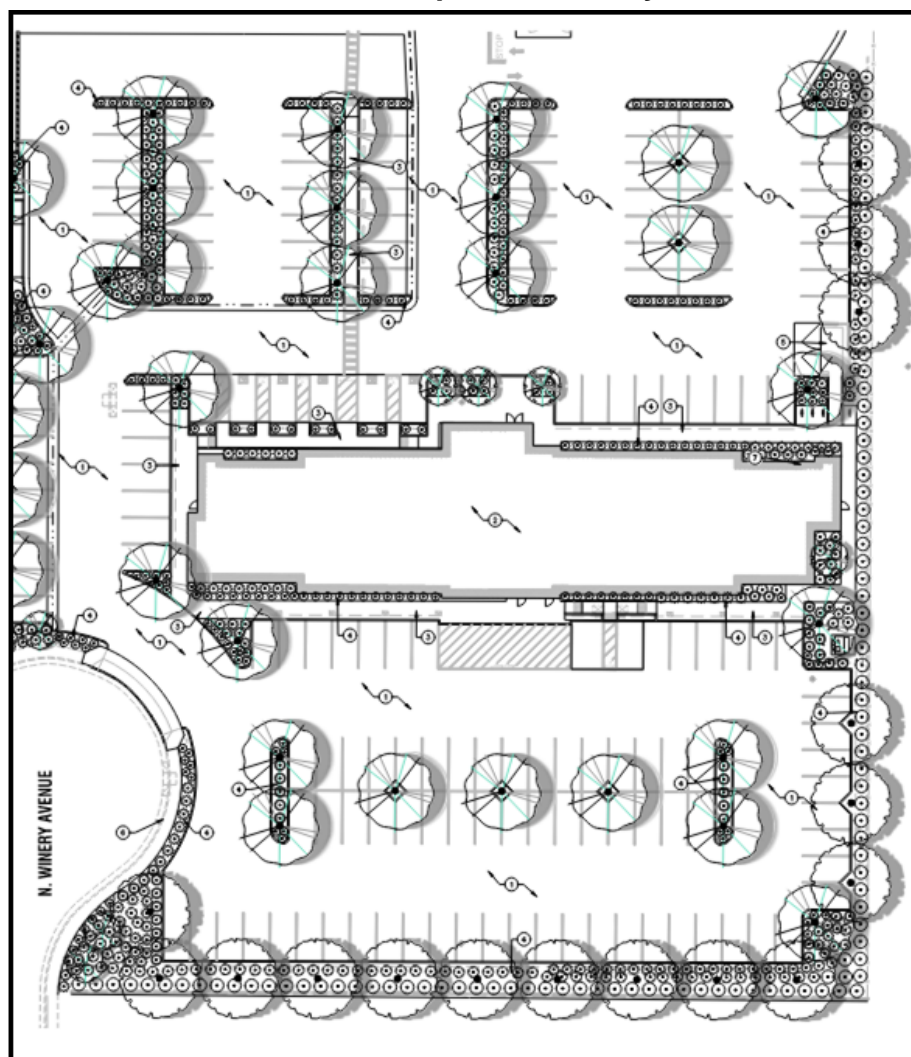
as fully equipped kitchen areas and laundry accommodations. In this instance, 100% of the guest rooms proposed are available for long-term stays.

The Clovis Police Department has reviewed the project and offers no opposition to the extended-stay hotel at the proposed location. The Police Department has provided conditions to ensure safety of staff, guests, and surrounding community members as part of **Attachment 1A**.

### Proposed Site Layout

**Figure 2** showcases the proposed site layout which includes the  $\pm 50,922$  square foot hotel, 147 parking stalls, and associated site improvements. A loading zone is located behind the hotel to accommodate deliveries. A minimum 6-foot-tall masonry wall is required where a nonresidential zoning district adjoins property in a residential zoning district. There is an existing 6-foot-tall masonry wall between the project site and the single-family residences to the south, and the development is required to maintain the existing wall. Additionally, an existing temporary chain link fence exists between the Project site and adjacent property to the east. The chain link fence must be removed or may be replaced with a permanent wrought iron fence approved by the Planning Division.

**FIGURE 2 Proposed Site Layout**



As shown on the site plan (**Attachment 2**), the Project would be accessed via two (2) areas of ingress/egress. The primary access point is located off Shaw Avenue, where a driveway will traverse from Shaw through the previously approved commercial project to serve the hotel. The proposed configuration includes a patio covering along the hotel building's north elevation to serve as a drop-off/check-in area and will be utilized for passenger loading and unloading purposes. Currently, a second point of access is located near the southern boundary of the property on Winery Avenue. An emergency access only gate will be installed in this location to restrict access and alleviate any potential conflicts between the existing residential neighborhood and traffic associated with the proposed hotel and the previously approved commercial development.

Per the Development Code, hotel uses are required to provide a minimum of 1.2 vehicular parking stalls for each guest room, plus required spaces for accessory uses. Based on the proposed 122 guestrooms, the Project would be required to provide a minimum of 146 parking stalls. Moreover, the hotel intends to have shared parking and access with the commercial development to the north. The comprehensive development including the commercial buildings and the hotel must maintain the minimum parking requirement. The commercial development requires a parking ratio of 5.4 vehicle stalls per 1,000 square feet of building area for commercial and service users with multiple tenants according to Chapter 9.32 of the Clovis Municipal Code (CMC). Therefore, based on  $\pm 4,500$  square foot convenience market, and  $\pm 5,200$  square feet of drive-through uses, totaling  $\pm 9,700$  square feet, 52 vehicle stalls would be required to satisfy the commercial parking needs. This in addition to the hotel's parking requirement totals to 198 required parking stalls for the comprehensive development. A total of 213 parking stalls will be provided for the overall development, therefore, exceeding the required parking. A reciprocal parking, access, and circulation agreement is in place as of January 2024, for the subject parcels. This would further provide the necessary parking and circulation needed to accommodate the uses proposed at the site.

### Development Standards

The Project would be subject to the development standards of the C-2 Zone District and the City's Commercial Design Guidelines. Per the C-2 zone district standards, the maximum height allowed for hotels is 55 feet, and the tallest point of the Project is 47 feet, meeting the height requirement. The minimum setbacks required for the site would be as follows:

- A 30-foot setback to parking (from face of curb) and 40 feet to structures (from face of curb) from Shaw Avenue.
- A minimum 10-foot setback is from the property line along Winery Avenue as well as the south property line.
- A 5-foot side-yard setback is required along the eastern property line.

Based on the conceptual site plan, the applicant would meet or exceed these requirements. If approved, the Project will be vetted through the Site Plan Review (SPR) process to ensure all applicable development standards are met.

### Architecture

The applicant has provided building elevations and floor plans included as **Attachment 2** for reference. As reflected **Figure 3**, the hotel is proposed to have a contemporary design, which



will incorporate adhered stone, cementitious siding, and wood paneling. The modern building form provides a symmetric shape with flat roof much like the surrounding car dealerships. This hotel architecture is also similar in design to the more recently approved hotels within the city. Staff will review the specific project details such as colors, materials, and overall architectural design during the site plan review process.

**FIGURE 3 Front Elevation**



### Screening and Noise

The Project directly abuts single-family residences to the south, raising potential concerns about its proximity and impact on these residential properties, including visual and noise impacts. As a precaution, staff has recommended a condition of approval for the Project to maintain its frontage of the existing masonry block wall that separates the residential properties from the commercial properties to the north. Additionally, the Project will be required to plant tall trees along the southern property line to provide extra screening between the residential properties and the hotel. The applicant has also made an effort to situate the hotel building as far away from the residential properties as possible, setting it at approximately 150 feet away to mitigate these concerns.

Regarding noise, the Project will be required to comply with the city's noise standards under section 9.22.080 of the Clovis Municipal Code. The Project has been designed to exclude any outdoor gathering or recreational areas that would expose nearby properties to additional noise. Furthermore, the distance between the hotel building and the adjacent residences, along with the existing block wall, will help mitigate noise generated by the hotel use.

### Review and Comments by Agencies

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

Comments received are attached (**Attachment 4**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

### Public Comments

The City published notice of this public hearing in *The Business Journal* on Wednesday, August 7, 2024. A public notice was also sent to property owners within 300 feet of the project site boundaries. Staff have not received any inquiries prior to the finalization of the staff report.

### California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under Section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project. The Project qualifies for a Class 32 categorical exemption because: (a) the Project is consistent with the applicable land use designation, General Plan policies, and zoning; (b) the Project is located within City limits on a site of no more than five acres and is substantially surrounded by urban uses (i.e., residential and commercial uses); (c) the Project is located on a site with no value as a habitat for endangered, rare, or threatened species; (d) the Project would not result in significant effects relating to traffic, noise, air quality, and water quality; and (e) the Project is located on a site that can be adequately served by all required utilities and public services.

The exceptions identified in title 14, section 15300.2 of the California Code of Regulations identify further review of an exemption by the Project's potential to result in a cumulative impact, significant effect, proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. Therefore, a Notice of Exemption has been completed. Staff will file the notice with the County Clerk if the Project is approved.

### **REASON FOR RECOMMENDATION**

The Project is consistent with the goals and policies of the General Plan, CMC, and the C-2 Zone District. Based on the following findings, staff is recommending that the Planning Commission approve CUP2024-001, subject to the conditions of approval listed as **Attachment 1A**.

### **Conditional Use Permit 2024-001**

The findings to consider when making a decision on a CUP 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 the Development Code.

*The Project is allowed within the C-2 Zone District with an approved conditional use permit. The surrounding uses are mostly commercial, automotive sales, and some residential. The Project has been designed with adequate separation and a block wall, as to not impair the character of the residential properties to the south and/or the existing neighborhood. The Project will be in compliance with applicable provisions,*



*development standards and subject to the conditions of approval. This Project will undergo site plan review (SPR) to further ensure that the site layout and development standards are met. During the SPR, the height, setbacks, parking standards, and aesthetics will be reviewed to ensure that applicable standards are met.*

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

*The underlying General Plan land use designation of General Commercial would remain unchanged. The proposed use is acceptable within the underlying General Plan land use designation of General Commercial, 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 site is located within the Shaw Avenue corridor which has commercial uses of various kinds. The Project complements the commercial uses currently being developed to the north. The Project will not be out of the ordinary as it relates to the character of the surrounding area, which are primarily commercial. The building design, though taller than the surrounding structures, complements their design features. Further, the Project will maintain the general circulation pattern by retaining primary ingress/egress from Shaw Avenue.*

*Furthermore, the Project has been designed to position the building as far as possible from the adjacent residential properties, helping to reduce impacts on these properties. The recommended conditions of approval also contribute to mitigating impacts on the residential neighborhood.*

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

*The Project has been reviewed twice, once preliminarily through the Development Review Committee, and again through the formal routing and review of the Project, which confirmed the site's physical suitability for accommodating the proposed project. The Project will occupy and operate within the existing site that is physically suitable in size and shape and has the infrastructure in place to support it. Additionally, the proposed site layout meets the development standards of the C-2 Zone District and commercial design guidelines. The Project will be required to comply with all conditions from Public Utilities and Engineering, which will further ensure the site is suitable for the proposed use. Site specific details will be evaluated through the site plan review process.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*As mentioned above, the Project has been reviewed twice confirming that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety. Details and final approval will occur during engineering review if approved. This review will ensure utility services are sufficient to accommodate the Project and impose conditions for upgrades as needed. There are no concerns related to public utilities and services.*

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 to be exempt from further environmental review pursuant to a Class 32 Categorical Exemption. Therefore, the Project has been reviewed in compliance with CEQA.*

#### **ACTIONS FOLLOWING APPROVAL**

If approved, the Project will continue with a site plan review.

#### **NOTICE OF HEARING**

Property owners within 300 feet notified: 60

#### **CONFLICT OF INTEREST**

None.

Prepared by: Marissa Jensen, Assistant Planner

Reviewed by:



Dave Merchen  
City Planner

**RESOLUTION 24-\_\_\_\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA, AND APPROVING CONDITIONAL USE PERMIT 2024-001 FOR A FOUR-STORY, 122-ROOM, EXTENDED STAY HOTEL LOCATED AT 2113 WINERY AVENUE**

**WHEREAS**, Chad Cook – WS California Developer, LLC, (“Applicant”), 7200 W. 132<sup>nd</sup> Street, Suite 220, Overland Park, KS, 66213, and Hal Lore (“Representative”), 620 DeWitt Avenue #101, Clovis, CA, 93612, applied for Conditional Use Permit (“CUP”) 2024-001, for a four-story, 122-room, extended stay hotel on ±2.2 acres of property located at 2113 Winery Avenue in the City of Clovis (“Project”); and

**WHEREAS**, the City published notice of the public hearing in the Fresno Business Journal on Wednesday, August 7, 2024, mailed public notices to property owners within 300 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

**WHEREAS**, a duly noticed public hearing was held on August 22, 2024; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 32 (In-Fill Development Projects) Categorical Exemption pursuant to CEQA Guidelines section 15332; and

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

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15332, and hereby adopts a Class 32 (In-Fill Development Projects) Categorical Exemption.
2. The Project satisfies the required findings for approval of a CUP, as follows:
  - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City’s Development Code.
  - b. The proposed use is consistent with the General Plan and any applicable specific plan.

- c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
  - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
  - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
  - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2024-001 without the conditions of approval set forth in **Attachment A** to this Resolution.
  4. CUP2024-001 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).
  5. The bases for these findings are detailed in the August 22, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on August 22, 2024, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-\_\_\_\_  
 DATED: August 22, 2024

\_\_\_\_\_  
 Alma Antuna, Chair

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

# **CONDITIONS OF APPROVAL CUP2024-001**

## **PLANNING DIVISION CONDITIONS**

(Marissa Jensen, Division Representative – (559) 324-2338)

1. This conditional use permit approval allows for the construction and operation of a four story, 122-room, extended-stay hotel at 2113 Winery Avenue.
2. This conditional use permit is not transferable to another location.
3. This conditional use permit does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the G-C (General Commercial) land use designation, C-2 (Community Commercial) zone district, and other applicable standards as determined by the Planning Division during the SPR review process.
5. Signage for the Project site requires a separate review and approval through the Sign Review process to ensure compliance with the Sign Ordinance.
6. Signs facing residential properties shall be lit in a manner that does not cause undue light pollution, disturbance, or discomfort to the residents.
7. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
8. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
9. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.
10. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
11. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
12. Operational noise from the Project shall conform with the noise standards of the Clovis Municipal Code.
13. There shall be no public address (PA) system, phone ringing, or music system used that may be heard on the exterior of the building/ facility.

14. 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.
15. The hotel building shall maintain a distance of at least 100 feet from the southern property line.
16. The applicant must maintain the existing 6-foot-high masonry block wall along the southern property line.
17. The existing chain link fence along the eastern property line must be removed. It may be replaced with a wrought iron fence approved by the Planning Division through the site plan review process.
18. The applicant shall install an emergency access only gate at the second point of access is located near the southern boundary of the property on Winery Avenue. Details of the gate will be approved through the site plan review process.
19. A minimum of 10 feet of landscaping shall be provided along the masonry wall along the southern property line to serve as a buffer between the hotel and existing residential properties. Landscaping design shall incorporate trees with a minimum height projection of at least 25', with spacing intended to allow the canopies of adjacent trees to touch one another. Trees shall provide all-season screening between the hotel use and the adjacent residential property(ies).
20. All parking of employees and guests shall occur on-site.
21. Parking shall be provided for the hotel as required in Table 3-12 of the CMC:

Hotel Use

- Minimum Parking Requirements: 1.2 spaces per Guest Room
- Number of Guest Rooms: 122
- Minimum Parking Required: 146 parking spaces

Commercial Portion

- Minimum Parking Requirements: 5.4 spaces per 1,000 sq. ft. of gross floor area
- Minimum Parking Required: 52 parking spaces

Overall Center

- Total Parking Required: 198 parking spaces
- Total Parking Provided: 213 parking spaces

22. Applicant must have on file a current City of Clovis Business License prior to conducting business.
23. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
24. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
25. CUP2024-001 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

**POLICE DEPARTMENT COMMENTS**

(Jordan Hunter, Police Department Representative – (559) 324-3494)  
(Sean O'Brien, Police Department Representative – (559) 324-3468)

26. Visible security cameras shall be placed to provide coverage of all entrances and exits to and from the property, the parking lot, all common entrances, and common exits to buildings located on the property, and all common interior areas of the building accessible by guests.
27. Security camera footage shall be made available to the Clovis Police Department upon request in conjunction with a criminal investigation. Security footage shall be retained for a period of 30 days.
28. "No trespassing" signs shall be posted at the main entrances of the property and well as in the parking lot, and a "no trespassing" letter shall be signed by a responsible party and maintained on file with the Clovis Police Department which needs to be updated every twelve (12) months.
29. A manager/assistant manager or other responsible party of the property must be available at the property 24 hours a day, 7 days a week to provide access to emergency personnel in case of an emergency. Emergency phone numbers for managers/assistant managers or responsible persons shall be provided to the Clovis Police Department Dispatch Center and other public safety departments. Emergency phone numbers shall always be kept current, both during and after the building phase of the project.
30. If any portion of the property is alarmed, a 24-hour responsible party with name and contact information shall be maintained with the Clovis Police Department.
31. The property must be maintained and cared for a manner that increased public safety and in compliance with the Clovis Municipal Code, including but not limited to all lighting, gates and fences shall be maintained and in good working order, and landscaping shall be kept clean and free of debris and other hazards.

32. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded/contained in a manner that it does not create a nuisance for neighboring properties.
33. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
34. A minimum of one security guard shall be on the property daily, between the hours of 10:00pm and 6:00am. The security guard(s) shall either be employed by an independent security firm or employed by the business. The security guard(s) must be licensed by the State of California and must have an identification card indicating they are qualified to practice as a security guard.
35. The security guard(s) shall have the ability to be mobile to patrol in and around the parking lots, other areas immediately surrounding the business, and all common areas inside the business, for the purpose of monitoring problems including but not limited to: excessive noise, abusive behavior, disturbances, vandalism, public urination, and any other violations of law that occur on or about the property.
36. The applicant shall require compliance with all criminal and administrative state, county, and city laws by the applicant and their employees within the designated use and within 100 feet of the use. The applicant shall make reasonable efforts to report to law enforcement known violations of criminal laws by patrons within the use and within 100 feet of the use.
37. The business shall adhere to 5.31 of the Clovis Municipal Code regarding public lodging registration, credit card uses, and sign displays.
38. Construction work shall be limited to the hours set forth in Clovis Municipal code 5.27.604.
39. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.

**COUNTY OF FRESNO HEALTH DEPARTMENT**

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

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

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

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

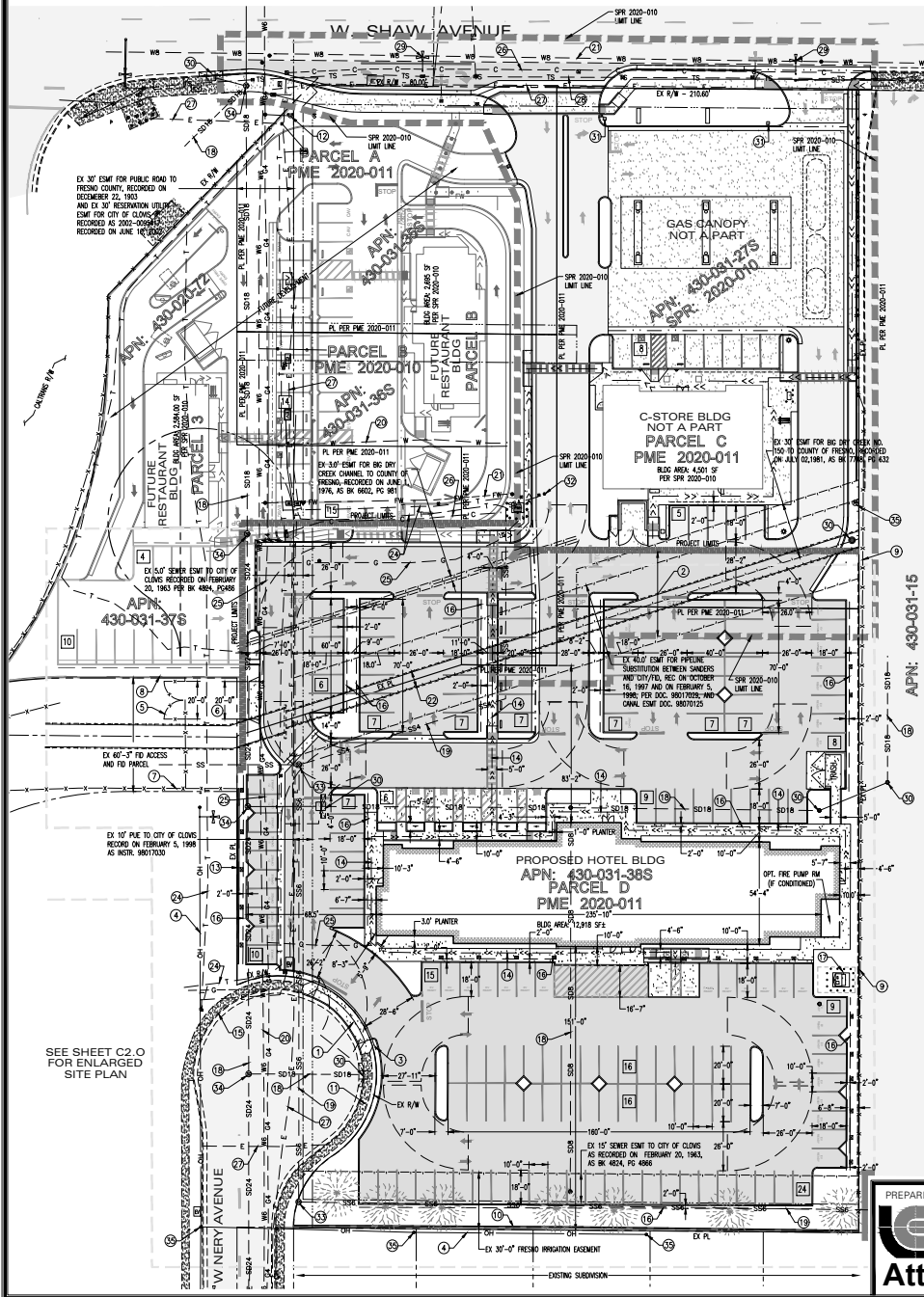
41. The applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the District for the list of requirements.



**FRESNO IRRIGATION DISTRICT**

(Chris Lundeen, FID Department Representative – (559) 233-7161)

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



## PROJECT INFORMATION

### PROPERTY INFORMATION

APPLICANT: WS CALIFORNIA DEVELOPER, LLC  
7200 WEST 132ND STREET, SUITE 220  
OVERLAND PARK, KS 66213

SITE ADDRESS: 1940 W. SHAW AVENUE  
CLOVIS, CA 93012  
APN: 430-031-375, 430-031-385,  
430-031-395, 430-031-375,  
430-031-395, 430-020-72

### LAND USE

PARCEL GENERAL LANDS USE: GENERAL COMMERCIAL  
EXISTING ZONE: C-2

### SITE AREA

PARCELS D (HOTEL) SITE AREA (NET)  
96,717 SF (2.197 AC)  
PARCELS B (RESTAURANT) SITE AREA (NET)  
36,245 SF (0.811 AC)  
PARCELS C (CONVENIENCE STORE) SITE AREA  
40,228 SF (0.923 AC)

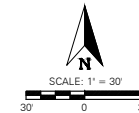
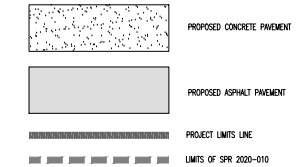
### PARKING REQUIRED

PARCEL D (HOTEL)  
1.2 STALL FOR EVERY GUEST ROOM  
TOTAL 172 GUEST ROOMS X 1.2  
BUILDING = 147 STALLS  
EV CAPABLE (10% OF TOTAL PARKING)  
147 / 10 = 15 EV CHARGE STALLS  
EV READY (25% OF TOTAL PARKING)  
147 / 25 = 37 EV READY STALLS  
PARCELS B (RESTAURANT) WITH DRIVE-THRU  
1 STALL FOR EVERY 100 SQ FT  
BUILDING = 2,695/100 = 27 STALLS  
PARCELS C (RESTAURANT) WITH DRIVE-THRU  
1 STALL FOR EVERY 100 SQ FT  
BUILDING = 2,482/100 = 25 STALLS  
PARCELS C (CONVENIENCE STORE)  
COMMERCIAL CENTERS 0-20,000 SF  
5.4 STALLS PER EACH 1,000 SF OF GROSS FLOOR AREA  
CONVENIENCE STORE = 4,501 + 4.5 X 5.4 = 25 STALLS  
TOTAL REQUIRED = 25  
TOTAL STALLS REQUIRED = 224 STALLS (PARCELS 1 TO 4)  
TOTAL STALLS PROVIDED = 224 STALLS (PARCELS 1 TO 4)  
PARKING STALLS REQUIRED (HOTEL & GAS PROJECTS) = 172 STALLS (PARCELS 1 & 4)  
PARKING STALLS PROVIDED (HOTEL & GAS PROJECTS) = 181 STALLS (PARCELS 1 & 4)

### SITE KEYNOTES

- ① PROPOSED DRIVE APPROACH
- ② INDICATES AREA OF PARKING LOT LAYOUT WHICH SHALL REQUIRE LAYOUT REVISION WITHIN SPR 2020-010. SPR 2020-010 OWNERSHIP IS CONCURRENT WITH THIS PROJECT
- ③ ACCESSIBLE SITE ENTRY SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS
- ④ OVERHEAD POWER LINES
- ⑤ 20' WIDE CHAIN LINK GATE FOR FID ACCESS
- ⑥ PROPOSED DRIVE APPROACH FOR FID ACCESS
- ⑦ PROPOSED 6' HIGH CHAIN LINK FENCE
- ⑧ PROPOSED 4' HIGH CMU WALL PER CITY STANDARD STD M-1 WITH SOIL RETENTION
- ⑨ CHAIN LINK FENCE
- ⑩ 6' HIGH CMU BLOCK WALL
- ⑪ CONCRETE PUBLIC SIDEWALK
- ⑫ FIRE HYDRANT
- ⑬ PROPOSED 6' HIGH CMU BLOCK WALL
- ⑭ PEDESTRIAN PATH OF TRAVEL (EXIT DISCHARGE) SLOPES IN DIRECTION OF TRAVEL A SIX MAX, CROSS SLOPES 2% MAX
- ⑮ CONCRETE CURB AND GUTTER
- ⑯ 2' VEHICLE BUMPER OVERHANG
- ⑰ PROPOSED TRANSFORMER LOCATION
- ⑱ STORM DRAIN
- ⑲ SEWER LATERAL
- ⑳ WATER LATERAL
- ㉑ FIRE WATER
- ㉒ FID UNDERGROUND IRRIGATION
- ㉓ WATER MAIN
- ㉔ TELEPHONE LINE
- ㉕ GAS LINE
- ㉖ CABLE
- ㉗ ELECTRICAL LINE
- ㉘ TRAFFIC SIGNAL
- ㉙ STREET LIGHT
- ㉚ STORM DRAIN INLET
- ㉛ IRRIGATION CONTROL VALVE
- ㉜ SEWER CLEAN OUT
- ㉝ SEWER MANHOLE
- ㉞ STORM DRAIN MANHOLE
- ㉟ POWER POLE

### LEGEND



PREPARED BY:  
**LORE ENGINEERING, INC.**  
CIVIL ENGINEERING • CONSULTING • PLANNING

**Attachment 2**

REVISIONS		
NO.	DATE	INITIAL

APPROVALS	
APPROVED (INITIAL)	

**CITY OF CLOVIS** PLANNING AND COMMUNITY SERVICES

PROJECT TITLE: PROPOSED WOODSPRING HOTEL

SHEET DESCRIPTION: OVERALL SITE PLAN


























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1 OF 2

FILE LAST MODIFIED 12/13/23



# WOODSPRINGS SUITES HOTEL

PRELIMINARY PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
PARKING LOT TREES				
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE
	TILIA CORDATA	LITTLE LEAF LINDEN	24" BOX	MODERATE
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	24" BOX	MODERATE
PERIMETER SCREEN TREES				
	LAURUS 'SARATOGA'	SARATOGA LAUREL	15 GAL	LOW
	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GAL	LOW
	QUERCUS 'ILEX'	HOLLY OAK	15 GAL	LOW
ACCENT TREES				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW
	CHLOPSIS LINEARIS 'TIMELESS BEAUTY'	DESERT WILLOW	15 GAL	LOW
	LAGERSTROEMIA X 'MUSKOGEE'	LIGHT LAVENDER CRAPE MYRTLE	15 GAL	LOW
ACCENT SHRUBS				
	CAREX TESTACEA	ORANGE SEDGE	5 GAL	MODERATE
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW
GRASSES AND GRASS-LIKE PLANTS				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW
	CAREX TUMULOCOLA	BERKELEY SEDGE	1 GAL	LOW
	DIANELLA REVOLUTA	LITTLE REV FLAX LILY	1 GAL	LOW
GROUNDCOVERS				
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	1 GAL	LOW
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	LOW
	TEUCRIUM CHAMAEDRIS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	LOW
MEDIUM HEIGHT SHRUBS				
	CALLISTEMON VINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL	LOW
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	LOW
	RHAPLOLEPS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL	LOW
SCREEN SHRUBS / HEDGES				
	EUONYMUS OCCIDENTALIS	BURNING BUSH	5 GAL	MODERATE
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL	LOW
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL	LOW
VINES				
	PARTHENDOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	MODERATE
* NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THIS DOCUMENT IS MARKED PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY IMAGES SHOWN ARE TO CONVEY CONCEPT ONLY. CONSTRUCTION PLANS WILL VARY DEPENDING ON BUDGET, CLIENT DIRECTION, COMMUNITY INPUT AND FINAL MATERIALS SELECTION.				

PRELIMINARY IRRIGATED LANDSCAPE WATER EFFICIENCY TABLE						
WATER BUDGET CALCULATIONS						
MAXIMUM APPLIED WATER ALLOWANCE						
MAWA=(Eto)((0.62)/((0.45xLA)+(1.0-0.45)xSLA))			LOCAL Eto=	LA =	SLA =	MAWA TOTAL=
			51.4	14,717	0	211,051 GAL
ESTIMATED TOTAL WATER USE						
ETWU=(Eto)((0.62)/(((PFxHA)/E)+SLA))			LOCAL Eto=	PF =	LA =	SLA =
			51.4	SEE BELOW	14,717	0
					ETWU TOTAL=	154,860 GAL
HYDROZONE INFORMATION TABLE						
LANDSCAPE TAG	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ESTIMATED TOTAL WATER USE (ETWU)
LANDSCAPE AREAS						
(TREE/RWS/MODERATE)	0.50	RWS	0.81	0.62	1,554 SF	959
(SHRUB/DRIP/LOW)	0.24	BUBBLER	0.81	0.30	13,163 SF	3,900
					TOTAL AREA= 14,717 SF	TOTAL= 4,859
* THIS INFORMATION DERIVED FROM PLANT FACTOR DESIGNATIONS IN THE WUCOLS IV DOCUMENT.						

## LEGEND

- 1 PARKING LOT - PER CIVIL ENGINEER'S PLANS
- 2 PROPOSED HOTEL BUILDING - PER ARCHITECT'S PLANS
- 3 PROPOSED SIDEWALK
- 4 PROPOSED LANDSCAPE AREA
- 5 TRASH ENCLOSURE - PER ARCHITECT'S PLANS
- 6 EXISTING CITY SIDEWALK
- 7 BICYCLE PARKING - 4 RACKS

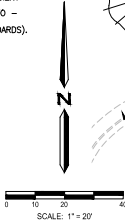
## LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA - PARCEL SIZE: 95,832 SF  
TOTAL LANDSCAPE AREA: 14,717 SF 100%  
SHRUB AND GROUNDCOVER AREA: 14,717 SF 100%

PERCENT OF SITE IN LANDSCAPE: 15.4%

## PROJECT IRRIGATION NOTES

THE PROPOSED PLANTING DESIGN FOR THIS PROJECT IS COMPRISED OF PREDOMINANTLY LOW-WATER USE TREES, SHRUBS, AND GROUNDCOVERS. THE TREES WILL BE IRRIGATED WITH A ROOT WATERING SYSTEM AND A SURFACE SUPPLEMENTAL BUBBLER. THE SHRUBS AND GROUNDCOVERS WILL BE IRRIGATED WITH LOW VOLUME POINT SOURCE DRIP/BUBBLERS TO PROVIDE ADEQUATE WATER TO THE PLANT ROOT ZONE. THE SITE IRRIGATION WILL BE CONTROLLED BY A 'SMART' CONTROLLER WITH WEATHER SENSING CAPABILITIES (HUNTER, RANBIRD, OR EQUAL). THE POINT OF CONNECTION WILL UTILIZE A BACKFLOW PREVENTER, MASTER VALVE, AND FLOW SENSOR TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE WATER EFFICIENT LANDSCAPE ORDINANCE CODES. THE PROPOSED IRRIGATION SYSTEM WILL COMPLY WITH ALL LOCAL AND STATE WATER EFFICIENT LANDSCAPE ORDINANCE CODES (INCLUDING, BUT NOT LIMITED TO - WATER BUDGET CALCULATIONS, LANDSCAPE MAINTENANCE STANDARDS).

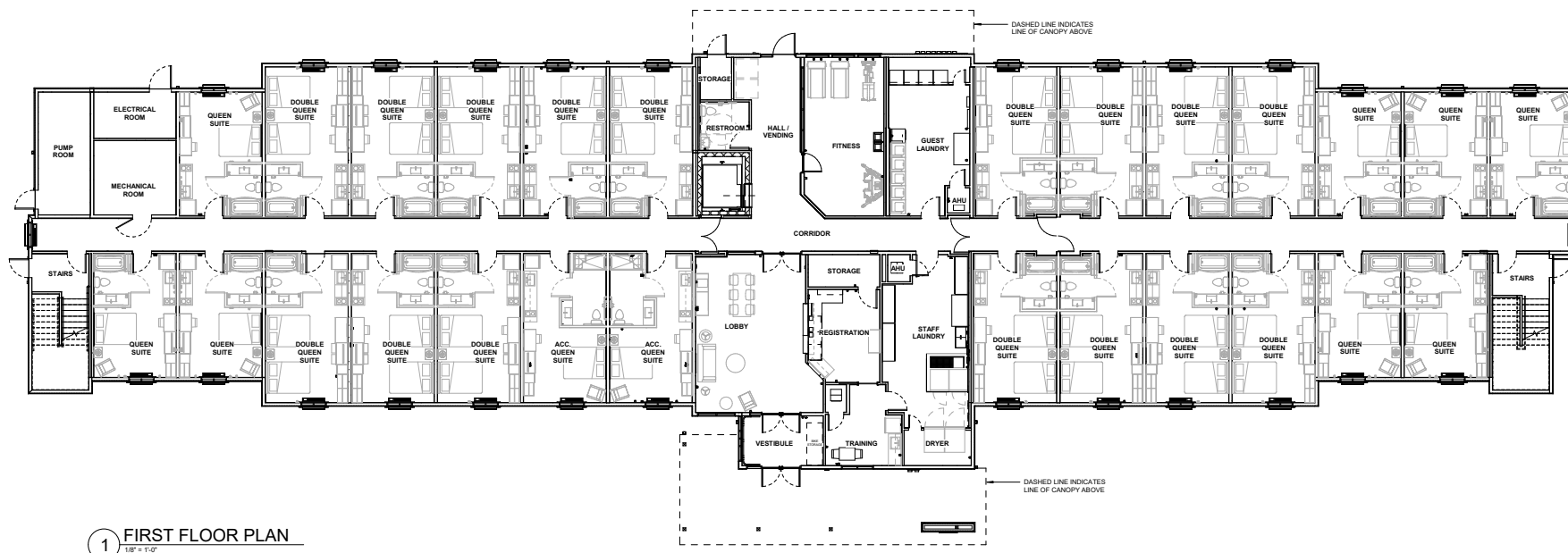


SURFACE PARKING AREA SHADE REQUIREMENTS										
Tree Size	15 Year Diameter	S.F. @ 100% Coverage Plan Symbol--1		S.F. @ 75% Coverage Plan Symbol--75		S.F. @ 50% Coverage Plan Symbol--5		S.F. @ 25% Coverage Plan Symbol--25		Total Shade Coverage
		Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	
>25" Diam.	20'	0	0	0	0	2	314	0	0	314 S.F.
>40" Diam.	35'	7	6,734	16	11,552	22	10,582	1	241	29,109 S.F.
						Total Area Shaded by Trees =				29,109 S.F.
						Total Paved Surface Parking Area =				61,147 S.F.
						50% Shade Area =				30,574 S.F.
						Total Area Shaded by Trees =				29,109 S.F.
						Total Percent of Surface Parking Area Shaded by Trees =				47.6%

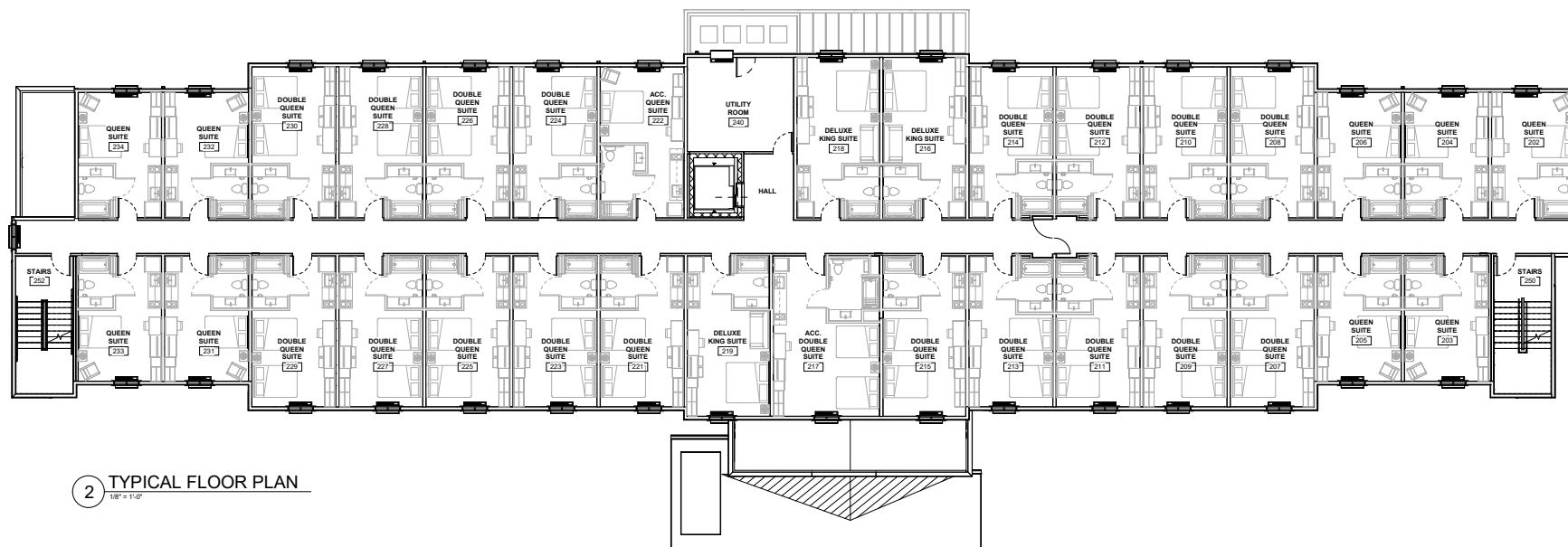






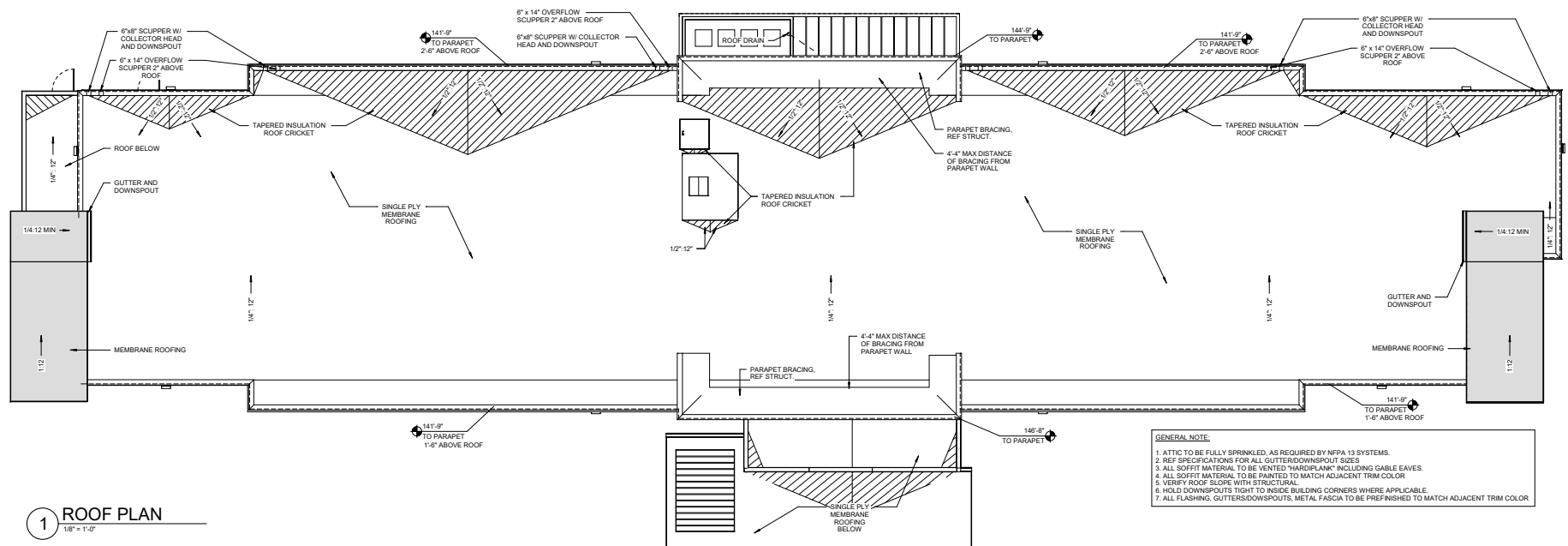


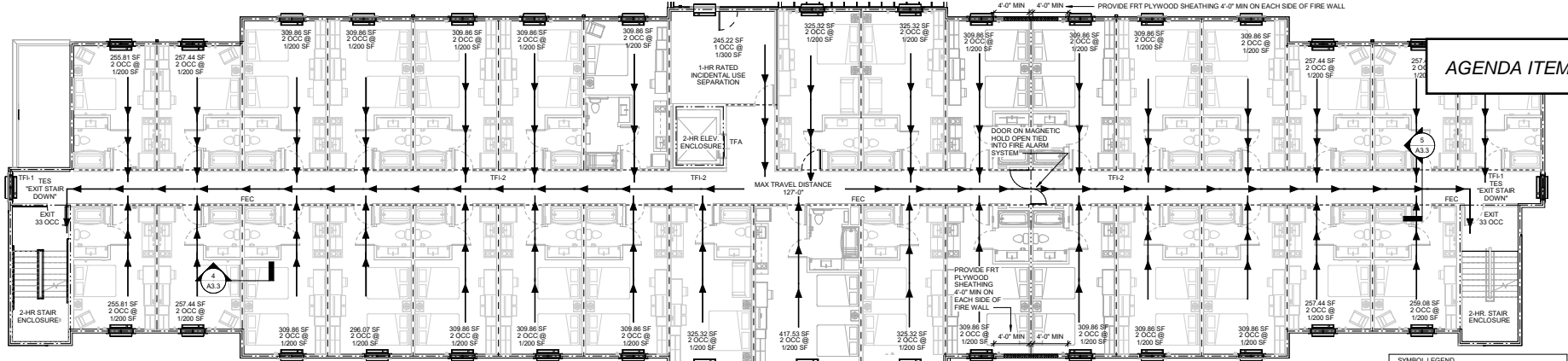
1 FIRST FLOOR PLAN  
1/8" = 1'-0"



## 2 TYPICAL FLOOR PLAN







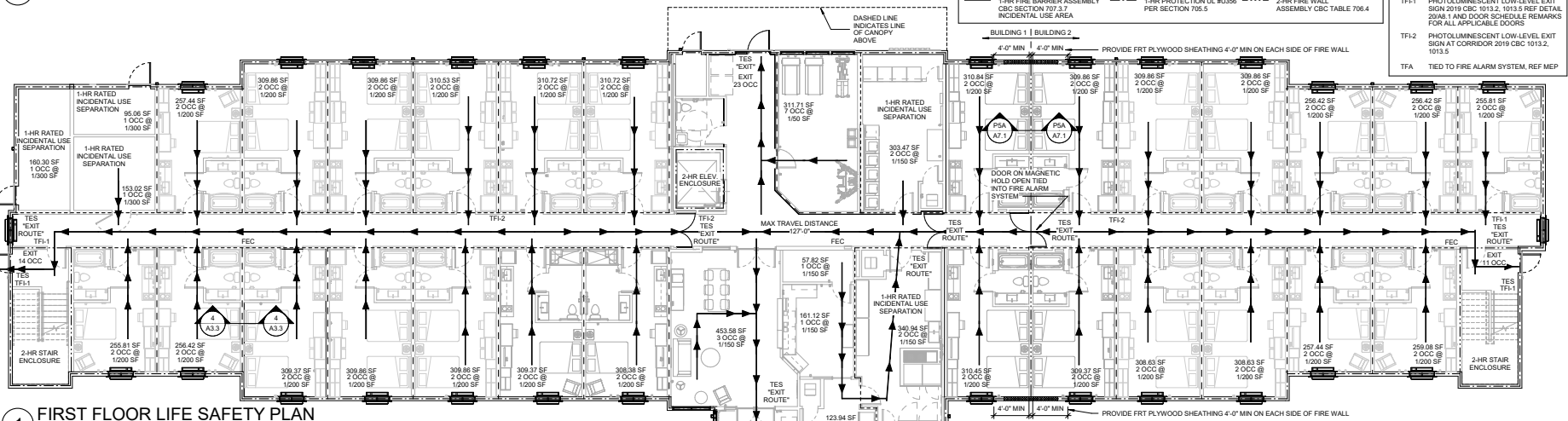
2 TYPICAL FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"

**FIRE RATING KEY**

- 2-HR FIRE BARRIER ASSEMBLY CBC SECTION 707.3.2
- 1-HR FIRE PARTITION ASSEMBLY CBC SECTION 708.1
- 1-HR FIRE PARTITION ASSEMBLY CBC SECTION 708.1
- 1-HR FIRE BARRIER ASSEMBLY CBC SECTION 707.3.7
- 1-HR PROTECTION UL #1056 PER SECTION 706.5
- 2-HR FIRE WALL ASSEMBLY CBC TABLE 706.4

**SYMBOL LEGEND**

- FEC FIRE EXTINGUISHER CABINET
- TES TACTILE EXIT SIGN
- TF1-1 PHOTO LUMINESCENT LOW-LEVEL EXIT SIGN 2019 CBC 1013.2, 1013.5 REF DETAIL 20A.1 AND DOOR SCHEDULE REMARKS FOR ALL APPLICABLE DOORS
- TF1-2 PHOTO LUMINESCENT LOW-LEVEL EXIT SIGN AT CORRIDOR 2019 CBC 1013.2, 1013.5
- TFA TIED TO FIRE ALARM SYSTEM, REF MEP



1 FIRST FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"

**DESCRIPTION**  
WOOD FRAME BUILDING WITH CEMENT BOARD / EPS AS EXTERIOR FINISH

**TYPE R-1: OCCUPANCY**  
TYPE V-A: CONSTRUCTION  
FOUR STORY HOTEL

**FIRE PROTECTION FEATURES**  
BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT DESIGNED IN ACCORDANCE WITH NFPA 13 DRY SPRINKLER IN ATTIC IN LIEU OF DRAFTSTOPPING. PORTABLE FIRE EXTINGUISHERS AT 70' MAX TRAVEL COMPLETE FIRE ALARM SYSTEM FOR TOTAL PROJECT. FOR DRY SYSTEM, DROP DRUMS TO BE LOCATED IN ROOM #144 ON EXTERIOR WALL. DRAIN TO EXTERIOR OR LOCATION APPROVED BY AHJ.

**CODE DATA-CALIFORNIA BUILDING CODE**  
OCCUPANCY GROUP  
SECTION 3102 OCCUPANCY  
R1 OCCUPANCY, (RESIDENTIAL HOTELS)

BASIC ALLOWABLE HEIGHT & BUILDING AREAS  
(TABLE 304.3, 304.4 & 300.2)  
CONSTRUCTION TYPE V-A = 4 STORIES/ 70 FT/12,000 S.F./FL

**CONSTRUCTION TYPE, TYPE V-A**  
SECTION 718  
SECTION 718.3.2  
SECTION 803.2.8  
SECTION 1011  
SECTION 1023  
SECTION 1023.11

- FIRE SPRINKLERS TO BE DESIGNED PER 2016 NFPA 13 WITH CALIFORNIA AMENDMENTS.
- FIRE ALARM TO BE DESIGNED PER 2016 NFPA 72 WITH CALIFORNIA AMENDMENTS.
- STAIRWELLS TO BE DESIGNED PER 2016 NFPA 14 WITH CALIFORNIA AMENDMENTS.
- UNDERGROUND FIRE SERVICE TO BE DESIGNED PER 2016 NFPA 24 WITH CALIFORNIA AMENDMENTS.

**PLUMBING FIXTURE COUNTS**  
PER TABLE 622.1, TABLE A, AND CHAPTER 4 OF THE 2019 CPC

OCCUPANCY TYPE - TABLE A 2019 CPC	FACTOR	OCCUPANTS
B (BUSINESS)	1,593 SF	200
LOBBY	454 SF	200
FITNESS	312 SF	30
TOTAL		22

**DRINKING FOUNTAIN CALCULATIONS**  
OCCUPANCY TYPE OCCUPANTS FACTOR REQ. FIXTURES

B (BUSINESS)	30 OCC	1758	1
TOTAL			1

- MEANS OF EGRESS**
- NUMBER OF EXITS
  - TRAVEL DISTANCE
  - DEAD END CORRIDORS
  - CORRIDOR WIDTH
  - SIZE OF EGRESS DOORS
- CODE REQUIREMENT**
- 2 PER FLOOR
  - 250 MAX
  - 50 FT MAX W/ SPRINKLER
  - 44 INCH MIN
  - 32 INCH CLEAR MIN
- PROVIDED**
- 2 PER FLOOR
  - 127 FEET MAX
  - 10 FT MAX
  - 60 INCH MIN
  - 34 INCH CLEAR MIN

**CONCEALED SPACES (SECTION 718 & NFPA 13)**  
A. DRAFTSTOPPING FLOORS: REFER TO SECTION 718 AND APPROPRIATE SECTIONS IN NFPA  
B. FIRE BLOCKING WALLS: REFER TO SECTION 718 SAME REQUIREMENT AS THOSE ABOVE

**PENETRATIONS THROUGH FIRE RATED ASSEMBLIES**  
A. REFER TO SECTION 714  
B. FIRE BLOCKING (BOTH VERTICAL AND HORIZONTAL)

**FIRE BLOCKING (CONCEALED SPACES) SECTION 718**  
A. REFER TO SECTION 714  
B. CONCEALED SPACES SHALL BE FIRE STOPPED AS FOLLOWS: -10" INTERVALS BEHIND TRIM FINISHES.

**FIRE BLOCKING SHALL CONSIST OF ONE OF THE FOLLOWING: APPROVED NON COMBUSTIBLE MAT, 2" OR (2) 1" LUMBER W BROKEN LAP JOINTS, 1/2"X2" WOOD STRUCTURAL PANEL, W JOINTS BACKED BY 2"X2" STRUCTURAL PANEL OR 2" LUMBER**

**ELEVATOR**  
REQUIRED TO MEET ASME A17.1

**BUILDING 1 FLOOR AREA**

FLOOR	AREA
GROUND FLOOR	10,025 SF
SECOND FLOOR	15,530 SF
THIRD FLOOR	15,530 SF
FOURTH FLOOR	15,530 SF
GRAND TOTAL	56,615 SF

**BUILDING 2 FLOOR AREA**

FLOOR	AREA
GROUND FLOOR	4,088 SF
SECOND FLOOR	4,073 SF
THIRD FLOOR	4,073 SF
FOURTH FLOOR	4,073 SF
GRAND TOTAL	16,307 SF

ALLOWABLE 4 STORIES  
ACTUAL 4 STORIES  
BUILDING 1 = 36,002 SQ FT TOTAL  
BUILDING 2 = 36,602 SQ FT TOTAL  
16,307 SQ FT TOTAL

REF 2-G1.3 FOR BUILDING AREA CALCULATIONS

**ACCESSIBLE UNITS - (INCLUDES HEARING IMPAIRED)**

NO. OF UNITS	DESCRIPTION	ROOM NO.
5	ACC. TUB	217, 222, 317, 322, 417
2	ROLL-IN SHOWER	121, 123
12	HEARING IMPAIRED	125, 126, 128, 203, 231, 233, 303, 331, 333, 417, 424, 426

**OCCUPANT LOAD TABLE**

FLOOR	OCC. TYPE (FROM CBC Table 101.1)	AREA	FACTOR	OCC. LOAD
GROUND	B (BUSINESS)	1,091 SF	VARIES	17
FIRST	R-1 (RESIDENTIAL)	7,618 SF	200 (2rooms)	52 (28 rooms)
	R-1a (STORAGE)	408 SF	300	300
UPPER	R-1 (RESIDENTIAL)	9,845 SF x3	200 (2rooms)	94 (32 rooms) x3
THIRD	R-1a (STORAGE)	245 SF x3	300	1 x3
TOTAL		39,387 SF		267

**GUESTROOM DATA**

FIRST LEVEL	QS	ACC	QS	2/OS	ACC	2/OS	DKS	ACC	DKS	TOTAL
SECOND LEVEL	8	2	16	1	3	-	-	-	-	26
THIRD LEVEL	9	1	18	1	3	-	-	-	-	32
FOURTH LEVEL	10	1	18	1	3	-	-	-	-	32
TOTAL	26	4	66	2	16	1	3	-	-	122
PERCENTAGES	29%	4%	56%	2%	6%	1%	100%			

**ACCESSIBLE UNITS**

NO. OF UNITS	DESCRIPTION	ROOM NO.
5	ACC. TUB	217, 222, 317, 322, 417
2	ROLL-IN SHOWER	121, 123
12	HEARING IMPAIRED	125, 126, 128, 203, 231, 233, 303, 331, 333, 417, 424, 426

## WS CALIFORNIA DEVELOPER, LLC

7200 West 132<sup>nd</sup> Street, Suite 220  
Overland Park, KS 66213

August 2, 2024

City of Clovis  
Department of Planning and Development Services  
City Hall  
1033 Fifth Street  
Clovis, CA 93612

RE: REVISED Operational Statement – Conditional Use Permit Application

To Whom It May Concern:

You are receiving this Operational Statement on behalf of WS California Developer, LLC, a Kansas limited liability company (“Applicant”), for use with the Conditional Use Permit Application. Applicant proposes to develop and construct a WoodSpring Suites extended stay hotel with 122 rooms. The WoodSpring Suites hotel will be four stories and contain approximately 50,922 square feet (with 13,113 square feet on this first floor and 12,603 on each additional floor).

This is a limited-service hotel with no restaurant, bar or conference facilities. The hotel will have an indoor exercise room on the first floor available for the use of our guests, but no pool or outside amenities are planned for this development due to the limited size of the parcel. The hotel will be open 24/7 and there will be staff on site at all times. All guest rooms are available for extended stay. The average length of stay for the extended stay guest is 12 days. Most deliveries are just through UPS or FedEx. For hotel supplies, generally either a panel van or a straight axle box truck. Those hotel supply deliveries are no more than a couple of times a month.

The architecture will be neutral colors with a variety of materials, such as siding, wood panel and stone. The main entry faces north and generally is in the middle of the building. There will be roof variation at the edges and middle.

We look forward to continuing to work with the City on this WoodSpring Suites hotel project.

Sincerely,  
WS California Developer, LLC

By: */s/ Chad B Cook*  
Chad B. Cook  
Authorized Agent



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

December 27, 2022

LU0022065  
2604

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

Dear Ms. Roach:

PROJECT NUMBER: **DRC2022-056**

**DRC2022-056**; 122 room Hotel site.

**APN: 430-031-38S**

**ZONING: C-2**

**ADDRESS: Shaw Avenue & SR 168**

Recommended Conditions of Approval:

- Construction permits for the 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.
- The applicant shall be advised that any hotel proposal for food service, including self-serve continental breakfast type foods or the sale of commercially prepackaged food products will require that the applicant submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain permits to operate food facilities from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

*Promotion, preservation and protection of the community's health*  
1221 Fulton Street /P. O. Box 11867, Fresno, CA 93775  
(559) 600-3357 • FAX (559) 455-4646  
The County of Fresno is an Equal Employment Opportunity Employer  
[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)

- Prior to alcohol sales, the applicant will be required to apply for and obtain ABC licenses to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- Applicants proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- Should the applicant propose a public pool, they shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

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REVIEWED BY:



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

(559) 600-33271

---

KT

cc: Rogers, Moreno, Salazar & Morgan- Environmental Health Division (CT. 31.02)  
Shawn Sanders- Applicant ([52ssanders@aol.com](mailto:52ssanders@aol.com))



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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

February 26, 2024

Marissa Jensen  
Planning Division  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

RE: Conditional Use Permit Application No. CUP2024-001  
S/W Shaw and Willow avenues

Dear Ms. Jensen:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2024-001 for which the applicant requests to allow a 4-story, 122-room hotel, APN: 430-031-38s. This entitlement is being processed concurrently SPR2024-001. FID has the following comments:

1. FID previously reviewed and commented on the subject property on January 9, 2023, as Development Review Committee Application No. DRC2022-056, and June 1, 2023, as Development Review Committee Applications No. 2023-017. Those comments and conditions still apply, and a copy has been attached for your review.

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

Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

Attachment





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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

August 30, 2022

Joyce Roach  
 City of Clovis  
 Planning Division  
 1033 Fifth Street  
 Clovis, CA 93612

RE: Development Review Committee Application No. DRC2022-036  
 S/W Shaw and Willow avenues

Dear Ms. Roach:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. DRC2022-036 for which the applicant proposes the development of a four story, 122 room hotel. APN's: 430-031-27, 37, and 38. FID has the following comments:

**Summary of Requirements:**

- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Execute additional Agreement(s), as necessary.
- Project Fees.
- No Encroachments (i.e. structures, trees, monuments, fences, PUE, etc.).

**Area of Concern**

1. Stream Group's Big Dry Creek No. 150 runs southwesterly, crosses Willow Avenue approximately 1,500 feet northeast of the subject property, crosses Shaw Avenue approximately 500 feet northeast of the subject property, traverses the subject property, as shown on the attached FID exhibit map, and will be impacted by the future development. The Big Dry Creek Canal is owned by the Fresno Stream Group and, operated and maintained by FID. Should this project include any street and/or utility improvements along Willow Avenue, Shaw Avenue, or within the vicinity of this facility FID requires it review and approve all plans.
2. Records indicate FID has the following easements recorded on May 21, 1998, as Document No. 98070125, Official Records of Fresno County.
3. The attached plans for Big Dry Creek indicates the culvert was installed in 1997 (25 years old) as 8 feet wide by 6 feet high box culvert.

G:\Agencies\Clovis\DRC Meetings\DRC2022-036\DRC2022-036 FID Comments.doc

**BOARD OF DIRECTORS**

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
 GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

Joyce Roach  
 Re: DRC2022-036  
 August 30, 2022  
 Page 2 of 3

4. Canal Access – FID will continue to access the canal from Winery Avenue. In order to access the maintenance road with our larger equipment, FID requests a drive approach wide enough to accommodate the equipment. Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.
5. FID requires all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property must be adapted with additional features in order to transition to a more intensive traffic use, mitigate for the effects of new development and increased exposure, and provide for public safety within FID's property/easement and the development.
6. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
7. FID does not allow FID owned property or easements to be in common use with public utility and/or utility easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the applicant enters into the appropriate agreement.

#### **General Comments**

1. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the box culvert or result in drainage patterns that could adversely affect FID.
2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
3. FID requires its review and approval of all Private and Public facilities that encroach into Stream Group's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
4. FID requires the developer and/or the developer's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.
5. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
6. Footings of retaining walls shall not encroach onto Stream Group's property/easement areas.



Joyce Roach  
Re: DRC2022-036  
August 30, 2022  
Page 3 of 3

7. Trees will not be permitted within Stream Group's property/easement areas.
8. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within Stream Group's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
9. FID is concerned about the potential vibrations caused by construction efforts near existing facilities as it may cause damage to FID's and Stream Group's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of the easement and a minimum of 30 feet away from existing facility. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities
10. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
11. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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

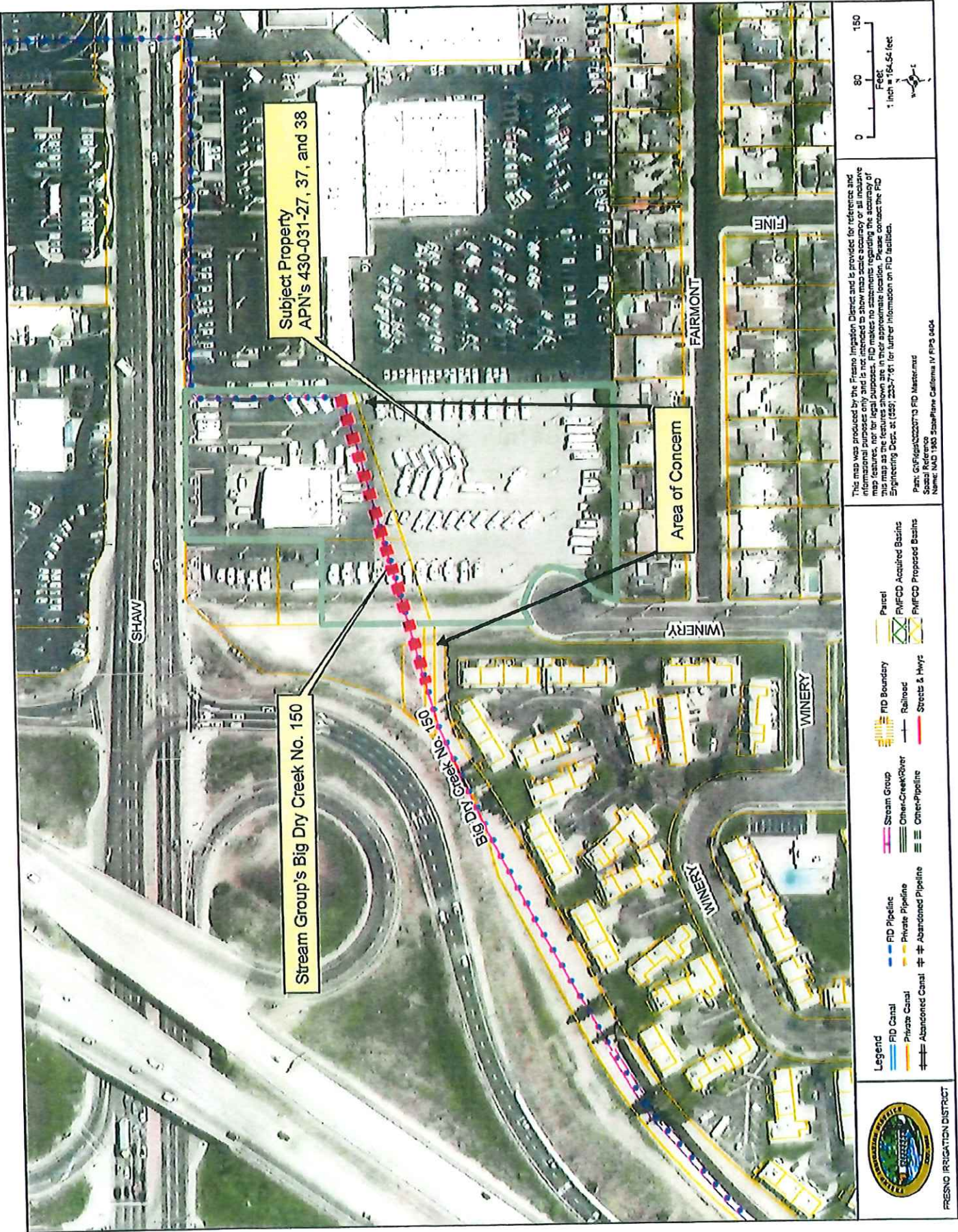
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment







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

AGENDA ITEM NO. 2.

Page 1 of 4

**PUBLIC AGENCY**

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

**DEVELOPER**

CHAD COOK, WS CALIFORNIA DEVELOPER, LLC  
7200 W. 132ND STREET, #220  
OVERLAND PARK, KS 66213

**PROJECT NO: 2024-001**

**ADDRESS: 2113 WINERY AVE.**

**APN: 430-031-38S, 36S, 27S, 430-031-37S**

**SENT: February 12, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
Q	\$0.00	NOR Review *	\$91.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$463.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$0.00</b>		<b>Total Service Charge: \$554.00</b>		

\* The Development Review Service Charge shown above is associated with CL SPR 2024-002 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 2/28/24 based on the site plan submitted to the District on 2/01/24 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**CL  
CUP No. 2024-001**

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

AGENDA ITEM NO. 2.

Page 2 of 4

**CL  
CUP No. 2024-001**

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

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

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

AGENDA ITEM NO. 2.

Page 3 of 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.



Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 2/12/2024 1:32:56 PM



Anthony Zaragoza  
Engineer III


Digitally signed by Anthony Zaragoza Date: 2/12/2024 1:31:31 PM

**CL  
CUP No. 2024-001**

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

AGENDA ITEM NO. 2.

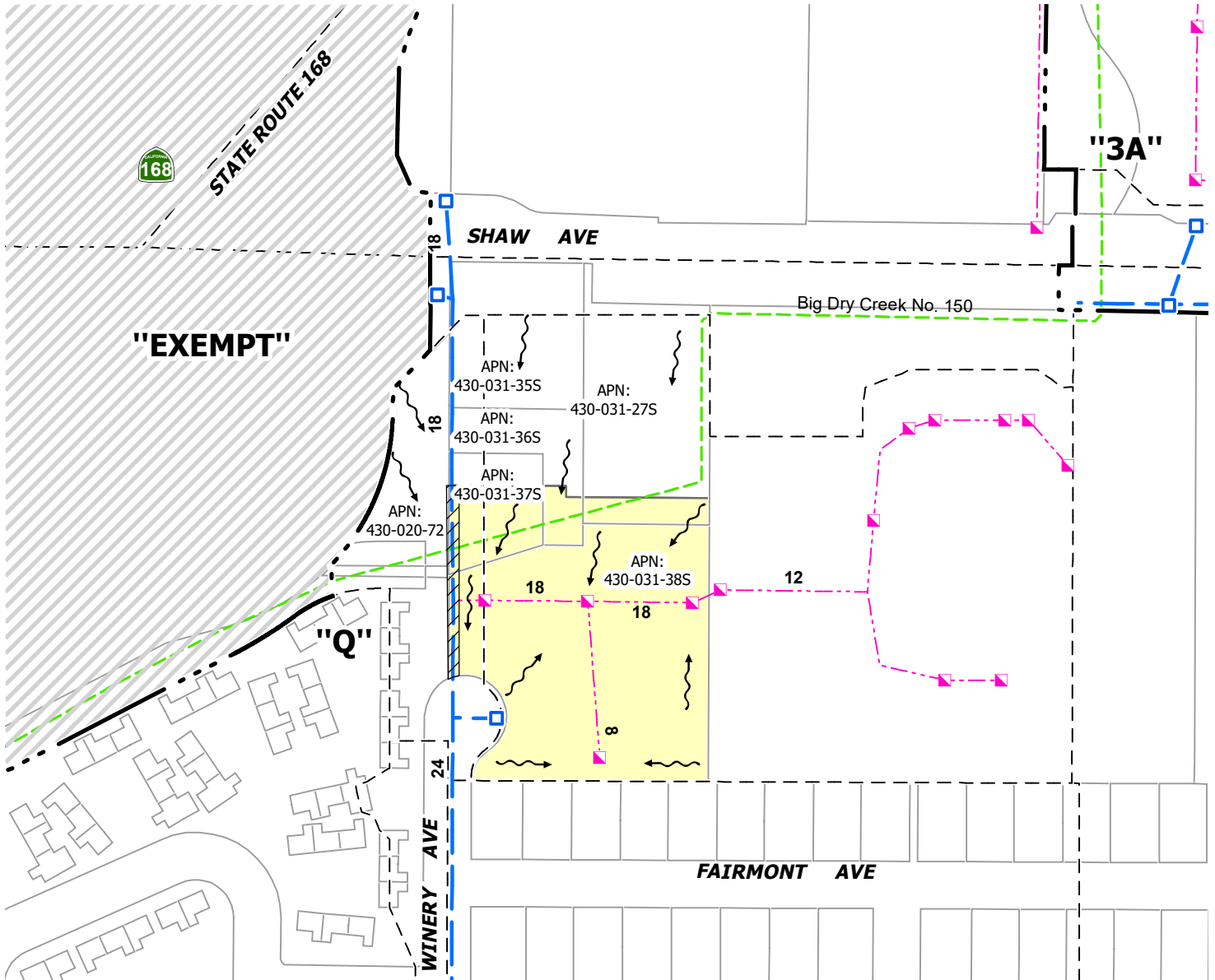
Page 4 of 4

<h1 style="margin: 0;">POLICY MANUAL</h1>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT  Subject: Flood Plain Policy	Date Last Amended: August 10, 2005
	Approved By: 

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

**Policy:**

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



## LEGEND

- Existing Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Minimum 15' Wide Storm Drain Easement To Be Dedicated To District By Developer
- Limits Of CL CUP 2024-001



1" = 200'

**CL CUP 2024-001**  
**DRAINAGE AREA "Q"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

## OTHER REQUIREMENTS

AGENDA ITEM NO. 2.

### EXHIBIT NO. 2

A private storm drain system currently exists within the area of the proposed project, as shown on Exhibit No. 1. The private system connects to the District's existing Master Plan facilities. The developer of CL CUP 2024-001 shall remove and relocate the private system as required to avoid the proposed project, or the developer will be required to sign a Release of Liability Agreement with the District.

The City of Clovis shall verify that drainage covenants are in place to allow surface runoff from APNs 430-031-15, 430-031-27S, 430-031-35S, 430-031-36S, 430-031-37S and 430-020-72 to drain to existing private facilities located on APN 430-031-38S, as well as Master Plan facilities in Winery Avenue, as shown on Exhibit No. 1. If covenants are not in place, CL CUP 2024-001 shall grant drainage covenants to these parcels to allow surface runoff to reach the existing private facilities and Winery Avenue.

There are existing storm drain facilities located in the Winery Avenue Alignment as shown on Exhibit No. 1. The developer shall provide documentation to the District verifying the existence of a public utility easement for the existing storm drain facilities. If a public utility easement is not in place for the existing storm drain facilities then a minimum fifteen-foot (15') wide storm drain easement will be required, as shown on Exhibit No. 1. No encroachment into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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

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

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



## California Department of Transportation

**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616  
(559) 908-7064 | FAX (559) 488-4195 | TTY 711

[www.dot.ca.gov](http://www.dot.ca.gov)



March 7, 2024

FRE-168-R4.29

Application for STP – Site Plan Review

SPR 2024-002 and CUP 2024-001

ADDENDUM

<https://ld-igr-gts.dot.ca.gov/district/6/report/27299>

**SENT VIA EMAIL**

Marissa Jensen, MA, Assistant Planner  
Planning and Development Services Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Dear Mx. Marissa Jensen:

This letter is an addendum to our original comment letter for the SPR 2024-002 and CUP 2024-001 dated March 1, 2024.

In further discussion with our internal units, due to the safety concerns for the State Route (SR) 168 eastbound off-ramp traffic that would make a right turn onto eastbound Shaw Avenue, we have the following additional comments on the project.

1. Once the hotel and the two restaurants are being considered for conditional approval, it is requested that a queuing analysis at the driveway locations be provided. The eastbound queuing on Shaw Avenue at the driveway locations should not block the SR 168 eastbound off-ramp/ Shaw Avenue intersection.
2. The queuing analysis should be inclusive of the entire development including the gas station, convenience store, restaurants, and hotel. As a special note, the queuing analysis at the drive through window for the two fast-food restaurants should also be provided.
3. The west driveway on Shaw Avenue with a drive path entering the proposed fast-food restaurants will need to be reevaluated. There is not an adequate throat depth relative to the Shaw Avenue driveway given the planned fast-food restaurant drive-throughs.

Marissa Jensen, SPR 2024-002 and CUP 2024-001 ADDENDUM  
March 7, 2024  
Page 2

If you have any other questions, please call or email Christopher Xiong at (559) 908-7064 or [Christopher.Xiong@dot.ca.gov](mailto:Christopher.Xiong@dot.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Padilla', with a stylized flourish at the end.

DAVID PADILLA, Branch Chief  
Transportation Planning – North