



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

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

www.cityofclovis.com

August 26, 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.

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; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is 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 five (5) 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 July 22, 2021.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

COMMUNICATIONS AND REFERRALS

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

1. Consider items associated with approximately 2.0 acres of land located in the southeast area of North Armstrong and East Nees Avenues. Carolyn G. Prieto, Darlene J. Storm, Kent R. Jura and Vincent J. Jura Jr., property owners; Gary McDonald Homes/Gleneagles Homes, applicant; Harbour & Associates, representative.
 - a. Consider Approval - Res. 21-____, TM6367, A request to approve a vesting tentative tract map for an 8-lot single-family subdivision on approximately 2 acres of land.
 - b. Consider Approval - Res. 21-____, PDP2021-002, A request to approve a planned development permit to allow deviations from the R-1-7500 (Single-Family Residential-7,500 sq. ft.) Zone District residential development standards associated with TM6367.

Staff: Emily Lane, Assistant Planner

Recommendation: Approve

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MEETINGS & KEY ISSUES

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

September 23, 2021

October 28, 2021

November 18, 2021

CLOVIS PLANNING COMMISSION MINUTES

July 22, 2021

A modified meeting of the Clovis Planning Commission was called to order at 6:01 p.m. by Chair Pro Tem Cunningham in the Clovis Council Chamber.

Flag salute led by Commissioner Bedsted.

Present: Commissioners Antuna, Bedsted, Hatcher, Chair Pro Tem Cunningham

Absent: Chair Hinkle

Staff: Renee Mathis, Planning and Development Services Director
 Dave Merchen, City Planner
 Ricky Caperton, Senior Planner
 Kelsey George, Assistant Planner
 Emily Lane, Assistant Planner
 Maria Spera, Planning Technician II
 Gene Abella, Civil Engineer
 Wesley Carlson, City Attorney
 Corporal Chris Hutchinson, Police Department
 Corporal Jesus Santillan, Police Department

MINUTES – 6:02

ITEM 1 – APPROVED.

Motion by Commissioner Antuna, seconded by Commissioner Hatcher, to approve the June 24, 2021 minutes. Motion carried 4-0-1 with Chair Hinkle absent.

COMMISSION SECRETARY - 6:03

City Planner Dave Merchen provided information about a public meeting regarding the Shaw Avenue Capital Improvement Project.

PLANNING COMMISSION MEMBERS COMMENTS –6:03

None.

COMMUNICATIONS AND REFERRALS – 6:03

None.

BUSINESS FROM THE FLOOR – 6:04

None.

CONSENT CALENDAR – 6:04

None.

PUBLIC HEARINGS

ITEM 2 - 6:05 – APPROVED - **RES. 21-22, SR2021-031**, A RESOLUTION APPROVING A REQUEST FOR A SIGN REVIEW PERMIT TO MODIFY THE HEIGHT STANDARDS TO ALLOW THE INSTALLATION OF A 35 FOOT TALL FLAGPOLE ON A PROPERTY LOCATED AT 541 DEWITT

AVENUE. GARY HORTON, OWNER; LANDSCAPE DEVELOPMENT, INC; JENNIFER DOWNS, APPLICANT/REPRESENTATIVE.

Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 21-22**, a resolution approving a request for a sign review permit to modify the height standards to allow the installation of a 35 foot tall flagpole on a property located at 541 DeWitt Avenue. Motion carried 4-0-1 with Chair Hinkle absent.

ITEM 4 - 6:08 – APPROVED - **RES. 21-23, CUP2021-006**, A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A BAR WITH ANCILLARY FOOD USE FOR PROPERTY LOCATED AT 1419 RAILROAD AVENUE. JACK BECKER, OWNER; SKYLINE BAR & GRILL, APPLICANT; JOHN AND BRYNN GRADY, REPRESENTATIVES.

Motion by Commissioner Bedsted, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-23**, a resolution approving a request for a conditional use permit allowing a bar with ancillary food use for property located at 1419 Railroad Avenue. Motion carried 4-0-1 with Chair Hinkle absent.

OLD BUSINESS – 6:19

None.

NEW BUSINESS – 6:19

None.

ADJOURNMENT AT 6:20 P.M. UNTIL the Planning Commission meeting on August 26, 2021.

Mike Cunningham, Chair Pro Tem



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: August 26, 2021

SUBJECT: Consider items associated with approximately 2.0 acres of land located in the southeast area of North Armstrong and East Nees Avenues. Carolyn G. Prieto, Darlene J. Storm, Kent R. Jura and Vincent J. Jura Jr., property owners; Gary McDonald Homes/Gleneagles Homes, applicant; Harbour & Associates, representative.

a. Consider Approval - Res. 21-____, TM6367, A request to approve a vesting tentative tract map for an 8-lot single-family subdivision on approximately 2 acres of land.

b. Consider Approval - Res. 21-____, PDP2021-002, A request to approve a planned development permit to allow deviations from the R-1-7500 (Single-Family Residential-7,500 sq. ft.) Zone District residential development standards associated with TM6367.

Staff: Emily Lane, Assistant Planner

Recommendation: Approve

ATTACHMENTS: 1. Draft Resolution TM6367
 2. Draft Resolution PDP2021-002
 3. Conditions of Approval TM6367
 4. Conditions of Approval PDP2021-002
 5. Vesting Tentative Tract Map TM6367
 6. Proposed Development Standards
 7. Correspondence from Agencies and Departments

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve Vesting Tentative Tract Map TM6367, subject to the conditions of approval listed as **Attachment 3**;
- Approve a resolution to the City Council recommending approval of Planned Development Permit PDP2021-002, subject to the conditions of approval listed as **Attachment 4**; 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 requesting approval of TM6367 and PDP2021-002 for property east of Armstrong Avenue, and south of Nees Avenue as shown in **Figure 1**, for an 8-lot, non-gated single-family residential subdivision. If approved, the Planned Development Permit (PDP) will allow the Project to deviate from R-1-7500 development standards, including reduced setbacks and increased lot coverage. The proposed Project is consistent with the land use and density of the Clovis General Plan Land Use Diagram and the R-1-7500 (Single-Family Residential-7,500 sq.ft.) Zone District. The development does not include a Homeowner's Association (HOA). Upon a recommendation of approval by the Planning Commission, the PDP would move forward for consideration by the City Council.

FIGURE 1
Project Location Map



BACKGROUND

- General Plan Designation: Low Density Residential (2.1 – 4.0 units per acre)
- Specific Plan Designation: Herndon-Shepherd Specific Plan (Low Density)
- Existing Zoning: R-1-7500 (Single-Family Residential – 7,500 Sq. Ft.)
- Lot Size: ±2.00 acres
- Current Land Use: Rural Residential
- Adjacent Land Uses:
 - North: Single-Family Residential and School
 - South: Single-Family Residential
 - East: Rural Residential
 - West: Single-Family Residential

PROPOSAL AND ANALYSIS

As shown in **Attachment 5**, the applicant requests approval of an 8-lot single family, non-gated, non-homeowner's association residential subdivision. The Project is consistent with the General Plan Land Use Designation; therefore, the Project will not require a general plan amendment. However, the project is requesting deviations from the R-1-7500 development standards for lot coverage and setbacks which requires the approval of a PDP. The following section provides a detailed analysis of the Project.

Tentative Tract Map

The applicant is requesting approval of vesting tentative tract map TM6367 for 8 single-family lots, a cul-de-sac, sidewalks and landscaping features. The map is consistent with the requirements of the Subdivision Map Act. The proposed map is provided as **Attachment 5**.

Current Land Use/Surrounding Area

The Project site is located east of North Armstrong Avenue and south of East Nees Avenue within the Clovis City limits. The existing site consists of one residential home, two accessory buildings and an array of mature trees, which would be removed upon development of the Project. The Project is largely surrounded by existing single-family residential development to the north, east, south, and west. The Project is directly south of Dry Creek Elementary School.

Circulation

There will be one access point to the proposed subdivision along East Nees Avenue. The Project proposes an internal street with a 50 foot right-of-way, which dead ends with a cul-de-sac. This proposed street width allows for a minimum 36 feet width from curb-to-curb, which is sufficient to accommodate vehicle parking on both sides of the street. The width also accommodates 5 foot wide pedestrian sidewalks on both sides of the street. As proposed, this would conform to City standards for public roadways.

Density

The Project consists of 8 units on ±2.00 acres which equates to 4 dwelling units per acre (DU/Ac). Therefore, the Project's density is consistent with the 2.1 to 4.0 DU/Ac required by the Low Density Residential General Plan Land Use Designation. The proposed Density is also consistent with surrounding property within the immediate vicinity of the Project site.

Residential Site Plan Review

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

Planned Development Permit

The purpose of PDPs is to provide a method whereby land may be designed and developed by taking advantage of modern site planning techniques thereby resulting in more efficient use of land and a better living environment than is otherwise possible through strict application of the development standards. The applicant is requesting approval of a non-gated, detached single-family subdivision with a public street and standard sidewalks. In order to accommodate the Project, the applicant requests include reduced setbacks and increased lot coverage.

Lot Sizes and Development Standards

The Project is located within the R-1-7500 (Single-Family Residential) (1 Unit/ 7,500 Sq. Ft.) Zone District, which requires a minimum lot size of 7,500 square feet, minimum parcel width of 60 feet, minimum corner parcel width of 65 feet, and a minimum parcel depth of 100 feet. Other development standards of the R-1-7500 Zone District include a 20-foot minimum front yard setback, 5-foot minimum side yard setback and a 20-foot rear yard setback.

The Project includes 8-lots ranging from approximately 7,743 square feet to 8,935 square feet with an average lot size of 8,396 square feet, which exceeds the minimum 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 and 65-foot lot width for corner lots. The proposed lot depths also meet or exceed the required 100-foot depth.

While the minimum lot sizes and dimensions conform to current standards, the Project proposes an increase in the maximum lot coverage and a reduction in the minimum front, rear, and side setbacks of the R-1-7500 Zone District. Consequently, a PDP has been requested by the applicant to accommodate the Project. The deviations from the Zone District standards will be accompanied by an appropriate amenity, as further described below. The Development Code, through the PDP process, permits the applicant to request deviations from the development standards otherwise applicable within a given zone district, such as setbacks and lot coverage. The applicant has provided a list of proposed standards, as follows, which are also provided in **Attachment 6**.

As shown in the table below, many of the standards meet or exceed those typical of the R-1-7500 Zone District with the exception of proposed deviations in lot coverage and setbacks.

TM6367 Planned Residential Development Standards		
	Existing Standard	Proposed Standard
Minimum Lot Area	7,500 sq. ft.	7,500 sq. ft.
Minimum Lot Width	60 ft.	60 ft.
Minimum Lot Depth	100 ft.	100 ft.
Maximum Lot Coverage	40%	55%

Maximum Building Height	35 ft.	35 ft.
Minimum Front Setback (to living space, porch, projections, or side loaded garage)	20 ft.	10 ft.
Minimum Front Setback (back of sidewalk to garage)	20 ft.	20 ft.
Minimum Side Setback	5 ft.	5 ft. minimum on garage side, 4 ft. minimum on opposite side
Minimum Street Side Setback	10 ft.	5 ft.
Minimum Rear Yard Setback	20 ft.	15 ft.

Proposed Amenities

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

In return for the reduced setbacks, and increased lot coverage, the applicant has agreed to provide an enhanced entryway in addition to the required 6 foot high masonry wall along East Nees Avenue. The masonry wall will be accentuated with pilasters. The applicant has also proposed a new trash can and dog waste station along the nearby Enterprise Canal Trail. The enhanced masonry wall and improvement to the Enterprise Canal Trail provide public value in the form of elevating the visual character of the subdivision and providing access to a service.

Parking and Toters

Although the applicant has not yet submitted plans for residential site plan review, each unit would include a 2-car garage at a minimum size of 20 feet by 20 feet interior dimension, which is consistent with development regulations for 2-car garages. On the garage side of the units, the applicant will need to provide a paved walkway for storage and access to trash toters. A condition of approval is recommended to ensure a paved path will be installed for each home. Additionally, the project will be required to comply with all applicable California Building Code which includes the Green Building Code for electric vehicle (EV) charging capability and solar-power requirements for new residential developments.

Tree Removal and Structure Demolition

The Project would require the removal of several trees, as well as the removal of the existing structures on site consisting of one single-family home and other ancillary structures. A condition of approval was added 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 condition of approval would ensure that any trees removed would either be replaced elsewhere on the Project site 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 Public Utilities Department.

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, and the State Department of Fish and Wildlife.

Comments received are attached (**Attachment 7**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received any comments at the time this report was finalized.

Community Facilities District

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

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

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.

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.

Consistency with Herndon-Shepherd Specific Plan

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. The following objectives would be achieved with the Project.

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.

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 August 11, 2021.

REASON FOR RECOMMENDATION

The proposed Tentative Tract Map TM6367 is consistent with the goals and policies of the General Plan, and Development Code, subject to the conditions of approval included in **Attachments 3 and 4**, respectively. Staff therefore recommends that the Planning Commission approve TM6367 and PDP2021-002, subject to the conditions of approval provided. For each of the requested entitlements, findings are required. These finding are presented below, followed by a brief discussion on how the Project meets the finding.

Tentative Tract Map TM6367

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

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

The proposed amendment is consistent with several goals, and policies of the 2014 Clovis General Plan, including those identified above under the section of this staff report titled "Consistency with General Plan Goals and Policies." Furthermore, as described throughout this staff report, the Project is consistent with the existing General Plan land use designations of Low Density Residential.

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

The proposed Tentative Tract Map affects approximately 2.00 acres of land with a density of 4.0 units per acre. The average lot size within TM6367 will be 8,396 square feet. Therefore, the site is physically suitable for the proposed density of TM6367.

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.

The Project has been identified as categorically exempt per Class 32 Infill Development Projects. The existing site is a single family dwelling on 2.00 acres. Since the site is residentially developed, any improvements related to TM6367 would result in negligible impacts. Therefore, the Project will not cause substantial environmental damage or injury to fish and wildlife.

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

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

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

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

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

The City Engineer has concluded that the City has capacity to accommodate the Project. Installation of sewer lines through the proposed subdivision and outside its boundaries will be done in compliance with requirements of the California Regional Water Quality Control Board.

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

The proposed subdivision will comply with the Clovis Development Code and California Building Code requirements as it relates to heating and cooling opportunities within TM6367.

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 subdivision is proposing a density of 4.0 units per acre, which is consistent with the Clovis General Plan. Where inconsistencies are identified, conditions of approvals have been added to ensure compliance with applicable Development Code regulations. Compliance with the Development Code would occur at various stages of plan review of the Project.

9. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The Project has been identified as a categorical exemption. The Project is a class 32 In-Fill Development and does not require further environmental review.

Planned Development Permit PDP2021-002

The findings to consider when making a recommendation of approval on a planned development permit application include:

1. The planned development permit would:
 - a. Be allowed within the subject base zoning district.

*The proposed PDP is allowed within the existing R-1-7500 Zone District within the Project boundaries. The underlying zone districts allow for the development of the subdivision per the proposed development standards attached as **Attachment 6**.*

- b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan.

The proposed PDP is consistent with several goals, and policies of the 2014 Clovis General Plan, including those identified above under the section of this staff report titled "Consistency with General Plan Goals and Policies." Furthermore, as described throughout this staff report, the Project is consistent with the existing General Plan land use designations of Low Density Residential.

- c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject base zoning district, including prescribed development standards and applicable design guidelines.

*The proposed PDP is in compliance with the development standards attached as **Attachment 6**. The project will comply with on- and off-site improvements as required and directed by the City Engineer to ensure compliance with the City's Development Code.*

- d. Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.

As indicated above, the proposed PDP is compatible with the R-1-7500 Zone District. The vicinity uses surrounding the proposed Project include single-family residential development and a public school. The proposed development is compatible with the general neighborhood and their associated zoning districts.

2. The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities, etc.) than which might otherwise occur from more traditional development applications.

The Project will provide amenities associated with the PDP. These amenities include a neighborhood a masonry wall along East Nees Avenue, improvements along the Enterprise Canal Trail, including a dog waste station and trash receptacle. The Project will entail high quality architectural designs for homes built within the Project's boundary.

3. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare.

The proposed PDP will adhere to the Fire Department standards, Clovis Development Code and Building Code regulations for public health and safety compliance.

4. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).

The proposed PDP will comply with the Fire Department standards and City Engineer requirements regarding fire suppression and traffic circulation improvements associated with TM6367.

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

The proposed Tentative Tract Map affects approximately two acres of land with a density of 4 units per acre. The average lot size within TM6367 will be 8,396 square feet. Therefore, the site is physically suitable to accommodate the proposed development.

6. The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

As indicated above, the proposed PDP is compatible with the existing land uses in the vicinity of the subject site. The proposed development will process a Residential Site Plan Review application where aesthetics and design will be evaluation in compliance with the Development Code. The Project will deviate from setback and lot coverage requirements stipulated in R-1-7500 Zone District development standards. However, the project will comply with the remaining underlying development standards for the R-1-7500 Zone District. The project will be required to provide enhanced features such as a masonry wall along East Nees Avenue and amenities along Enterprise Creek Trail. These features shall be compatible with the existing aesthetic value, character, scale and view protection of the properties within the project's vicinity.

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/RECOMMENDATION

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

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified: 103

Prepared by: Emily Lane, Assistant Planner

Reviewed by:



Dave Merchen
City Planner

**DRAFT
RESOLUTION 21-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
APPROVING A VESTING TENTATIVE TRACT MAP FOR AN 8-LOT SINGLE-FAMILY
SUBDIVISION ON APPROXIMATELY 2.00 ACRES OF PROPERTY LOCATED NEAR THE
SOUTHEAST CORNER OF ARMSTRONG AND EAST NEES AVENUES AND FINDING THE
PROJECT IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE
SECTION 15332 (CLASS 32 – INFILL DEVELOPMENT)**

WHEREAS, Gary McDonald Homes/Gleneagles Homes, 11861 N Alicante Drive, Fresno, CA, 93704, submitted an application for Vesting Tentative Tract Map TM6367 for an 8-lot single family subdivision ("Project") on approximately 2.00 acres of property located near the southeast corner of Armstrong and East Nees Avenues ("Property"); and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on August 11, 2021, mailed public notices to property owners within 600 feet of the Property ten (10) days prior to said 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 26, 2021; and

WHEREAS, the proposed Tract Map was presented to the Planning Commission for approval in accordance with the Subdivision Map Act and Title 9 of the Clovis Municipal Code ("Development Code"); and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project meets the requirements of a Class 32 (Infill Development) Categorical Exemption pursuant to CEQA Guidelines section 15332 and will not have a significant effect on the environment; 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 as **Attachment B** to this Resolution, which are incorporated herein by this reference.

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

1. The Planning Commission hereby approves TM6367 as shown in **Attachment A** subject to the conditions of approval set forth in **Attachment B** to this Resolution.
2. The Project satisfies the required findings for approval of a Tentative Tract Map, 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;
 - 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;
 - 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.
3. The Planning Commission could not make the findings necessary for approval of TM6367 without the conditions of approval set forth in **Attachment B** to this Resolution.
 4. The Planning Commission finds that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – Infill Development) and will not have a significant effect on the environment.
 5. The basis for the findings is detailed in the August 26, 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 August 26, 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: August 26, 2021

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

**DRAFT
RESOLUTION 21-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL OF A PLANNED DEVELOPMENT PERMIT FOR VESTING
TENTATIVE TRACT MAP 6367 LOCATED NEAR THE SOUTHEAST CORNER OF
ARMSTRONG AND EAST NEES AVENUES AND FINDING THE PROJECT IS EXEMPT
FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 15332 (CLASS 32 –
INFILL DEVELOPMENT)**

WHEREAS, Gary McDonald Homes/Gleneagles Homes, 11861 N Alicante Drive Fresno, CA 93730, has applied for a Planned Development Permit (2021-002) to deviate from the R-1-7500 Zone District development standards associated with Vesting Tentative Tract Map TM6367 for an 8-lot single-family subdivision ("Project") on approximately 2.00 acres of property located near the southeast corner of Armstrong and East Nees Avenues ("Property"); and

WHEREAS, the proposed Planned Development Permit is in keeping with the intent and purpose of the Zoning Ordinance; and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on August 11, 2021, mailed public notices to property owners within 600 feet of the Property ten (10) days prior to said 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 26, 2021; and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project meets the requirements of a Class 32 (Infill Development) Categorical Exemption pursuant to CEQA Guidelines section 15332 and will not have a significant effect on the environment; 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.

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

1. The Planning Commission hereby recommends approval of PDP2021-002 subject to the conditions of approval set forth in **Attachment A** of this Resolution.
2. The Project satisfies the required findings for approval of a Planned Development Permit, as follows:
 - a. The Project is allowed within the subject base zoning district;

- b. The Project is consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
 - c. The Project is generally in compliance with all of the applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject base zoning district, including prescribed development standards and applicable design guidelines;
 - d. The Project ensures compatibility of property uses within the zoning district and general neighborhood of the proposed development;
 - e. The Project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities, etc.) than which might otherwise occur from more traditional development applications;
 - f. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
 - g. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards);
 - h. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development; and
 - i. The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.
3. The Planning Commission could not make the findings necessary for approval of PDP2021-002 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The Planning Commission finds that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – Infill Development) and will not have a significant effect on the environment.
 5. The basis for the findings is detailed in the August 26, 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 August 26, 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: August 26, 2021

Paul Hinkle, Chair

ATTEST:

Renee Mathis, Secretary

Conditions of Approval - TM6367

Planning Division Comments

(Emily Lane, Assistant Planner - (559) 324-2316)

1. This Project is subject to the development standards of the Herndon-Shepherd Specific Plan.
2. 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.
3. The developer shall repair and or replace any broken or damaged irrigation lines, valves, and other equipment on their properties which are intended to serve adjacent or downstream properties.
4. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the City Planner on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements of any other siting or setback/yard requirements established under this application. If such a waiver is requested, the developer and City Planner shall work together to ensure that any sitings of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts that may result.
5. TM6367 is subject to the development standards of Planned Development Permit 2021-002. Any development standards not expressed within PDP2021-002 shall be subject to the underlying Zone District R-1-7,500 Standards and Guidelines.
6. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Municipal Code.
7. Maximum lot coverage for all lots within TM6367 is 55% unless specifically approved through a residential site plan review or variance.
8. The developer shall construct a minimum six-foot high solid masonry wall along the East Nees Avenue frontage.
9. The developer shall record a Covenant regarding a "right to farm," for adjacent property owners. Such agreement shall be disclosed to all future home buyers.
10. East Nees Avenue shall have a 20-foot landscape/pedestrian setback, consisting of an 11-foot parkway, 5-foot sidewalk, and 4-foot landscape setback.

11. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.
12. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
13. Upon final recordation of this vesting tentative tract map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.
14. The applicant shall relay all conditions of approval for Vesting Tentative Tract Map 6367 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
15. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.
16. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
17. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
18. This Project requires the submittal and approval of a residential site plan review entitlement. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated.
19. The applicant shall provide an all-weather surface for the placement and storage of trash receptacles leading from the 5-foot side yard to the front of the property.
20. A minimum 6-foot high wood fence shall be placed along the western, southern, and eastern property lines. If one is existing, it shall be of a condition to the satisfactory of the Planning Division and in compliance with fence standards.

Fire Department Conditions

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

Water Systems

21. **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.

Engineering / Utilities / Solid Waste Division Conditions

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

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

22. 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.
23. 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.
24. 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).
25. 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

26. 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.

27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. The applicant shall provide and pay for all geotechnical services per City policy.
33. 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.
34. 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.
35. 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.
36. 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

37. 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, all existing driveways shall be replaced with curb, gutter and sidewalk per City standards. The existing landscaping and irrigation system shall be modified to include the unfinished area between the existing sidewalk and right-of-way line. The existing street lights shall be relocated outside the proposed curb returns and per City standards.
 - b. Interior Street – 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 vehicular access to Nees Avenue for all lots that side onto this street.
38. 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.
39. 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.
40. 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.
41. The applicant shall not install any fences, temporary or permanent in public right-of-way.
42. 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.

Sewer

43. The applicant shall identify and abandon all septic systems to City standards.
44. 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.
45. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
46. All existing sewer services along the development street frontage that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

47. The applicant shall identify and abandon all water wells to City standards.
48. 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.
49. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, and water meters not located in otherwise dedicated rights-of-way.
50. 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.
51. All existing water services along the development street frontage 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.

52. 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

53. 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.
54. 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

55. 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 \$197.26, 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 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.
56. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
57. 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.

58. 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.
59. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
60. 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.**
61. 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

62. The applicant shall install two (2) 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. 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.

63. The applicant shall install all major street monumentation and section corner 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.
64. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.
65. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Administration Department Conditions

(John Holt, Department Representative – 324-2072)

66. Prior to approval, recordation or filing of an annexation, final map, or site plan, the property covered by the Project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD. The CFD applies only to residential projects.
67. The applicant and the property owner acknowledge and agree that if the Project were not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, park and recreation services, street maintenance and public transit. Absent the requirement for inclusion of the Project within a CFD, the City might not be able to make the finding that the Project is consistent with the General Plan and relevant specific plans and might not be able to make the findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the Project.

68. The owner/developer shall notify all potential lot buyers prior to sale that this Project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the Project, the City Council has determined that it is not necessary that the Project be included in the CFD.
69. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

California Department of Transportation Conditions

(David Padilla, California Department of Transportation Representative – (559) 488-4057)

70. The applicant shall refer to the attached California Department of Transportation correspondence. If the list is not attached, please contact the California Department of Transportation for the requirements.

Conditions of Approval – PDP2021-002

Planning Division Comments

(Emily Lane, Assistant Planner - (559) 324-2316)

1. This Project is subject to the development standards of the Herndon-Shepherd Specific Plan.
2. As an amenity, the developer shall provide: an enhanced block wall along East Nees Avenue; and a trash can and dog waste station along Enterprise Canal Trail.
3. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the City Planner on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements of any other siting or setback/yard requirements established under this application. If such a waiver is requested, the developer and City Planner shall work together to ensure that any sitings of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts that may result.
4. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Municipal Code.
5. Maximum lot coverage for all lots within PDP2021-002 is 55% unless specifically approved through a residential site plan review or variance.
6. Maximum building (main structure) height shall not exceed thirty-five (35) feet.
7. Planned Development Permit PDP2021-002 standards for lots 1 through 8 of TM6367 shall be as follows:

Lot Coverage:	55% Max
Maximum Height:	2-stories not to exceed 35 feet
Minimum Lot Size:	7,500 square feet
Minimum Parcel Width:	60 feet
Minimum Front Yard Setback to Living Space:	10 feet
Minimum Front Yard Setback to Side Loaded Garage:	10 feet
Minimum Front Yard Setback to Garage:	20 feet
Minimum Parcel Depth:	100 feet
Minimum Side Yard Setback on Garage Side:	5 feet
Minimum Side Yard Setback (opposite from garage):	4 feet
Minimum Rear Yard Setback:	15 feet
Garages:	20'x22' interior dimension (2-car)

8. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.

9. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
10. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
11. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
12. The developer shall construct a minimum six-foot high solid masonry wall along the East Nees Avenue frontage.
13. The applicant shall provide an all-weather surface for the placement and storage of trash receptacles.
14. This Project requires the submittal and approval of a residential site plan review entitlement. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated.

Fire Department Conditions

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

Water Systems

15. **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.

Engineering / Utilities / Solid Waste Division Conditions

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

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

16. 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.

17. 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.
18. 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).
19. 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

20. 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.
21. 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.
22. 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.

23. 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.
24. 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.
25. 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.
26. The applicant shall provide and pay for all geotechnical services per City policy.
27. 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.
28. 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.
29. 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.
30. 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

31. 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, all existing driveways shall be replaced with curb, gutter and sidewalk per City standards. The existing landscaping and irrigation system shall be modified to include the unfinished area between the

existing sidewalk and right-of-way line. The existing street lights shall be relocated outside the proposed curb returns and per City standards.

- b. Interior Street – 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 vehicular access to Nees Avenue for all lots that side onto this street.
32. 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.
33. 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.
34. 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.
35. The applicant shall not install any fences, temporary or permanent in public right-of-way.
36. 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.

Sewer

37. The applicant shall identify and abandon all septic systems to City standards.
38. 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.

39. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
40. All existing sewer services along the development street frontage that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

41. The applicant shall identify and abandon all water wells to City standards.
42. 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.
43. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, and water meters not located in otherwise dedicated rights-of-way.
44. 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.
45. All existing water services along the development street frontage 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.
46. 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

47. 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.

48. 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

49. 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 \$197.26, 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 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.
50. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
51. 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.
52. 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.

53. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
54. 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.**
55. 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

56. The applicant shall install two (2) 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. 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.
57. The applicant shall install all major street monumentation and section corner 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.

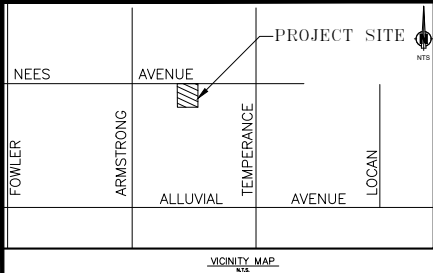
58. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.

59. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

California Department of Transportation Conditions

(David Padilla, California Department of Transportation Representative – (559) 488-4057)

60. The applicant shall refer to the attached California Department of Transportation correspondence. If the list is not attached, please contact the California Department of Transportation for the requirements.



VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6367
A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF CLOVIS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 340 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 380.00 FEET.

ALSO EXCEPTING THEREFROM THE SOUTH 48 FEET OF THE NORTH 68 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM THE WEST 20 FEET.

ALSO EXCEPTING THEREFROM LOTS 1-16 INCLUSIVE OF TRACT 5360, BEING FURTHER DESCRIBED AS THE REMAINDER LOT OF SAID TRACT 5360.

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 4" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.
4. ALL EXISTING ON-SITE IMPROVEMENTS/STRUCTURES ARE TO BE REMOVED.
5. ALL EXISTING ON-SITE TREES TO BE REMOVED WITH IMPROVEMENT PLANS BY TREE REMOVAL PERMIT.

EXISTING BUILDINGS
EXISTING TREES TO BE REMOVED

EXISTING USE
SINGLE FAMILY RESIDENTIAL HOME

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
AT&T

ASSESSOR'S PARCEL NUMBER
544-085-17

SITE AREA
2,000 AC. (GROSS)

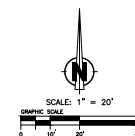
NUMBER OF LOTS
8

DENSITY
4.00 UNITS PER ACRE

AVERAGE LOT SIZE
7,650 SF

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE



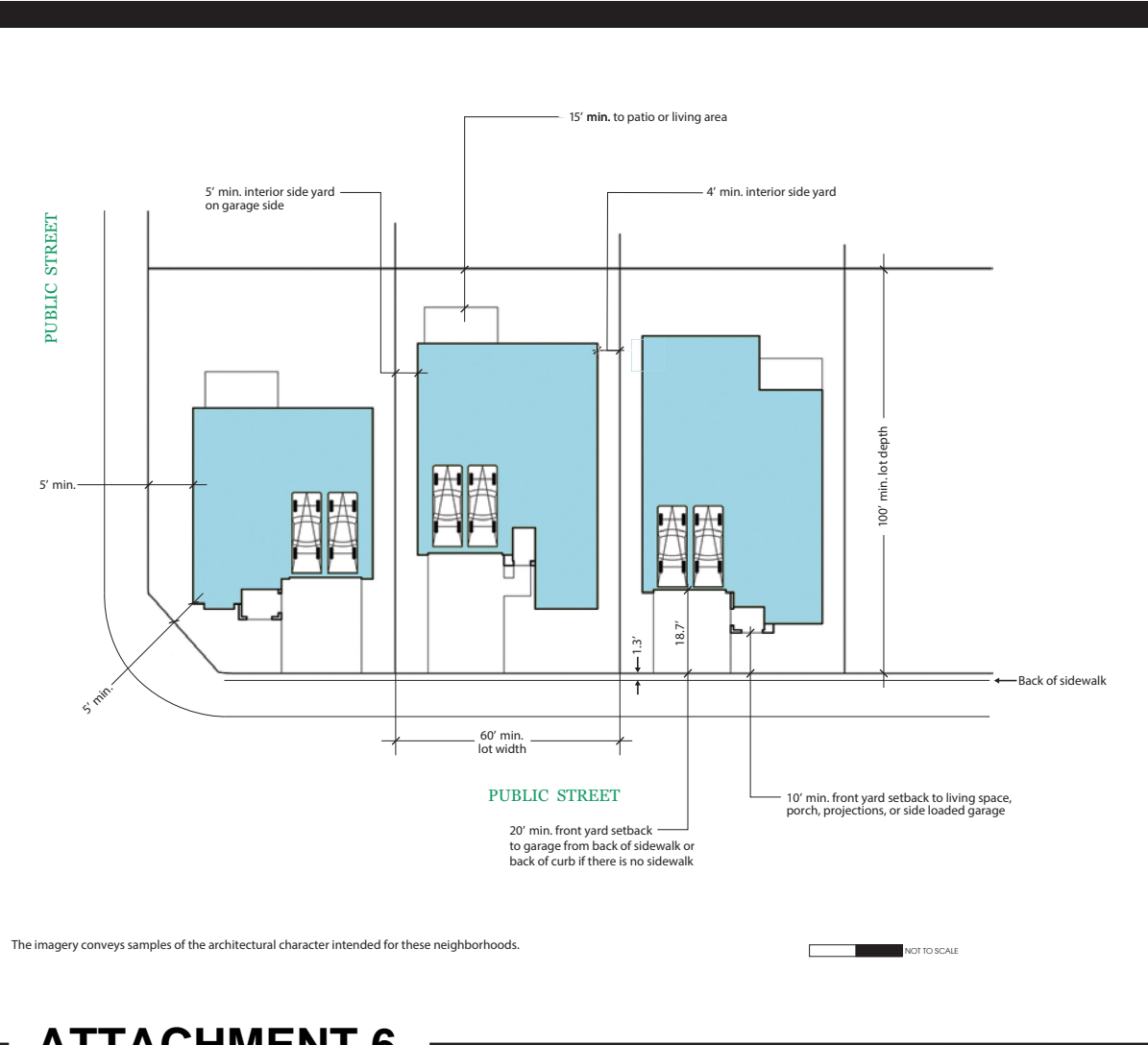
OWNERS:
Carolyn G. Prieto
Kent R. Jura
Dorlene J. Storm
Vincent J. Jura, Jr.
2350 NEES AVENUE
CLOVIS, CALIFORNIA 93611

TENTATIVE SUBDIVISION MAP	
SUBMITTER: Gary McDonald Homes	
DESIGNER: Harbour & Associates Civil Engineers 3800 Chino Avenue, Suite 300 • Chino, California 91710 (909) 305-7070 • info@h-a.com • info@h-a.com	
DATE: 6-7-21	SCALE: 1" = 20'
DRAWN BY: RPA	ET NO. 44
	1 OF 1

Residential Land Use Development Standards

TRACT 6367 – NEES AVE EAST OF ARMSTRONG AVE

LAND USE	DEVELOPMENT STANDARDS		
SINGLE-FAMILY RESIDENTIAL			
	EXISTING STANDARD	PROPOSED STANDARD	NOTES
DESIGNATION			
Zone District	R-1-7500	R-1-7500	
GP Density Range	2.1 - 4.0 du/ac	2.1 - 4.0 du/ac	Low Density Residential
Dwelling Units	8	8	
BUILDING INTENSITY			
Minimum Lot Area	7,500 sqft	7,500 sqft	
Minimum Lot Width	60'	60'	
Minimum Lot Depth	100'	100'	
Maximum Height	35'	35'	
Curved/Cul-de-sac	50' min	50' min	Frontage
Corner Lot	65' min	65' min	Lot width
Lot Coverage	40% max	55% max	
BUILDING SETBACKS			
All setbacks measured from PL.			
Front Yard	20' min	10' min	To living space, porch, projections, or side loaded garage
	20' min	20' min	Back of sidewalk to garage
Side Yard	5' min	5' & 4' min	5' min on garage side, 4' min on opposite side
Street Side	10' min	5' min	
Rear Yard	20' min	15' min	
Corner Cut-Off	5' min	5' min	
GARAGES/STREETS/PARKING			
Garages	2 covered parking spaces per unit minimum		
Streets	Public	Public	
On-Street Parking	Yes	Yes	



The imagery conveys samples of the architectural character intended for these neighborhoods.

CONDITIONS OF APPROVAL

01-14-19 REV

Entitlement: TM 6367
 Description: 8-Lot SFR PUD
 Applicant: Gary McDonald Homs
 Property Location: 2350 Nees Avenue, SEA North Armstrong Avenue
 APN: 564-080-17

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-

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, all existing driveways shall be replaced with curb, gutter and sidewalk per City standards. The existing landscaping and irrigation system shall be modified to include the unfinished area between the existing sidewalk and right-of-way line. The existing street lights shall be relocated outside the proposed curb returns and per City standards.
 - b. Interior Street – 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 vehicular access to Nees Avenue for all lots that side onto this street.
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 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.

Sewer

22. The applicant shall identify and abandon all septic systems to City standards.
23. 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.
24. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
25. All existing sewer services along the development street frontage that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

26. The applicant shall identify and abandon all water wells to City standards.
27. 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.

28. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, and water meters not located in otherwise dedicated rights-of-way.
29. 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.
30. All existing water services along the development street frontage 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.
31. 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

32. 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.
33. 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

34. 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 \$197.26, 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 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.

35. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
36. 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.
37. 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.
38. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
39. 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

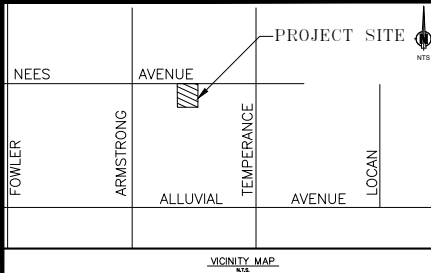
the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.

40. 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

41. The applicant shall install two (2) 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. 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.
42. The applicant shall install all major street monumentation and section corner 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.
43. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.

44. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.



VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6367
A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF CLOVIS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 340 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 380.00 FEET.

ALSO EXCEPTING THEREFROM THE SOUTH 48 FEET OF THE NORTH 68 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM THE WEST 20 FEET.

ALSO EXCEPTING THEREFROM LOTS 1-16 INCLUSIVE OF TRACT 5360, BEING FURTHER DESCRIBED AS THE REMAINDER LOT OF SAID TRACT 5360.

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 4" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.
4. ALL EXISTING ON-SITE IMPROVEMENTS/STRUCTURES ARE TO BE REMOVED.
5. ALL EXISTING ON-SITE TREES TO BE REMOVED WITH IMPROVEMENT PLANS BY TREE REMOVAL PERMIT.

EXISTING BUILDINGS
EXISTING TREES TO BE REMOVED

EXISTING USE
SINGLE FAMILY RESIDENTIAL HOME

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
AT&T

ASSESSOR'S PARCEL NUMBER
544-085-17

SITE AREA
2,000 AC. (GROSS)

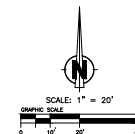
NUMBER OF LOTS
8

DENSITY
4.00 UNITS PER ACRE

AVERAGE LOT SIZE
7,650 SF

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE



OWNERS:
Carolyn G. Prieto
Kent R. Jura
Dorlene J. Storm
Vincent J. Jura, Jr.
2350 NEES AVENUE
CLOVIS, CALIFORNIA 93611

TENTATIVE SUBDIVISION MAP	
SUBMITTER: Gary McDonald Homes	
DRAWN BY: Harbour & Associates Civil Engineers 3800 Clinton Avenue, Suite 300 • Clovis, California 93612 (559) 325-7070 • info@harbourandassociates.com • c@harbourandassociates.com	
DATE: 6-7-21	SCALE: 1" = 20'
DRAWN BY: RPA	54
ET NO. 1	OF 1



CITY OF CLOVIS FIRE DEPARTMENT

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

AGENDA ITEM NO. 1.



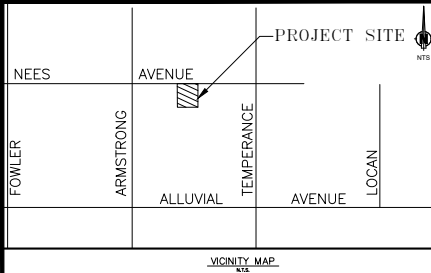
TM 6367 COMMENTD

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.

Plan Check Comments by:

Rick Fultz
Fire and Life Safety Analyst
(559) 324-2214
rickf@cityofclovis.com



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EXISTING TREES TO BE REMOVED

EXISTING USE
SINGLE FAMILY RESIDENTIAL HOME

EXISTING ZONING
R-1-7500

PROPOSED ZONING
R-1-7500

PROPOSED USE
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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

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ASSESSOR'S PARCEL NUMBER
544-080-17

SITE AREA
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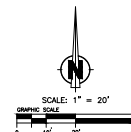
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OWNERS:
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TENTATIVE SUBDIVISION MAP	
SUBDIVISION Gary McDonald Homes	
11911 N. ALVARADO STREET FRESNO, CA 93729 (559) 443-1700	
56	
DATE: 6-7-21	SCALE: 1" = 20'
DRAWN BY: RPA	ET NO. 1 OF 1

California Department of Transportation

DISTRICT 6 OFFICE

1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 488-4057 | FAX (559) 488-4195 | TTY 711

www.dot.ca.gov



July 7, 2021

06-FRE-168-PM R8.758

Application for STP-Site Plan Review

TM6367 and PDP2021-002 8-lot single-family residential

[GTS: 8-lot single-family residential](#)

Joyce Roach
Planning Assistant
City of Clovis
Planning & Development Department
1033 Fifth Street
Clovis, CA 93612

Dear Joyce Roach:

Thank you for the opportunity to review Planning Application for the proposed 8-lot single-family residential development located on the southside of Nees Avenue just east of Armstrong Avenue in the City of Clovis. This development is located approximately 1.0-mile northwest of the State Route 168 / Temperance Avenue interchange.

Utilizing the ITE Trip Generation Manual (Land Use Code 210, 0.99 trips per dwelling unit), it is estimated this development would generate less than 10 vehicle trips during PM peak hour traffic. Caltrans projected the trips generated by this development would *not* have a significant traffic safety impact to the State Highway System. **Nevertheless, the City of Clovis should determine if a VMT analysis should be performed by the project proponent for this development.**

If you have any further questions, contact Christopher Nicholas at (916) 698-0146 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