



CITY of CLOVIS

Agenda • Planning Commission Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060

www.clovisca.gov

July 23, 2026

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the Planning Commission Clerk 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; and you may view the meeting which is webcast and accessed at ClovisCA.gov/PlanningCommission.

Written Comments

- Members of the public are encouraged to submit written comments at: ClovisCA.gov/PlanningCommission at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Planning Commission Meeting Date, Item Number, Name, Email, Comment
- Please submit a form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see the instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 PM 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 PM will be provided to Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the Planning Commission is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Commissioner. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Commissioner during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

Call to Order

Flag Salute

Roll Call

Approval of Minutes

1. Approval of the minutes from the June 25, 2026, Planning Commission meeting

Commission Secretary Comments

Planning Commission Member Comments

Public Comments

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

Public Hearings

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

2. Consider Approval, Res. 26-____, CUP2026-004, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow an adult day care center located at 1750 Shaw Avenue. Moss Lane Ventures, LLC., Owner; and Social Vocational Services and Centerline Design, LLC., Applicant and Representative.
Staff: Eric Garcia, Assistant Planner
Recommendation: Approve
3. Consider Approval, Res. 26-____, CUP2026-005, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to allow for the operation of a tap house with an indoor entertainment center located at 50 West Bullard Avenue, Suite 115. Manco - Abbott, Owner; Ryan Oldfield, Applicant.
Staff: Eric Garcia, Assistant Planner
Recommendation: Approve

Adjournment

Meetings & Key Issues

Regular Planning Commission Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

08/27/26
09/24/26
10/22/26



CITY of CLOVIS

Planning Commission Meeting • Minutes

June 25, 2026

6:00 PM

Council Chamber

Call to Order

The meeting was called to order by Chair Antuna at 6:00 PM.

Flag Salute

Flag Salute led by Commissioner Hinkle.

Roll Call

Approval of Minutes

1.
 - Approval of the minutes from the May 28, 2026, Planning Commission meeting

Motion for approval by Planning Commissioner Hatcher, seconded by Planning Commissioner Hebert. Motion carried 4-1 with Commissioner Bedsted absent.

Commission Secretary Comments

Deputy City Planner McKencie Perez introduced new hire, Garrett Sanders (Planning Tech 2) and gave a brief update on the General Plan Update.

Planning Commission Member Comments

Upon call there were no comments from the Planning Commission.

Public Comments

Upon call, there was no public comment.

Public Hearings

2. Consider Approval, **Res. 26-17**, SPR2026-008, A resolution recommending the City Council adopt a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and recommend approval of a site plan review for the site layout and design of the new City of Clovis Alternate Dispatch Center and associated site improvements located at 2288 Encino Avenue. City of Clovis, Owner and Applicant.

Motion for approval by Planning Commissioner Hinkle, seconded by Planning Commissioner Hebert. Motion carried 4-1 with Commissioner Bedsted absent.

3. Consider items associated with Ordinance Amendment 2026-002 and the Multiple-Family Residential Design Standards. City of Clovis, applicant.
 - a. Consider Approval - **Res. 26-18**, A resolution recommending the City Council adopt an exemption from further environmental review under the California Environmental Quality Act Guidelines section 15061, subdivision (b)(3) for Ordinance Amendment 2026-002

and the Multiple-Family Residential Design Standards. - **Motion** for approval by Planning Commissioner Hatcher, seconded by Planning Commissioner Hinkle. Motion carries 3-1-1 with Chair Antuna voting no and Commissioner Bedsted absent.

- b. Consider Approval - **Res. 26-19**, OA2026-002, A resolution recommending the City Council approve an ordinance amending section 9.32.040 of the City's Development Code to modify the parking requirements for multifamily dwellings. - **Motion** for approval by Planning Commissioner Hatcher, seconded by Planning Commissioner Hebert. Motion carries 4-1 with Commissioner Bedsted absent.
- c. Consider Approval - **Res. 26-20**, A resolution recommending the City Council approve an amendment to the Multiple-Family Residential Design Standards. - **Motion** for approval by Planning Commissioner Hatcher, seconded by Planning Commissioner Hebert. Motion carries 3-1-1 with Chair Antuna voting no and Commissioner Bedsted absent.

Deputy City Planner, McKencie Perez, spoke into the record that one public comment was electronically received, made available to the commissioners and public, and will be included as part of the item to the Clovis City Council. Perez also advised that there are some page numbering/titling errors and made corrections for clarification.

Adjournment

6:50

Meetings & Key Issues

Planning Commission Chair



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: July 23, 2026

Staff: Eric Garcia, Assistant Planner

Subject: Consider Approval, Res. 26-____, CUP2026-004, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow an adult day care center located at 1750 Shaw Avenue. Moss Lane Ventures, LLC., Owner; and Social Vocational Services and Centerline Design, LLC., Applicant and Representative.

Recommendation: Approve

Attachments:

1. CUP2026-004, ATT 1 Res. 26-
2. CUP2026-004, ATT 2 Conceptual Site Plan
3. CUP2026-004, ATT 3 Floor Plan and Exterior Elevations
4. CUP2026-004, ATT 4 Applicant's Operational Statement
5. CUP2026-004, ATT 5 Correspondence from Commenting Agencies

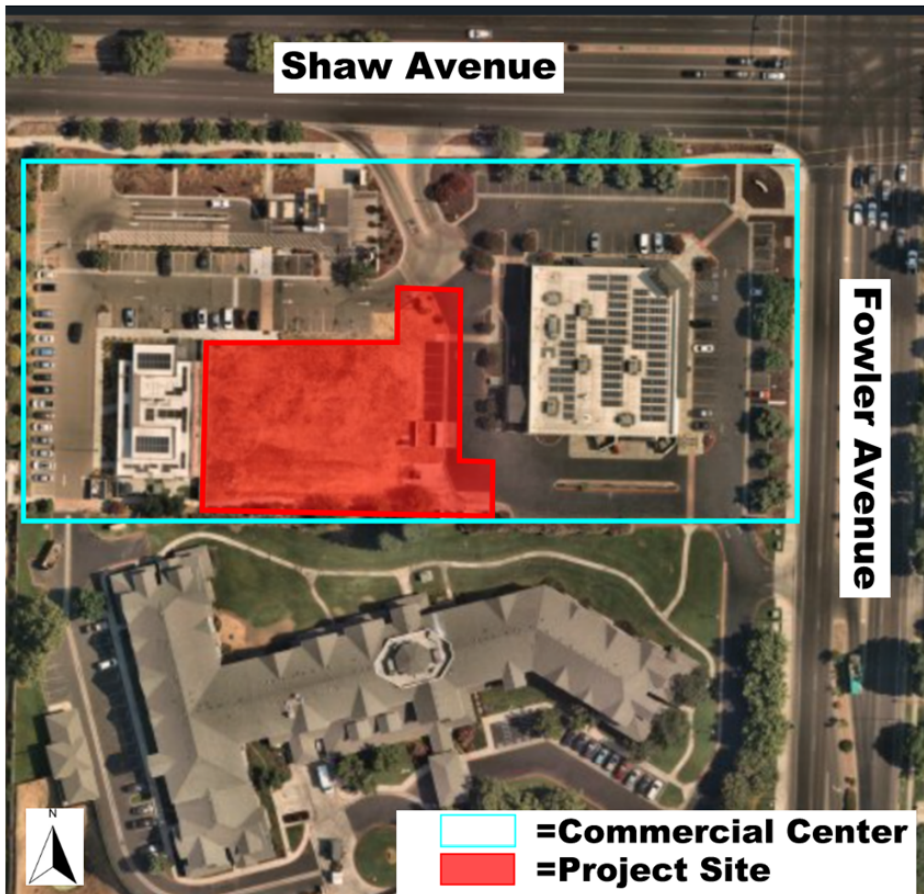
Recommendation:

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, a Class 32 Categorical Exemption, and approving Conditional Use Permit (CUP) 2026-004, subject to the conditions of approval outlined in **Attachment 1A**.

Executive Summary:

Social Vocational Services ("Applicant") is requesting approval of CUP2026-004 to allow the construction and operation of a ±7,278 square foot adult day care center ("Project") at the south-west area of Shaw and Fowler Avenues within the Shaw Avenue Plaza commercial center, in the City of Clovis ("City"), as shown in **Figure 1** below. According to the Clovis Municipal Code (CMC), adult day care center uses are permitted subject to CUP approval. Approval of this request would allow the Applicant to proceed with a site plan review (SPR). Although the SPR process is reviewed administratively at the staff level, a conceptual site plan has been provided in **Attachment 2** for informational purposes.

Figure 1 – Project Location



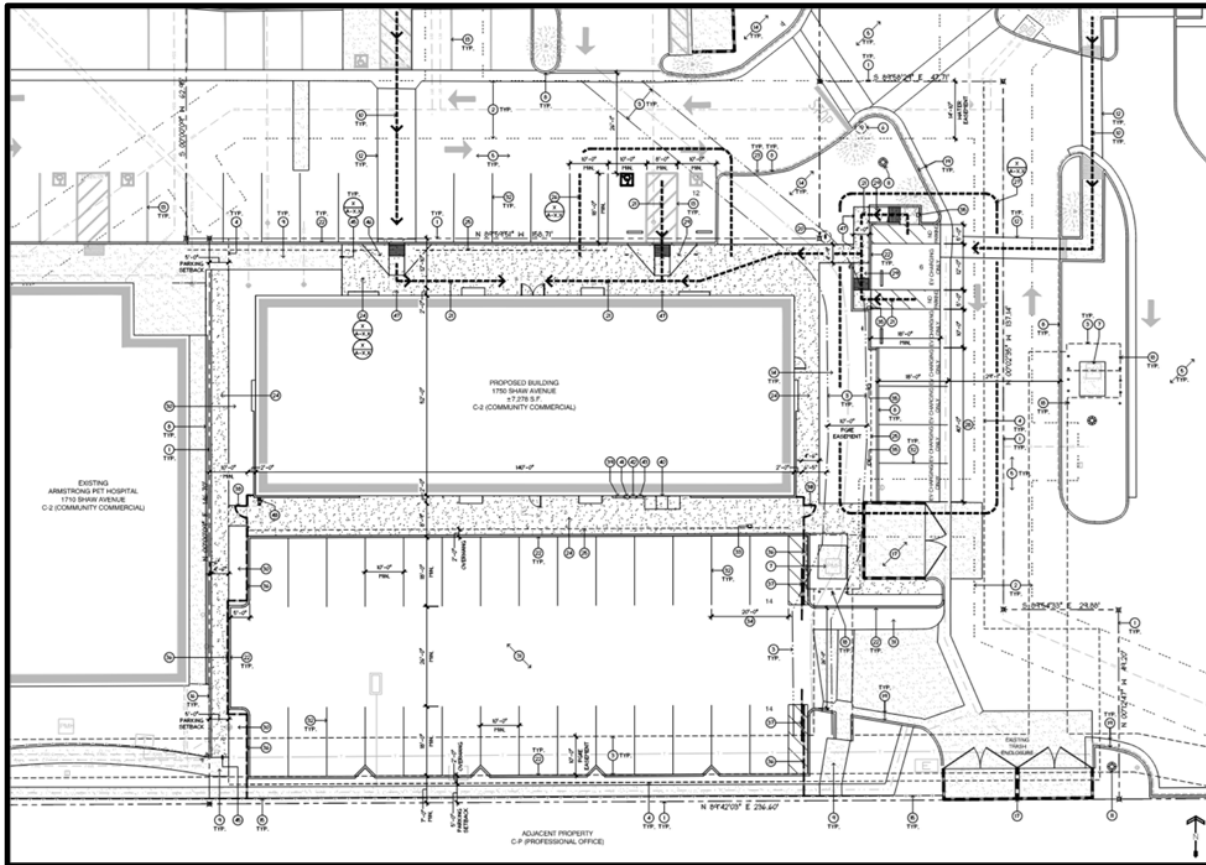
Background:

- General Plan Designation: GC (General Commercial)
- Existing Zoning: C-2 (Community Commercial)
- Lot Size: ± 0.77 acres
- Current Land Use: Vacant
- Adjacent Land Uses:
 - North: Commercial (The Human Bean)
 - South: Office (Solstice Senior Living)
 - East: Commercial (Walgreens)
 - West: Commercial (Armstrong Pet Hospital)
- Previous Entitlements: GPA1994-004, GPA2005-05, R90-2, 2005-016, CUP2019-009, DRA2010-006

Proposal and Analysis:

The Applicant is requesting approval of this CUP for the construction and operation of a $\pm 7,278$ square foot adult day care center as shown in **Figure 2** below. Social Vocational Services is a non-profit California corporation that provides skills and vocational training to adults with development disabilities.

Figure 2 – Proposed Site Plan



The Applicant has provided an operational statement (**Attachment 4**) that describes the proposed development. The operational statement proposes hours of operation that would be Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m. Social Vocational Services will be licensed for a maximum of 90 participants with 35 to 40 participants at one time. Social Vocational Services will have a total of 12 to 15 staff members per shift. Transportation will be provided by Social Vocational Services to all of its participants. The Project will also have 15 company vehicles/vans parking overnight in the rear parking area.

Existing Site and Surrounding Area

The Project site is a ±0.77 acre parcel consisting of a vacant commercial lot that is located at the south-west area of Shaw and Fowler Avenues. The area surrounding the Project is fully developed and consists of a variety of commercial uses, such as Walgreens, The Human Bean, and the Armstrong Pet Hospital. There is also a senior living community to the south of the Project.

Circulation & Parking

The Project does not propose any modification to the established vehicle access points. The Project site would be accessed via two (2) existing points of ingress/egress to the Shaw Avenue Plaza commercial center, one along Shaw Avenue and the other along Fowler Avenue.

Parking is calculated cumulatively with the commercial center at a rate of five (5) stalls per 1,000 square feet. Including this Project, there will be a total of 29,832 square feet of building area. A total of 149 parking stalls are required and a total of 151 parking stalls will be provided, meeting the required number of parking stalls.

Architecture

The area does not provide architectural guidelines. However, the architecture of the proposed adult day care center should be compatible with the existing buildings within the area and along Shaw Avenue. The exact nature of the building façade, form, and color will be identified during the SPR process. **Attachment 3** provides conceptual elevations. All signs for the proposed adult day care center must be in compliance with the guidelines of the City's Sign Ordinance. Signage will be reviewed separately through the City's sign review process.

Review and Comments by Agencies

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

Comments received are attached (**Attachment 5**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Public Comments

The City published notice of this public hearing in *The Business Journal* on Friday, July 3, 2026. A public notice was also mailed to property owners within 525 feet of the Project site boundary. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines section 15332 (Class 32 – In-Fill Development Projects) and that the exceptions identified under section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project.

The Class 32 categorical exemption exempts in-fill development 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 (5) acres substantially surrounded by 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's review of the Project, the Project meets the parameters for a Class 32 categorical exemption. (Cal. Code Regs., Tit. 14, § 15332.)

The exceptions identified in section 15300.2 identify further review of a categorical exemption by the Project's potential to result in a cumulative impact, significant effect, or proximity to a scenic highway, location on or within the vicinity of a hazardous waste site, and/or the potential to negatively impact a historical resource. Based on staff's review, these exceptions would not be triggered by the proposed Project. The environmental effects of build-out under the City's certified General Plan Environmental Impact Report ("General Plan EIR") were previously evaluated. The proposed infill development is within the scope of development anticipated and analyzed in the General Plan EIR. Accordingly, the project would not contribute to a cumulatively considerable impact beyond those previously evaluated.

Because the project is consistent with the density, land use, and development assumptions analyzed in the General Plan EIR, and because the project represents the type of infill development contemplated by CEQA Guidelines section 15332, there is no substantial evidence that successive projects of the same type in the same place would result in a significant cumulative impact. Accordingly, the cumulative impact exception does not apply. Therefore, a Notice of Exemption has

been prepared, and Staff will file the notice with the County Clerk if the Project is approved.

Consistency with 2014 Clovis General Plan Goals and Policies

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

Land Use Element

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

Policy 5.5 **Jobs for residents.** Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.

Economic Development Element

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.

Policy 3.2 **Convenience goods and services.** Encourage businesses providing convenience goods and services to locate in retail centers in neighborhoods and communities throughout the city.

Goal 5: A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.

Reason for Recommendation:

The Project is consistent with the goals and policies of the General Plan and the CMC. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution exempting the Project from further environmental review pursuant to CEQA Guidelines section 15332, a Class 32 Categorical Exemption, and approve CUP2026-004 to allow the operation of an adult day care center.

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

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.

An adult day care center is allowed within the C-2 Zone District with an approved CUP. The Project will be in compliance with applicable provisions, development standards and subject to the conditions of approval. This Project will undergo SPR to further ensure that the site layout and development standards are met. During the SPR process, the height, setbacks, parking standards, and aesthetics will be reviewed to ensure that applicable standards are met.

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

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

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

The Project proposes to construct a new building on a vacant lot. The proposed use is compatible with the existing uses and will complement the area in which it is situated. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Architectural modifications will be required through the SPR process. Further, the Project will maintain the general circulation pattern by retaining primary ingress/egress from Shaw and Fowler Avenues.

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

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

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

As mentioned above, the project has been reviewed twice, once preliminarily through the Development Review Committee, and again through the formal routing and review of the Project, which confirmed that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety. Attachment 2 presents a conceptual depiction of the proposed development. Further evaluation will occur through the SPR process to ensure compliance with all development standards. While minor adjustments to the site plan and elevations may be necessary during this review, they are not anticipated to impede the developability of the site itself.

6. The proposed Project has been reviewed in compliance with the provisions of the CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

As identified above under the California Environmental Quality Act heading of this staff report, the Project was determined to be exempt from further environmental review pursuant to CEQA Guidelines section 15332. Therefore, the Project has been reviewed in compliance with CEQA.

Actions Following Approval:

If approved, the project will continue with the SPR process.

Conflict of Interest:

None

Notice of Hearing:

Property owners within 525 feet notified: 30

Interested individuals notified: 1

CLOVIS PLANNING COMMISSION

RESOLUTION 26-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS ADOPTING A CLASS 32 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING CONDITIONAL USE PERMIT 2026-004 TO ALLOW AN ADULT DAY CARE CENTER LOCATED AT 1750 SHAW AVENUE

WHEREAS, Social Vocational Services and Centerline Design, LLC., (“Applicant”), 9 River Park Place East, Suite 210, Fresno, CA, 93720, applied for Conditional Use Permit (CUP) 2026-004 to allow the use of an adult day care center located at 1750 Shaw Avenue in the City of Clovis (“Project”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, July 3, 2026, mailed public notices to property owners within 525 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on July 23, 2026; and

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

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached hereto as **Attachment 1** to this Resolution, which are incorporated herein by this reference (“Administrative Record”).

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

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

- b. The proposed use is consistent with the General Plan and any applicable specific plan.
 - c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
 - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2026-004 without the conditions of approval set forth in **Attachment A** to this Resolution.
 4. The bases for the findings are detailed in the July 23, 2026, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
 5. CUP2026-004 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on July 23, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-
 DATED: July 23, 2026

 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

**ATTACHMENT A
CONDITIONS OF APPROVAL
CUP2026-004**

**PLANNING DIVISION CONDITIONS
(Eric Garcia, Division Representative – (559) 324-2364)**

1. This conditional use permit (CUP) approval allows an adult day care center use in association with a proposed $\pm 7,278$ square foot adult day care center located at 1750 Shaw Avenue in the City of Clovis.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the GC (General Commercial) land use designation, C-2 (Community Commercial) zone district, and other applicable standards as determined by the Planning Division during the SPR review process.
5. The hours of operation shall be the following:
 - Monday through Friday: 7:00 a.m. to 4:00 p.m.
6. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6) foot visual barrier intended to screen such area from view of adjoining properties and from the street.
7. The site and its exterior shall remain maintained and free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
8. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.
9. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.
10. The applicant shall operate in a manner that complies with the Clovis Municipal Code so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
11. There shall be no public address (PA) system, phone ringing, or music system used that may be heard on the exterior of the building/facility.
12. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.

13. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
14. An abandonment or cessation of this use for a period exceeding 365 days shall cause this approval to be scheduled for revocation.
15. All parking of employees shall occur on-site.
16. The project would require the following parking ratio pursuant to [Chapter 9.32.040](#) of the Clovis Municipal Code:
 - a. Five (5) vehicle parking spaces for every 1,000 square feet of gross building area for the entire center, plus permanent drop-off area.
 - b. Existing building area: 22,554 square feet
 - c. Proposed building area: 7,278 square feet
 - d. Total building area: 29,832 square feet
 - i. Total stalls required: 149 stalls
 - ii. Total stalls proposed: 151 stalls
17. Architecture shall be compatible with the surrounding developments.
18. The center must provide irrevocable offers for reciprocal access and parking for all parcels within the center as defined above and shall record the agreements per Engineering Division's requirements.
19. Applicant must have on file a current City of Clovis Business License prior to conducting business.
20. CUP2026-004 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

CLOVIS POLICE DEPARTMENT
(Amber Cocilova, Department Representative – (559) 324-2400)
(Russ Moring, Department Representative – (559) 324-2589)

21. Visible security cameras shall be installed to cover at a minimum the entrance, lobby, common areas, and exterior views. The video shall be retained for a minimum period of 30 days. Video shall be made available to Clovis PD upon request in conjunction with a criminal investigation.
22. The sidewalks and parking lots shall be reasonably illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded in a manner that does not create a nuisance for neighboring properties.
23. The property must be maintained and cared for in a manner that increases public safety and complies with the Clovis Municipal Code and all other applicable City codes. All lighting, gates

and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.

24. The site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
25. A manager/assistant manager or other responsible party of the property must be available 24 hours a day, 7 days a week to provide access to emergency personnel in case of an emergency. Emergency phone numbers for managers/assistant managers or responsible persons shall be provided to the Clovis Police Department Dispatch Center and other public safety departments. Emergency phone numbers shall always be kept current, both during and after the building phase of the project.
26. If the property is gated, restricted vehicle and pedestrian entrances to the property shall be accessible to emergency responders. This may be accomplished by installing keyed lockboxes according to City standards and/or providing keys and/or access codes to public safety departments.
27. If any portion of the property is alarmed, 24-hour contact information for the responsible party shall be maintained with the Clovis Police Department Dispatch Center.

COUNTY OF FRESNO HEALTH DEPARTMENT

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

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

FRESNO IRRIGATION DISTRICT

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

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

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

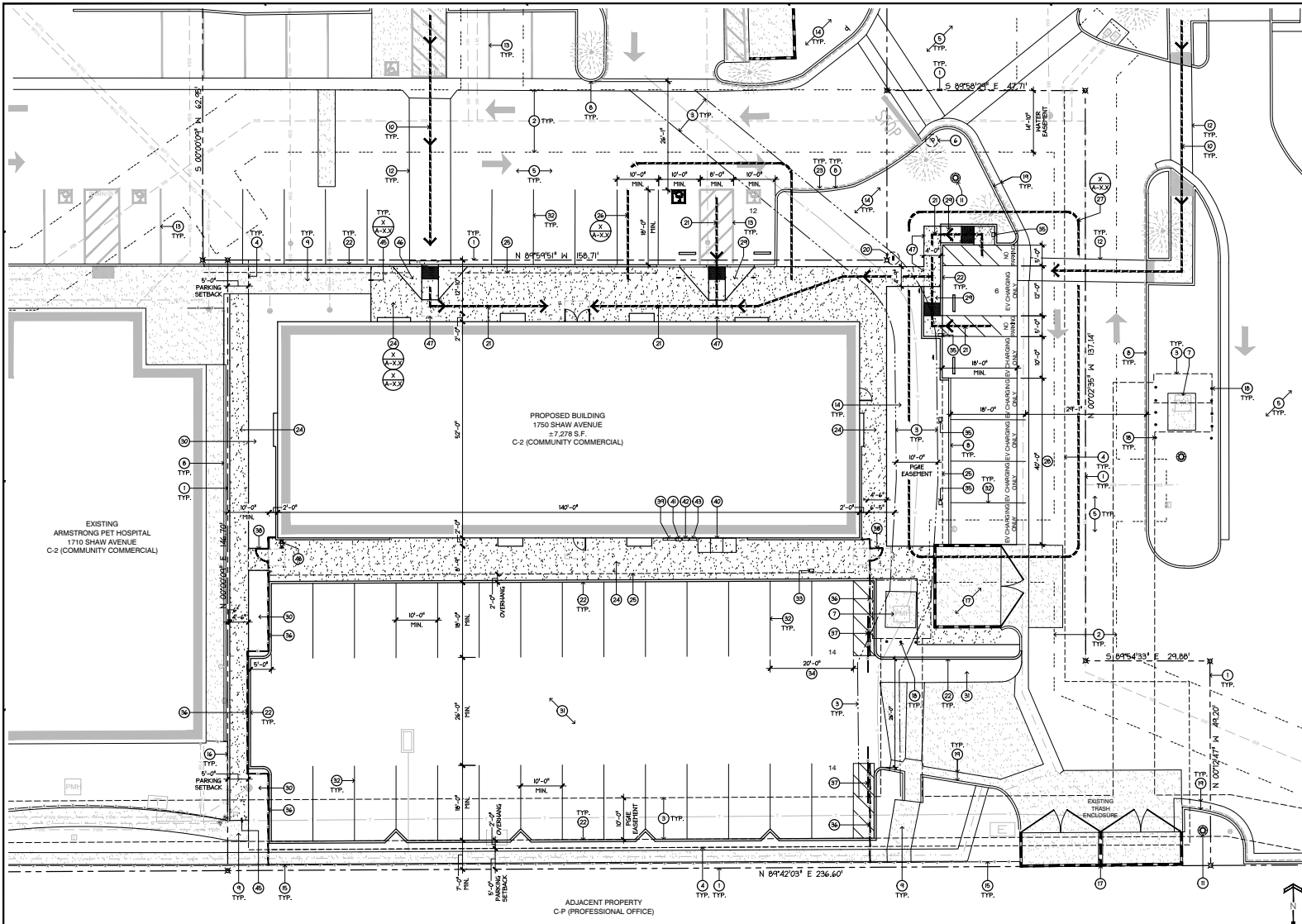
(Carol Flores, District Representative – 230-5935)

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

(Michael Maxwell, FMFCD Representative – 456-3292)

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



- ### KEY NOTES
- PHANTOM LINES INDICATE EXISTING PROPERTY LINE.
 - DASHED LINES INDICATE EXISTING WATER EASEMENT FOR PUBLIC UTILITY PURPOSES.
 - DASHED LINES INDICATE EXISTING EASEMENT FOR PIPE.
 - DASHED LINES INDICATE EXISTING BUILDING SETBACK.
 - EXISTING AC PAVING TO REMAIN.
 - EXISTING "STOP" SIGNAGE TO REMAIN.
 - EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
 - EXISTING CONCRETE CURB TO REMAIN.
 - EXISTING CONCRETE FLATWORK TO REMAIN.
 - DASHED LINES INDICATE EXISTING ACCESSIBLE PATH OF TRAVEL FROM EXISTING PUBLIC WAY AND EXISTING ACCESSIBLE PARKING SPACE TO EXISTING BUILDING AS SHOWN - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 4" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELLED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4" - THE CROSS SLOPE DOES NOT EXCEED 2:00% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5:00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 2:00%) - THE SURFACE IS FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A HALL ABOVE 27" AND BELOW 80".
 - EXISTING PARKING LOT POLE LIGHT ON CONCRETE BASE TO REMAIN.
 - EXISTING CONCRETE PAVING TO REMAIN.
 - EXISTING STRIPING TO REMAIN.
 - EXISTING LANDSCAPE AREA TO REMAIN.
 - EXISTING 6'-0" TALL WROUGHT IRON FENCE TO REMAIN.
 - EXISTING 4'-0" TALL CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN.
 - EXISTING TRASH/RECYCLING ENCLOSURES TO REMAIN.
 - EXISTING BOLLARD TO REMAIN.
 - EXISTING CURB AND/OR GUTTER TO REMAIN.
 - NEW POLE MOUNTED DOUBLE SIDED ACCESSIBLE DIRECTIONAL SIGNAGE.
 - DASHED LINES INDICATE REQUIRED ACCESSIBLE ROUTE AS SHOWN - THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER-FREE ROUTE 4" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELLED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4" - THE CROSS SLOPE DOES NOT EXCEED 2:00% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5:00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 2:00%) - THE SURFACE IS FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE ROUTE IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A HALL ABOVE 27" AND BELOW 80".
 - NEW 8" HIGH AND 4" DEEP CONCRETE CURB PER CITY OF CLOVIS STANDARDS.
 - DASHED LINES INDICATE EXISTING FIRE LANE STRIPING OVER EXISTING CONCRETE CURB TO REMAIN.
 - NEW CONCRETE FLATWORK - CONCRETE FLATWORK SHALL NOT EXCEED MAXIMUM SLOPE IN ANY DIRECTION.
 - DASHED LINES INDICATE REQUIRED 2'-0" DEEP VEHICULAR OVERHANG - THERE SHALL BE NO OBSTRUCTIONS OVER 4" HIGH ALLOWED WITHIN A VEHICULAR OVERHANG.
 - NEW ACCESSIBLE PARKING STALLS, CONCRETE CURB CUT RAMP, CONCRETE PAVING, CONCRETE WHEEL STOP, SIGNAGE, LOADING/UNLOADING ZONES, TRUNCATED CONES, AND STRIPING/STRAPEX SYMBOLS.
 - NEW COMPLIANT VAN ACCESSIBLE "TV" CHARGING ONLY PARKING STALL, CHARGER, CONCRETE CURB CUT RAMP, CONCRETE PAVING, CONCRETE WHEEL STOP, SIGNAGE, LOADING/UNLOADING ZONE, TRUNCATED CONES, AND STRIPING - VAN ACCESSIBLE EV CHARGING STALL SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 18-28.5.1.
 - NEW "TV" CHARGING ONLY PARKING STALLS, CHARGERS, AND STRIPING.
 - NEW ACCESSIBLE CONCRETE CURB CUT RAMP - RAMP SHALL NOT EXCEED AN 8:33% MAXIMUM SLOPE - SEE CIVIL PLANS.
 - NEW LANDSCAPE AREA - SEE LANDSCAPE PLANS.
 - NEW AC PAVING PER CITY OF CLOVIS STANDARDS.
 - NEW 4" WIDE STRIPING PAINTED WHITE PER CITY OF CLOVIS STANDARDS AND PARKING STANDARDS.
 - NEW ELECTRICAL BACKFASH FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
 - NEW EV CAPABLE SPACES - SEE "PARKING DATA" SECTION ON REFERENCE OVERALL PROPOSED SITE PLAN.
 - NEW ELECTRICAL VEHICLE CHARGER PER C.B.C. SECTION 18-02.10 - SEE ELECTRICAL PLANS.
 - NEW 6'-0" WROUGHT IRON FENCING - GENERAL CONTRACTOR TO COORDINATE EXTENT OF FENCING AND SIGNAGE REQUIREMENTS.
 - NEW 6'-0" TALL SLIDING WROUGHT IRON GATE - GENERAL CONTRACTOR TO COORDINATE EXTENT OF FENCING.
 - NEW 6'-0" TALL WROUGHT IRON PAN GATE - SEE DOOR SCHEDULE.
 - NEW TELEPHONE SERVICE CABINET - SEE ELECTRICAL PLANS.
 - NEW ELECTRICAL HOUSE PANEL - SEE ELECTRICAL PLANS.
 - NEW LIGHTING CONTROL PANEL - SEE ELECTRICAL PLANS.
 - NEW IRRIGATION CONTROLLER - SEE ELECTRICAL PLANS.
 - DASHED LINES INDICATE PROPOSED AND/OR FUTURE ROOF MOUNTED HVAC EQUIPMENT - ALL HVAC EQUIPMENT WILL BE SCREENED BY BUILDING PARAPET - SEE MECHANICAL PLANS.
 - NEW CONCRETE FLATWORK MEETS EXISTING CONCRETE FLATWORK.
 - NEW ACCESSIBLE PUBLIC CONCRETE CURB CUT RAMP - RAMP SHALL NOT EXCEED AN 8:33% MAXIMUM SLOPE - SEE CIVIL PLANS.
 - DASHED LINES INDICATE REQUIRED WIDTH OF RAMP BY 4'-0" DEEP MINIMUM LEVEL CONCRETE LANDING AT TOP OF CURB CUT RAMP - LANDING SHALL NOT EXCEED 3:00% MAXIMUM SLOPE IN ANY DIRECTION.
 - FIRE SPRINKLER RISER - SEE CIVIL PLANS.

CENTERLINE DESIGN, LLC
PLANNING • DESIGN • CONSULTING
1645 SHAW AVENUE, SUITE #101
CLOVIS, CALIFORNIA 93611
559-298-2665 (OFFICE)

PROJECT

PROPOSED SHELL BUILDING FOR:
SOCIAL VOCATIONAL SERVICES
1750 SHAW AVENUE
CLOVIS, CALIFORNIA 93611

STATUS

Current Release Date
09-27-26
Planning Submittal
Plan Check Submittal

REVISIONS

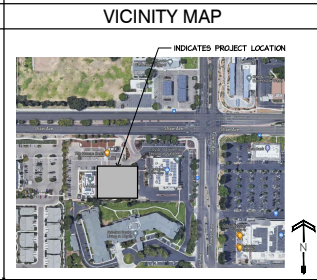
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2	
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4	

IDENTIFICATION

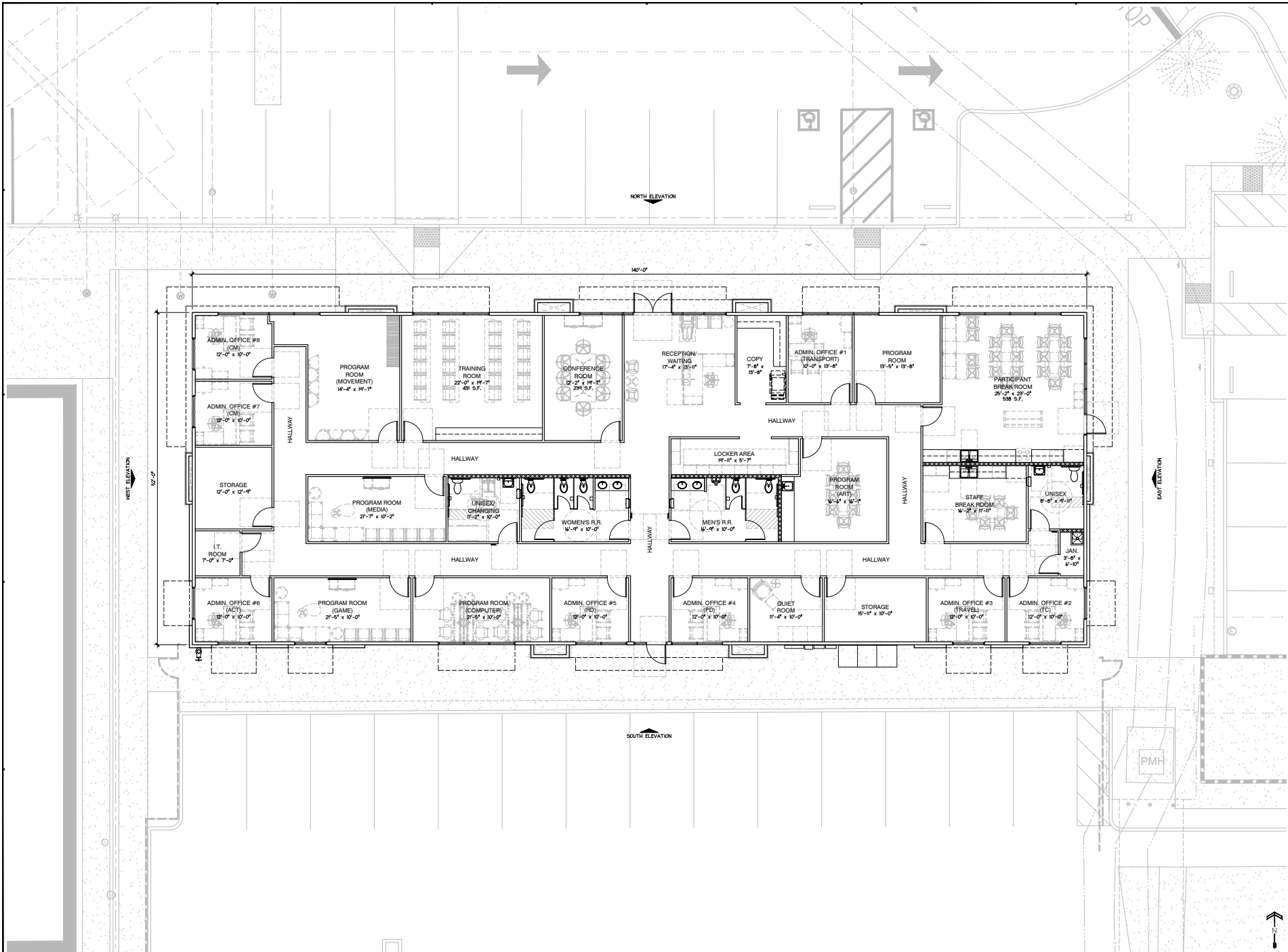
Scale
1" = 10'-0"
Project Coordinator
CHRIS HARD
Project No.
25-11
Sheet

PROJECT DATA

PARCEL DATA	
A.P.N.	491-091-74
ZONING	C-2 (COMMUNITY COMMERCIAL)
EXISTING LAND AREA	(0.77 ACRES) 135,408 S.F.
PARKING DATA	
TOTAL REQUIRED VEHICLE PARKING STALLS REQUIRED BY ZONING ORDINANCE	
ADULT DAY CARE (1 STALL FOR 4 STUDENTS)	15
NO STUDENTS / 4	15
TOTAL REQUIRED VEHICLE PARKING STALLS	15
TOTAL PROVIDED VEHICLE PARKING STALLS IN RECIPROCAL SPACES	
STANDARD	26
NORTH ADJACENT RECIPROCAL STALLS	10
STANDARD ACCESSIBLE (RECIPROCAL)	1
STANDARD VAN ACCESSIBLE (RECIPROCAL)	1
EV CAPABLE SPACES	4
EVCS STANDARD ACCESSIBLE	1
EVCS VAN ACCESSIBLE	1
EV CAPABLE	2
TOTAL PROVIDED VEHICLE PARKING STALLS	46
RATIO OF PARKING SPACES TO FLOOR AREA	6.32 SPACES PER 1,000 S.F.



ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW. STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.



PROJECT
SCHEMATIC FLOOR PLAN FOR:
SOCIAL VOCATIONAL SERVICES
SHAW AVENUE & FOWLER AVENUE
CLOVIS, CALIFORNIA 93611

STATUS

Current Release Date	09-24-26
Planning Submittal	--
Plan Check Submittal	--

REVISIONS

1	
2	
3	
4	
5	

IDENTIFICATION

Scale	3/8" = 1'-0"
Project Coordinator	CHRIS HARR
Project No.	25-15A
Sheet	

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY CROWN LAW. STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

Attachment 3



PROJECT
SCHEMATIC FLOOR PLAN FOR:
SOCIAL VOCATIONAL SERVICES
SHAW AVENUE & FOWLER AVENUE
CLOVIS, CALIFORNIA 93611

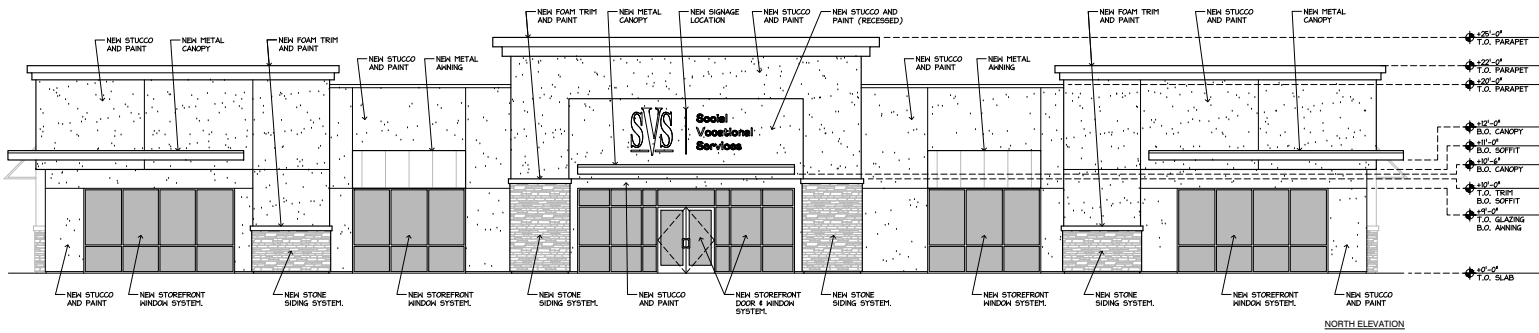
STATUS

Current Release Date	09-24-26
Planning Submittal	--
Plan Check Submittal	--

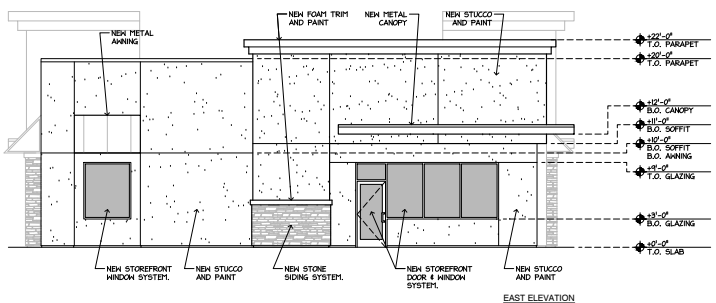
REVISIONS

IDENTIFICATION

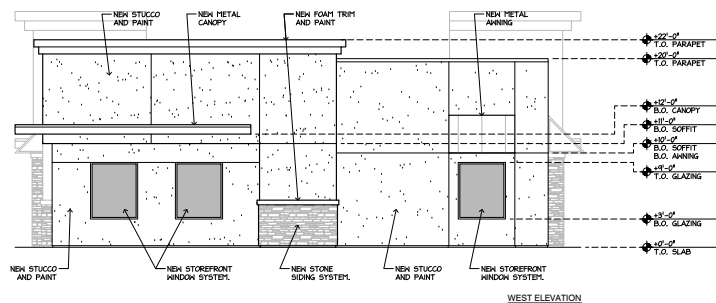
Scale	3/8" = 1'-0"
Project Coordinator	CHRIS HARR
Project No.	25-15A
Sheet	1A of 3



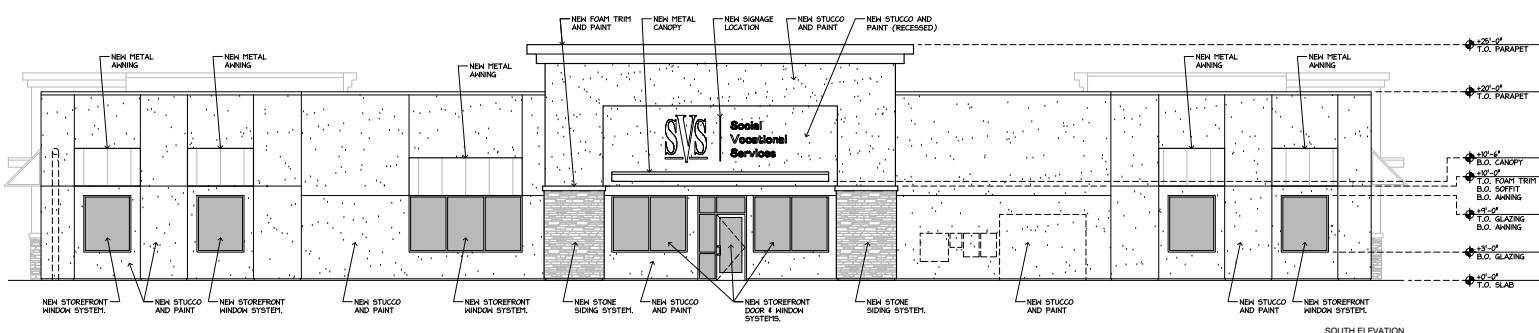
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



March 24, 2026

City of Clovis

**Re: 1750 Shaw Ave
Shaw & Fowler between Walgreens & Pet Hospital**

City Planning Dept,

We are Social Vocational Services (SVS), a private non-profit California corporation, which provides skills and vocational training to adults with Developmental Disabilities. Our program offices are licensed by the California Department of Developmental Services, Community Care Licensing, in the category of adult day program.

Our adult day program activities are both community and facility based. Our participants are assisted in exploring such areas as communication, computer skills, interviewing skills, personal appearance and the use of adaptive devices. Additional on-site activities may include art studio work, multi-media exploration, horticulture and physical fitness. Community integration activities might include visiting the library, field trips to businesses of interest to our participants, employment contracts, dining out, going to the movies and BBQs in nearby parks. California State Licensing requires a staff to participant ratio of 1 staff to every 3 or 6 participants. We provide constant supervision for our participants, of which some may be non-ambulatory.

Our offices operate from 7:00 am to 4:00pm, Monday through Friday--closed evenings, weekends and major holidays. Regarding traffic flow and parking impact, it is important to note that we provide transportation for all our participants. At peak occupancy we will have multiple staff members and company vehicles/vans which will require overnight/weekend parking. Our employees take some of our vans out in the community during the workday so when our employees are at work some of the vans are not parked at the facility and vice versa. Thus, employees and vans can often share parking spaces.

Thank you very much for your time. For additional information about our organization please visit our website, <http://www.socialvocationalservices.org/> or feel free to contact me.

Susan Copley Leonhardt
Director of Administrative Services



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

Joe Prado, Director

Dr. Trinidad Solis, Health Officer

May 20, 2026

LU0023378

2604

Eric Garcia, Assistant Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Garcia:

PROJECT NUMBER: **CUP2026-004, SPR2026-012**

CUP2026-004; a conditional use permit request to allow a new adult day care facility to be located at the southwest corner of Shaw and Fowler Avenues (1750 Shaw Avenue).; **SPR2026-012**; a site plan review for a new adult day care facility and associated site improvements.

APN: 492-031-74

ZONING: C-2

ADDRESS: 1750 Shaw Avenue

Recommended Conditions of Approval:

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

REVIEWED BY:

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

(559) 600-33271

cc: Deep Sidhu- Environmental Health Division (CT. 58.01)
Susan Leonhardt- Applicant (sleonhardt@svsinc.org)

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

1221 Fulton Street, Fresno, CA 93721 | P.O. Box 11867, Fresno, CA 93721

(559) 600-3357 | FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.fresnocountyca.gov | www.fcdph.org

Attachment 5



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

May 22, 2026

Eric Garcia
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Conditional Use Permit Application No. CUP2026-004
S/W Shaw and Fowler avenues

Dear Ms. Mendoza:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2026-004 for which the applicant requests to allow a new adult day care facility to be located at the southwest corner of Shaw and Fowler avenues, APN: 499-031-74. This project is being reviewed concurrently with Site plan Review Application SPR2026-012. FID has the following comments:

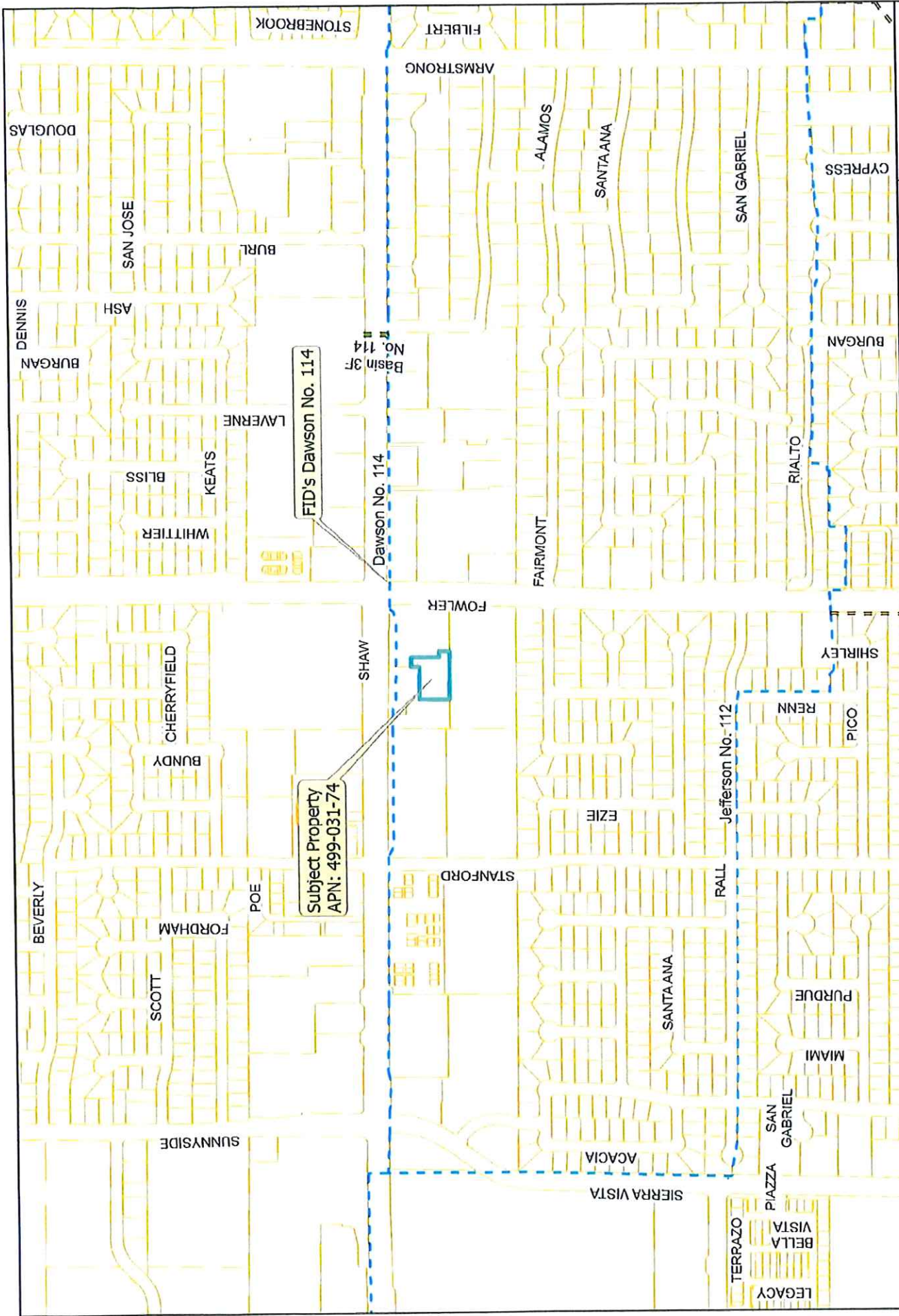
1. FID previously reviewed and commented on the subject property on February 19, 2026, as Development Review Committee Application No. 2026-002. Those comments and conditions still apply and a copy has been attached for your review.

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

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment



Legend

- FID Canal
- FID Pipeline
- Private Canal
- Private Pipeline
- Abandoned Canal
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- FID Boundary
- Rail Road
- Streets & Highways

Parcel

- FIDCD Acquired Basins
- FIDCD Proposed Basins

FRESNO IRRIGATION DISTRICT

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

Print: G:\Info\ArcGIS Pro Master.aprx
Name: MAD 1081 StatePlan California IV RPK 0404

Scale

0 270 540 Feet

North Arrow



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

Distribution Date: **5/11/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): CUP2026-004 Location: 1750 Shaw Avenue

APN: 499-031-74 Zoning: C-2 General Plan: General Commercial RHNA Site: _____

Name of Applicant: Social Vocational Services -Susan Leonhardt Phone/Email: 559-443-7119/sleonhardt@svsinc.org

Applicant Address: 9 River Park Place East, #210 City: Fresno State: CA Zip: _____

Previously Reviewed Under DRC: DRC2026-002 Or Other Entitlement: _____

Project Description: CUP2026-004; a conditional use permit request to allow a new adult day care facility to be located at the southwest corner of Shaw and Fowler Avenues (1750 Shaw Avenue). This entitlement is being processed concurrently with SPR2026-012.

This item is tentatively scheduled for a public hearing to be consi Planning Commission.

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project mana 6/1/2026

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866



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

Distribution Date: **5/11/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

(In House)

- ☒ Planning Division
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☒ City Landscape Com
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☒ State of California Department of Fish and Game
☐ LAFCO (when annexation is involved)
☒ County of Fresno Development
☒ Fresno County Environmental Health

Item(s): SPR2026-012 Location: 1750 Shaw Avenue

APN: 499-031-74 Zoning: C-2 General Plan: General Commercial RHNA Site: _____

Name of Applicant: Social Vocational Services -Susan Leonhar Phone/Email: 559-443-7119/sleonhardt@svsinc.org

Applicant Address: 9 River Park Place East, #210 City: Fresno State: CA Zip: _____

Previously Reviewed Under DRC: DRC2026-002 Or Other Entitlement: _____

Project Description: SPR2026-012; a site plan review for a new adult day care facility and associated site improvements on a currently vacant parcel at the southwest corner of Shaw and Fowler Avenues (1750 Shaw Avenue). This entitlement is being processed concurrently with CUP2026-004.

This item is tentatively scheduled for a public hearing to be consi Planning Commission.

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project mana 6/1/2026

Please check one below:

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

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

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

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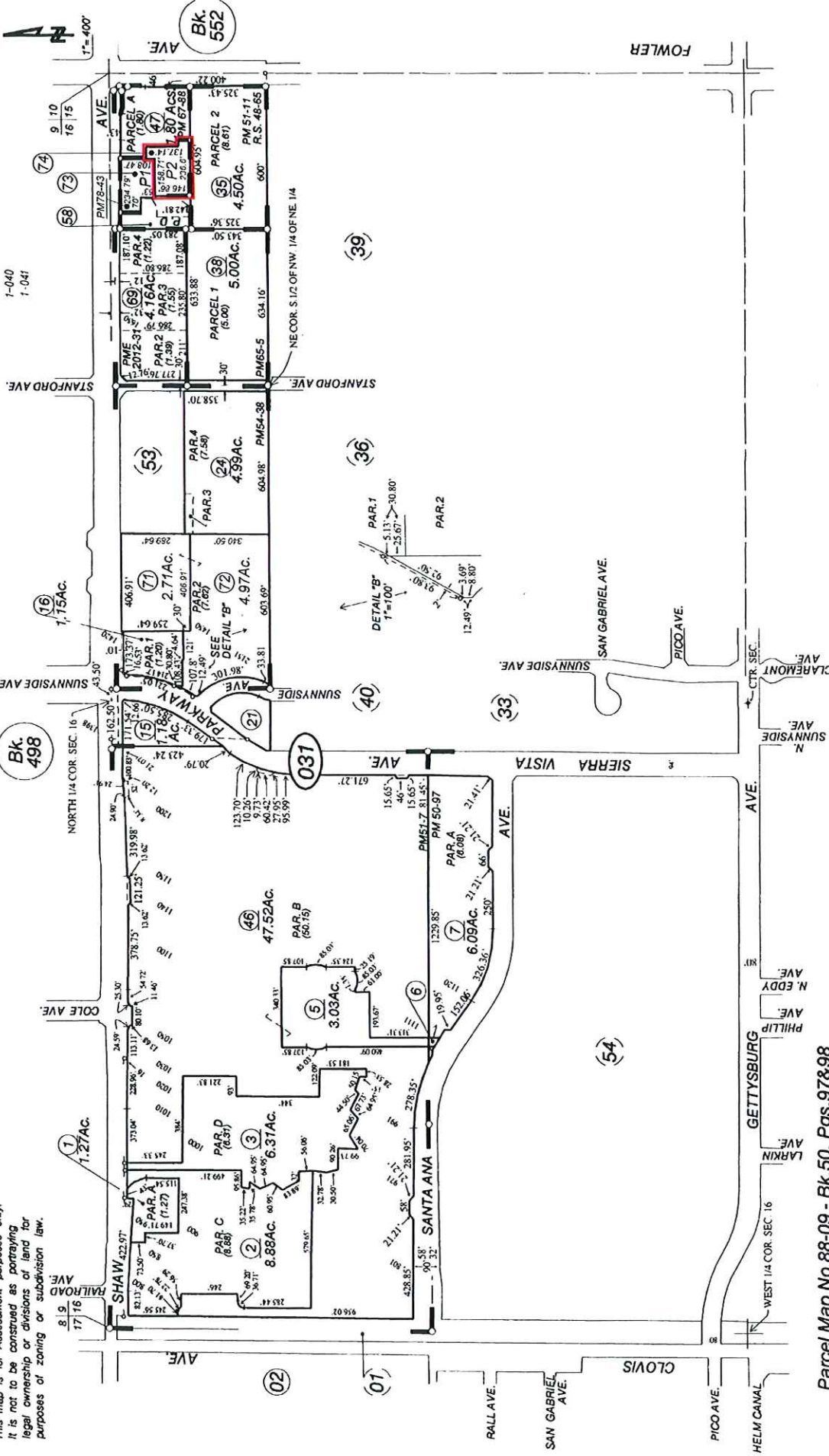
REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866

1-003
1-040
1-041

SUBDIVIDED LAND IN POR. SEC.16, T.13S., R.21E., M.D.B.&M.

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



Record of Survey - Bk. 48, Pg. 65
Parcel Map Exemption No. 2012-31, Doc. 12614, 01/29/13

Assessor's Map Bk. 499 - Pg. 03
County of Fresno, Calif.

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

Parcel Map No 88-09 - Bk. 50, Pgs. 97&98
Parcel Map No 88-17 - Bk. 51, Pgs. 7&8
Parcel Map No 90-1 - Bk. 51, Pgs. 11&12
Parcel Map No 79-12A - Bk. 54, Pg. 38
Parcel Map No 2004-10 - Bk. 65, Pgs. 5 & 6
Parcel Map No 2006-06 - Bk. 67, Pgs. 88 & 89
Parcel Map No. 2023-004 - Bk. 78, Pgs. 43 & 44

H 10/22/2024 BD 25R



GO LANDSCAPE ARCHITECTURE INC.
4120 N. GARDEN AVE. SUITE 100
CLOVIS, CA 93311
(559) 299-1111
WWW.GO-LANDSCAPE.COM



PROJECT: 1750 SHAW AVENUE
SHEET: L-1
DATE: 08/14/2019
DESIGNED BY: D.J.G.
CHECKED BY: D.J.G.
APPROVED BY: D.J.G.

LANDSCAPE PLAN

1750 SHAW AVENUE
CLOVIS, CA 93311

DATE: 08/14/2019
SHEET: L-1

1750 SHAW AVENUE
CLOVIS, CA 93311

DATE: 08/14/2019
SHEET: L-1

1750 SHAW AVENUE
CLOVIS, CA 93311

DATE: 08/14/2019
SHEET: L-1

1750 SHAW AVENUE
CLOVIS, CA 93311

HYDROZONE SCHEDULE

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TYPE	IRIGATION	AREA
LOW	DRIP	3,322 SF

TREE SCHEDULE

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

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LAG	15 gal	5	314 SF

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LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

TREE	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT SCHEDULE

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

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LAG	15 gal	5	314 SF

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LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

PLANT	SIZE	QTY	REMARKS
LAG	15 gal	5	314 SF

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LAG	15 gal	5	314 SF

LANDSCAPE PLAN

1750 SHAW AVENUE

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1750 SHAW AVENUE

7,278 SF

Jeremy Landrith

From: Joyce Roach <joycer@clovisca.gov>
Sent: Monday, May 11, 2026 11:12 AM
To: Aaron La Mattina; Amber Cocilova; Amjad M. Qader; Amy Hance; Andrew Haussler; Andrew Nabors; Andrew Nabors; Anthony Puente; Arthur Negrete; Augustine Ramirez; Bernard Jimenez; Bethany Berube; Bill Fox; Brian Spaunhurst; Brian Weldon; Brody Hines; Bruce Bloom; Chad Fitzgerald; Chad McCollum; Chris Ekk; Chris Motta; Christopher Kelly; Claudia Cázares; Curt Fleming; Daniel Negrete; Darren N. Findley; Dave Padilla; Dave Roseno; Dawyne Balch; Debbie Campbell; Deep Sidhu; Denise Wade; Denver Stairs; Drew Esquer; Eduardo Martinez; Fernando Copetti; Engineering Review; FMFCD; Garrett Rogers; Gene Abella; George González; Glenn Eastes; Hector E. Luna; Holly Greathouse; Ivette Rodriguez; Jason C.; Jason Ralls; Jeffrey Land; Jesse Newton; Jimmy Robles; Jorge Gomez; Joshua Taylor; Kevin Tsuda; Kevin Tuttle; Kristine Cai; Levy Lopez; Lily Cha; Luis Murrieta; Lupita Mendoza; Manuel Barrios; Marissa Parker; McKencie Perez; Melinda Feist; Michael Maxwell; Mikel Meneses; Mikhaila Arnold; Nav Chahal; Nicholas Torstensen; Paul Armendariz; Renee Mathis; Rick Fultz; Robert J. Howard; Robert Villalobos; Ruben Amavizca; Russell Moring; Ryan Burnett; Ryan Kilby; Ryan Nelson; Ryan Xiong; Sarai Yanovsky; Scott Redelfs; Sean Smith; Shawn Miller; SJVAPCD; Tara West; Tawanda Mtunga; Thad Avery; Tiffany Ljuba-Silguero; Tiffany Williams; Vincent Mendes; Wildlife CEQA
Cc: Eric Garcia; Joyce Roach
Subject: Request for Comments for CUP2026-004 & SPR2026-012
Attachments: CUP2026-004, DISTFRM.pdf; SPR2026-012, DISTFRM.pdf; CUP2026-004, SPR2026-012, APN Page.pdf; CUP2026-004, Operational Statement (03-24-26).pdf; CUP2026-004, SPR2026-012, Proposed Site Plan (03-27-26).pdf; CUP2026-004, SPR2026-012, Proposed Floor Plan (03-24-26).pdf; CUP2026-004, SPR2026-012, Proposed Exterior Elevations (03-24-26).pdf; SPR2026-012. Preliminary Landscape Plan.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Please see the attached request for comments for CUP2026-004 and SPR2026-012, for a new adult day care facility and associated site improvements on the vacant parcel at the southwest corner of Shaw and Fowler Avenues.

Thank you, and have a good day.



CITY of CLOVIS
PLANNING & DEVELOPMENT SERVICES

Joyce Roach

Planning Technician II
City of Clovis - Planning & Development Services - Planning Division
1033 Fifth Street, Clovis, CA 93612
Office: 559-324-2341
joycer@clovisca.gov

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 19, 2026

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

RE: Development Review Committee Application No. 2026-002
S/W Shaw and Fowler avenues

Dear Ms. Parker:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2026-002 for which the applicant proposes an adult day care facility, APN: 499-031-74. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Dawson No. 114 runs westerly along the south side of Shaw Avenue approximately 70 feet north of the subject property, and crosses Fowler Avenue as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shaw Avenue, Fowler Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

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

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment

G:\Agencies\Clovis\DRC Meetings\DRC2026-002\DRC2026-002 FID Comments.doc

BOARD OF DIRECTORS

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



City of Clovis DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

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

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

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

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

NAME: Centerline Design - Chris Ward
MAILING ADDRESS: 1645 Shaw Avenue, Suite 101
CITY: Clovis ST: CA ZIP: 93611
PHONE: 559-298-3060 E-MAIL: chris@clinedesignllc.com
nick@clinedesignllc.com

PROPERTY OWNER: McKinney Properties, LLC. (In Escrow)
PROPOSED USE (be specific - use separate sheet if necessary): Social Vocational Services
adult day care facility (I-4 Occupancy) with license for up to 90 clients at a time. All clients will be picked
up by SVS in private vans.
SIZE OF PROPERTY: +/-33,618 s.f. (0.77 acres)
ASSESSOR'S PARCEL NUMBER: 499-031-74
PROJECT LOCATION: Southwest corner of Shaw and Fowler, next to the Walgreens.

All submitted plans should try to include the following items:

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

(OFFICE USE ONLY)

File No: DRC **2026-002**

Date: **2/11/2026 10:00 AM**

RHNA Site: _____

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

PROJECT DATA

PARTIAL DATA	DATE
A.S.C.	10/1/10
DRAWN BY	J.M.B.
CHECKED BY	J.M.B.
APPROVED BY	J.M.B.
SCALE	AS SHOWN
TOTAL LENGTH OF ROAD IMPROVEMENT	0.75 MILE
TOTAL COST OF ROAD IMPROVEMENT	\$1,000,000
TOTAL FUNDING SOURCES	FEDERAL, STATE, LOCAL
TOTAL FUNDING AMOUNTS	\$500,000 FEDERAL, \$500,000 STATE, \$0 LOCAL
TOTAL FUNDING PERCENTAGES	50% FEDERAL, 50% STATE, 0% LOCAL
TOTAL FUNDING DATES	10/1/10 - 12/31/10
TOTAL FUNDING PURPOSES	ROAD IMPROVEMENT, TRAFFIC SIGNALS, STREET LIGHTS, LANDSCAPE ARCHITECTURE, PUBLIC ART, etc.
TOTAL FUNDING CONTACTS	JOHN DOE, PROJECT MANAGER, 123 MAIN ST., SUITE 100, ANYTOWN, CA 90210, (555) 123-4567

[illegible][illegible]



June 1, 2026

Eric Garcia
City of Clovis
Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

Project: Site Plan Review 2026-012

District CEQA Reference No: 20260530

Dear Mr. Garcia:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Site Plan Review (SPR) from the City of Clovis (City) for the project mentioned above. Per the SPR, the project consists of a 7,278 square foot adult day care facility (Project). The Project is located 1750 Shaw Avenue in Clovis, CA 93611.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:

<https://ww2.valleyair.org/permitting/ceqa/>.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at:

<https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

5) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

6) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the

District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

7b) District Rule 9510 - Indirect Source Review (ISR)

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 9,000 square feet for a education development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

7c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings.

In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

7d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

7e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

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

If you have any questions or require further information, please contact Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

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

File No. 210.433

Page 1 of 3

PUBLIC AGENCY

ERIC GARCIA
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH ST.
CLOVIS, CA 93612

DEVELOPER

SUSAN LEONHARD, SOCIAL VOCATIONAL
SERVICES
9 RIVER PARK PLACE EAST, #210
FRESNO, CA 93720

PROJECT NO: **2026-004**

ADDRESS: **SOUTHWEST CORNER OF SHAW AVE. AND FOWLER AVE.**

APN: **499-031-73, 74, 47, 499-031-58**

SENT: **May 15, 2026**

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

* The Development Review Service Charge shown above is associated with CL SPR 2026-012 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/27 based on the site plan submitted to the District on 5/11/26 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL
CUP
No. 2026-004

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

Page 2 of 3

**CL
CUP No. 2026-004**

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

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

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

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

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

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

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

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

Page 3 of 3

**CL
CUP No. 2026-004**

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 5/15/2026 3:10:15 PM



Robert Villalobos
Engineering Tech III

Digitally signed by Robert Villalobos Date: 5/15/2026 10:56:21 AM

OTHER REQUIREMENTS

EXHIBIT NO. 2

The City of Clovis shall verify that drainage covenants are in place to allow surface runoff from CL CUP 2026-004 to reach Shaw Avenue.

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

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

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



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

Distribution Date: **5/11/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): **CUP2026-004** Location: **1750 Shaw Avenue**

APN: **499-031-74** Zoning: **C-2** General Plan: **General Commercial** RHNA Site: _____

Name of Applicant: **Social Vocational Services -Susan Leonhardt** Phone/Email: 559-443-7119/sleonhardt@svsinc.org

Applicant Address: **9 River Park Place East, #210** City: **Fresno** State: **CA** Zip: _____

Previously Reviewed Under DRC: **DRC2026-002** Or Other Entitlement: _____

Project Description: **CUP2026-004; a conditional use permit request to allow a new adult day care facility to be located at the southwest corner of Shaw and Fowler Avenues (1750 Shaw Avenue). This entitlement is being processed concurrently with SPR2026-012.**

This item is tentatively scheduled for a public hearing to be consi **Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager **6/1/2026**

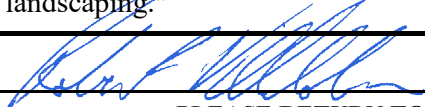
Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign):  **5/15/2026**

PLEASE RETURN TO:

Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: July 23, 2026

Staff: Eric Garcia, Assistant Planner

Subject: Consider Approval, Res. 26-____, CUP2026-005, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to allow for the operation of a tap house with an indoor entertainment center located at 50 West Bullard Avenue, Suite 115. Manco - Abbott, Owner; Ryan Oldfield, Applicant.

Recommendation: Approve

Attachments:

1. CUP2026-005 ATT 1 Res. 26-____
2. CUP2026-005 ATT 2 Site Plan & Floor Plan
3. CUP2026-005 ATT 3 Applicant's Operational Statement
4. CUP2026-005 ATT 4 Correspondence from Commenting Agencies

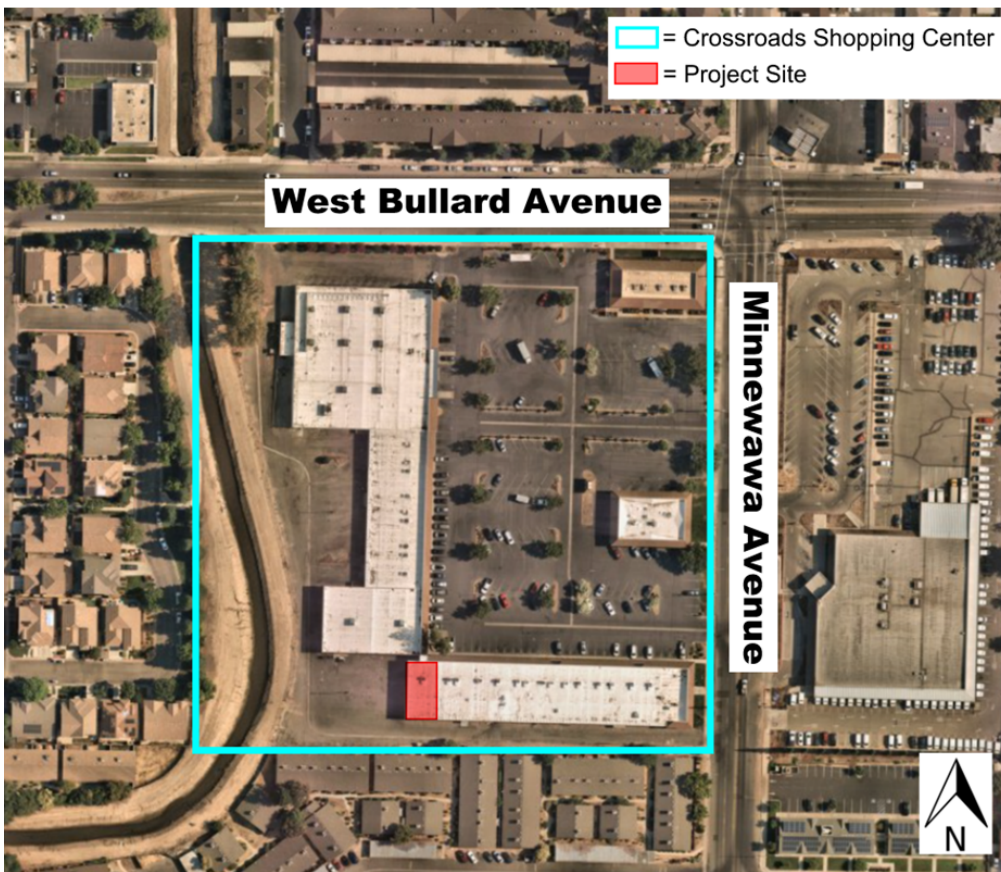
Recommendation:

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301, a Class 1 Categorical Exemption, and approve Conditional Use Permit (CUP) 2026-005, subject to the conditions of approval outlines in **Attachment 1A**.

Executive Summary:

Ryan Oldfield ("Applicant") is requesting approval of CUP2026-005 to allow an indoor amusement center use of a tap house ("Project") in an existing commercial shopping center (Crossroads Shopping Center). The Project is located on the southwest corner of West Bullard and Minnewawa Avenues, in the City of Clovis ("City"), as shown in **Figure 1** below. Approval of this CUP will allow the Applicant to operate a tap house with an indoor entertainment center, subject to the conditions of approval.

Figure 1 – Project Location



Background:

- General Plan Designation: GC (General Commercial)
- Existing Zoning: C-2 (Community Commercial)
- Lot Size: ± 8.82 acres (Site) / $\pm 1,700$ square feet (Project Site)
- Current Land Use: Commercial
- Adjacent Land Uses:
 - North: Multifamily Residential (Scottsmen Too Apartments)
 - South: Multifamily Residential (Minnewawa Apartments)
 - East: Commercial (Post Office)
 - West: Single-family Residential
- Previous Entitlements: AUP2018-09; CUP87-15; CUP79-14; CUP81-24; CUP85-03; CUP85-07; CUP87-15; CUP89-15; CUP95-10; CUP96-05; CUP97-13; CUP2001-03; CUP23-10; SPR77-79A; SPR77-79A2; SPR77-79A3; SPR77-79A4; SPR85-15; SPR85-66; SPR88-17; SPR89-15; SPR2023-011; V78-15

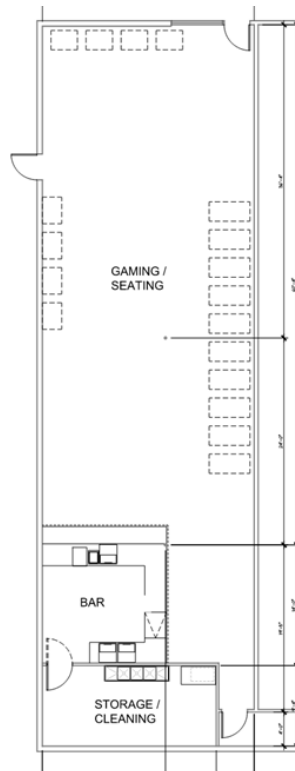
The established commercial center was originally developed in the late 1970s. Throughout the years, the center has seen different retail and commercial uses including the former Save Mart Supermarket, which is now Dollar General. Approval of this CUP would allow an existing $\pm 1,700$ square-foot tenant space within an established shopping center to accommodate a new indoor entertainment center portion of a tap house.

Proposal and Analysis:

The Applicant is requesting approval of this CUP to allow operation of a tap house with an indoor

entertainment center within an existing building located at 50 West Bullard, Suite 115. The property is located within the existing Crossroads Shopping Center, as shown in **Attachment 2**. The Project is proposed to be ±1,700 square feet. The tap house will have pinball, video gaming arcades, soft drinks and prepackaged snack foods (no cooking or kitchen), as shown in **Figure 2**. The tap house will also feature a beer-only tap system and will apply for a type 40 Alcoholic Beverage Control (ABC) license.

Figure 2 – Proposed Floor Plan



Existing Site and Surrounding Area

The Project is located on an ±8.82 acre site at the southwest corner of West Bullard and Minnewawa Avenues ("Project Site"). The Project Site is part of the existing Crossroads Shopping Center. Other users in this shopping center include a Dollar General market, Starbucks, bingo hall, Clovis Bicycle, and other food, retail and service establishments. The Project Site has general commercial to the east. Multifamily residential uses to the north and south and single family residential uses to the west of the Project Site.

Hours of Operation

The Project is proposing to be open six (6) days a week, Tuesday through Thursday from 3:00 p.m. to 10:00 p.m., Friday and Saturday from 3:00 p.m. to 11:00 p.m., Sunday from 12:00 p.m. to 6:00 p.m., and closed on Monday (**Attachment 3**). All hours of operation comply with the Clovis Municipal Code (CMC).

Access, Circulation & Parking

In 2025, parking at Crossroads Shopping Center was reviewed with the Starbucks project. The center required 393 parking stalls but only had 296, creating a deficit. The Starbucks project proposed 275 parking spaces, resulting in a parking deficit of 118 spaces from the standard requirement. However, the Starbucks project was approved based on a site-specific parking review

that demonstrated adequate parking would remain available due to differing peak demand periods within the center, including the finding that approximately thirty percent (30%) of the parking supply remained available during peak evening bingo operations.

The approval also recognized that the Starbucks drive-through operation would reduce demand for on-site parking compared to a traditional restaurant use. In addition, conditions of approval restricted the remaining tenant spaces within the building to office or general retail uses, thereby limiting future parking demand. As part of the project, the shopping center was required to correct unauthorized parking modifications and re-stripe parking areas to improve circulation and parking efficiency.

The proposed indoor entertainment center would occupy an existing approximately 1,700-square-foot tenant space within the shopping center and would not expand the building footprint, remove parking spaces, or otherwise alter the approved site layout. Based on the City's parking standards, the use requires eight (8) parking spaces. The required parking is accommodated within the parking supply established under CUP2023-010, which approved a reduction in the required parking for the shopping center based on the shared parking characteristics and operational needs of the center.

The operational characteristics of the Project further reduce the potential for parking conflicts. The business will be closed on Mondays and will operate primarily during afternoon and evening hours, opening at 3:00 p.m. Tuesday through Saturday and at 12:00 p.m. on Sundays. These hours differ from the peak demand periods generated by many of the center's other daytime commercial tenants, allowing for shared use of the existing parking supply and reducing concurrent parking demand.

The Project is served by four (4) vehicular access points. There are two (2) driveways along West Bullard Avenue, which provide primary access to the shopping center from the north, and two (2) additional access points along Minnewawa Avenue, serving the site from the east.

The CUP process allows the City to consider the compatibility of a proposed use and its impact on surrounding properties and developments. Parking standards can be customized based on the specific features of a proposed project. Based on the factors outlined above, the previously prepared parking analysis supported a reduction in the required parking for the commercial center. The reduction would help with the revitalization of the center and no detrimental impacts to existing adjacent uses are anticipated.

Review and Comments by Agencies

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

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

Public Comments

The City published a notice of this public hearing in *The Business Journal* on Friday, July 3, 2026. A public notice was also mailed to property owners within 300 feet of the Project Site boundaries. Staff has not received any inquiries prior to the finalization of the staff report.

California Environmental Quality Act

The City has determined that this Project is exempt from CEQA pursuant to CEQA Guidelines

section 15301 (Class 1 – Existing Facilities) and that the exceptions identified under section 15300.2 of the CEQA Guidelines would not be triggered as a result of the Project.

The Class 1 Categorical Exemption exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (Cal. Code Regs., tit. 14, § 15301.) The Project would occupy an existing facility with no expansion of square footage. The proposed uses are substantially consistent with the Property's existing and former use. Any change in operation is negligible and does not constitute an expansion or intensification of the Project Site's historical use. As such, the Project involves negligible or no expansion of existing or former use within the meaning of CEQA Guidelines section 15301. Therefore, the Project has been determined to have negligible differences from the former use and qualifies for the Class 1 Categorical Exemption.

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

Consistency with 2014 Clovis General Plan Goals and Policies

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

Land Use Element

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

Policy 5.5 Jobs for residents. Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.

Economic Development Element

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.

Goal 5: A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.

Reason for Recommendation:

The Project is consistent with the goals and policies of the General Plan, the CMC, and the C-2 zone district. Furthermore, the Project provides a use that is compatible with the existing commercial uses within the Crossroads Shopping Center. Based on the following findings, staff is recommending that the Planning Commission adopt a resolution exempting the Project from further environmental review

pursuant to CEQA Guidelines section 15301, a Class 1 Categorical Exemption, and approve CUP2026-005 to allow the operation of an indoor entertainment center in an existing commercial shopping center, subject to findings of fact and the conditions of approval (**Attachment 1A**).

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

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code.

The subject Project is allowed within the C-2 zone district with an approved CUP. The Project is in compliance with applicable provisions and development standards identified in the Development Code, and is subject to the conditions of approval.

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

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

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

The Project proposes to operate a tap house with an indoor entertainment center within an existing commercial building located within an established shopping center. The proposed uses are compatible with the existing uses and will complement the area in which it is situated. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Further, the Project will maintain the general circulation pattern by retaining all existing points of access.

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

The subject parcel, located within an existing building in an established and fully developed shopping center, is appropriately sized and configured for the proposed indoor entertainment center use. Its open layout allows for safe and efficient use of space, while the parcel's shape supports proper circulation and accessibility. Existing infrastructure adequately supports the anticipated use and density without requiring major modifications.

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

*The Project has been reviewed through formal routing and review, which confirmed that there are adequate provisions in place to serve the property that would not be detrimental to public health or safety. **Attachment 2** presents a conceptual depiction of the proposed development.*

6. The proposed Project has been reviewed in compliance with the provisions of the CEQA and there would be no potential significant negative effects upon environmental quality and natural resources

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

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

Actions Following Approval:

If approved, the Project will continue with the required building permits for the interior modifications.

Conflict of Interest:

None

Notice of Hearing:

Property owners within 300 feet notified: 45

Interested individuals notified: 1

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER
ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT AND APPROVING CONDITIONAL USE PERMIT 2026-005 TO ALLOW THE
OPERATION OF A TAP HOUSE WITH AN INDOOR ENTERTAINMENT CENTER WITHIN
AN EXISTING COMMERCIAL SHOPPING CENTER AT 50 WEST BULLARD AVENUE,
SUITE 115**

WHEREAS, Ryan Oldfield, (“Applicant”), 50 West Bullard, Suite 115, Clovis, CA, 93612, applied for Conditional Use Permit (CUP) 2026-005 to allow operation of a tap house with an indoor entertainment center (“Project”), within an existing commercial shopping center; and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, July 3, 2026, mailed public notices to property owners within 300 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on July 23, 2026; and

WHEREAS, the Planning Commission considered the California Environmental Quality Act (CEQA) analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of a Class 1 (Existing Facilities) Categorical Exemption pursuant to CEQA Guidelines section 15301, and would not trigger any of the exceptions listed under CEQA Guidelines section 15300.2; and

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

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

1. The Planning Commission finds that the Project is categorically exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15301 and hereby adopts a Class 1 (Existing Facilities) Categorical Exemption.
2. The Project satisfies the required findings for approval of a CUP, as follows:

- a. The proposed uses are conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the City's Development Code.
 - b. The proposed uses are consistent with the General Plan and any applicable specific plan.
 - c. The design, location, size, and operating characteristics of the proposed uses are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
 - d. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
 - e. The subject parcel is physically suitable in size and shape for the type and density/intensity of the uses being proposed.
 - f. The proposed Project has been reviewed in compliance with the provisions of the CEQA.
3. The Planning Commission could not make the findings necessary for approval of CUP2026-005 without the conditions of approval set forth in **Attachment A** to this Resolution.
4. The bases for the findings are detailed in the July 23, 2026, staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing which are hereby incorporated by reference.
5. CUP2026-005 is hereby approved with incorporation of the conditions of approval (**Attachment 1** to this Resolution).

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The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on July 23, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-

DATED: July 23, 2026

ATTEST: _____
Renee Mathis, Secretary

Alma Antuna, Chair

ATTACHMENT A
CONDITIONS OF APPROVAL
CUP2026-005
PLANNING DIVISION CONDITIONS

(Eric Garcia, Division Representative – (559) 324-2364)

1. This conditional use permit (CUP) approval allows the applicant to operate a tap house with an indoor entertainment center located at 50 West Bullard Avenue, Suite 115.
2. This CUP is not transferable to another location.
3. This CUP does not permit or otherwise allow for the operation of the site and/or uses other than explicitly described in the accompanying staff report.
4. A separate site plan review (SPR) and approval shall be required prior to the construction of any structures and/or prior to any site modifications and shall comply with development standards prescribed for the GC (General Commercial) land use designation, C-2 (Community Commercial) zone district, and other applicable standards as determined by the Planning Division during the SPR review process.
5. The hours of operation shall be the following:
 - Tuesday through Thursday: 3 p.m. to 10 p.m.
 - Friday and Saturday: 3 p.m. to 11 p.m.
 - Sunday: 12 p.m. to 6 p.m.
 - Use outside of these hours is not permitted, except for routine staff cleanup.
6. The Project is required to manage the parking lot at all times to ensure that guests do not gather or loiter within the limits of the commercial shopping center.
7. The site and its exterior shall maintained and remain free from debris and trash. This includes no outdoor stacking of empty crates, boxes, and/or pallets along the exterior of the structures.
8. Outdoor dining is not permitted under this CUP. An amendment to the CUP is required to allow outdoor dining.
9. There shall be no outside storage of materials, supplies, or equipment in any area of the site except inside a closed building or behind a six (6) foot visual barrier intended to screen such area from view of adjoining properties and from the street.
10. All lighting associated with this use shall be screened from direct view from the public right-of-way and adjacent residential properties.

11. The applicant shall operate in a manner that complies with the Clovis Municipal Code (CMC) so that it does not generate noise, odor, or vibration that adversely affects any adjacent properties.
12. There shall be no public address (PA) system or music system used that may be heard from the exterior of the building/facility.
13. Operational noise from the Project shall conform with the CMC noise standards and not be in excess of 50 decibels to the outside of any residential structure.
14. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this CUP shall be addressed prior to operation of the facility.
15. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.
16. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
17. All parking of employees shall occur on-site.
18. Parking is calculated cumulatively with the shopping center. The center requires a parking ratio of 1,000 square feet of floor area, resulting in 275 approved parking spaces.
19. Applicant must have on file a current City of Clovis Business License prior to conducting business.
20. CUP2026-005 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

ENGINEERING / PUBLIC UTILITIES CONDITIONS OF APPROVAL:
(Christopher Kelly, Engineering Representative - 324-2378)
(Sarai Yanovsky, Public Utilities Representative – 324-2603)

Miscellaneous

21. The applicant shall modify (1) City of Clovis standard trash enclosure (M-2 and M-3) including solid metal gates. Grease barrel enclosures shall be required for all grease producing businesses. The applicant shall provide paved access to and from the trash enclosure that must be accessible between 6 a.m. to 2:30 p.m. on the day(s) of service. The solid waste collection vehicles shall not be required to backup to service the trash enclosure. The trash enclosure shall be positioned to have front loading solid waste vehicle access. The concrete pad shall be designed to accommodate for future grading of the alley. The concrete pad shall be inspected by the City prior to pouring of concrete. All access driveways to and from the trash enclosure shall be a minimum of 26' in width with large turn

radius. Trash enclosures shall be setback a minimum of 5' from all driveways to minimize impact of gates left open and mitigate any visibility issues.

22. The trash enclosure shall be used only for trash and recycling bins. The applicant is prohibited from storing other items in the enclosure and storing trash or recycling bins outside the enclosure.

FIRE DEPARTMENT COMMENTS

Garrett Rogers, Fire Department Representative – (559) 324-2206)

23. Fire Comments have been addressed in building plan submittal.

POLICE DEPARTMENT COMMENTS

(Russell Moring, Police Department Representative – (559) 324-3468)

(Amber Cocilova, Police Department Representative – (559) 324-3423)

24. The use, possession, service, and sale of alcohol is strictly prohibited on the premises unless an event has been permitted to sell or serve alcohol by the Clovis Police Department. (15 days prior application period). If a patron is seen in possession of alcohol, they shall be removed from the establishment.
25. The use of any amplifying system audible beyond the area under the control of the business is prohibited
26. No arcade, entertainment, vending or other types of machines are allowed on the exterior of the business.
27. A valid entertainment permit must be applied for and maintained through the Clovis Police Department
28. Any change or application for ABC licensing in the future will require review and a new application of all City of Clovis permits prior to ABC licensing (CUP/AUP/Entertainment/ETC)
29. Music shall be restricted to an ambient, background volume, not audible outside of the business. No form of entertainment will be allowed without a valid entertainment permit issued by the Clovis Police Department per CMC 5.5.
30. Signage in general should comply with City of Clovis sign ordinance in CMC 9.34. This specifically does not allow for A-frame, I-frame, temporary banners, roof signs, neon or flashing signs etc.
31. During special events in the area drawing above average numbers of people who congregate on the sidewalks and gathering areas near the patio or walkway, the Police Department may require that the business provide security for the business.

32. The business shall supply adequate litter disposal receptacles in the patio/walkway area. They shall match the appearance of the building and not deter from their design
33. The applicant shall ensure compliance with all criminal and administrative state, county, and city laws by the applicant, employees, patrons, and their associates on or near the use.
34. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site and in the surrounding area. This condition is also intended to mitigate the cost of the city police services as a result of law enforcement problems generated by the site
35. If the business holds a special event consisting of a promotion, contest, concert, or event, the permit holder(s) must notify the police department and acquire approval for the event 15 days prior to the event occurring. This generally consists of a publicly advertised or attended event during which a promotion, contest, concert, or certain type of production event is held. This will apply to entertainment events occurring at any time of day or night.
36. The building shall be equipped with a video surveillance recording system monitoring the exteriors and interiors of the business. This video surveillance system shall be utilized during business hours and maintained properly. The video shall be made available to police upon request and shall be maintain for a minimum of 30 days
37. The building shall be equipped with fully functional perimeter lighting to illuminate all walkways, doors, windows, the patio, and parking lot. This lighting shall be utilized during hours of darkness.
38. No service to individuals who purchase alcohol elsewhere and bring it onsite. These patrons should be denied goods and services.
39. Food truck vendors and mobile or roaming sidewalk vendors are not permitted to operate on the exterior of the property.
40. The business shall be responsible for, and deter patrons from engaging in excessive noise, abusive behavior, disturbances, vandalisms, public urination, public intoxication, possession of alcohol in public, and any other violations of law that occur on or about the business.
41. The name and telephone number of a 24-hour emergency contact person(s) shall be provided to Clovis PD and shall be updated regularly.

42. Any violation of the conditional use permit, any local, State, or Federal laws, or any violation of the entertainment permit conditions are grounds for the immediate suspension or revocation of any City of Clovis issued permits.

COUNTY OF FRESNO HEALTH DEPARTMENT

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

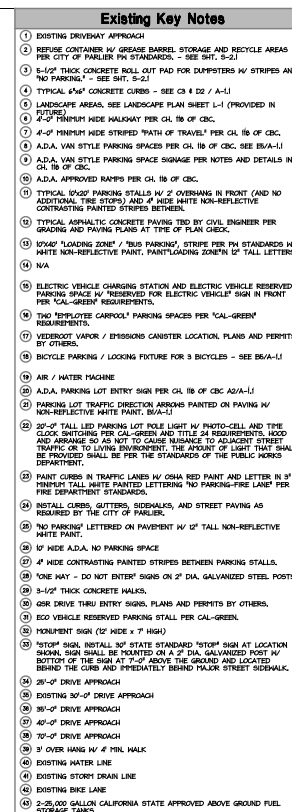
(Antony Zaragoza, FMFCD Department Representative – (559) 456-3292)

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

FRESNO IRRIGATION DISTRICT

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

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



Site Data	
ADDRESS:	50 WEST BULLARD AVENUE, STE 115, CA
LOT AREA:	.82 ACRES
LEASE SPACE:	4,904 S.F.
CON:	1,150 S.F.
FUTURE BUILDING:	3,750 S.F.
(Total)	27,549 S.F.
ACCESSIBLE PARKING STALLS:	6
PROPOSED PARKING STALLS:	61
TOTAL PARKING STALLS:	67
VACANT STALLS:	25
A.P.N.	355-370-61 355-370-62

PROJECT NAME: **Tilt Tap House**
 XXXX-XXX-XXX
 50 West Bullard Avenue, Ste.
 Clovis, CA 93612

DRAWING SET INFORMATION:	
Revision Date	Current Revision Description

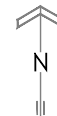
REVISIONS:		

PROJECT NUMBER:
26.008

SHEET NUMBER:

SITE PLAN

A101



PROJECT NAME:
Tilt Tap House
xxx-xxx-xxx
150 West Bullard Avenue, Ste. 115
Clovis, CA 93612

A202

Tilt's Tap House Pinball Arcade

Operational Statement:

Tilt's Tap House will primarily function as a pinball and classic video gaming arcade targeted for millennials in the Clovis area interested in reliving their younger days at the arcade and sharing that experience with family, friends, and younger generations. At launch we plan on operating approximately eight new and classic, well maintained, pinball gaming machines as well as six to eight classic video game cabinets. (Donkey Kong, Pac-Man, Galaga etc.) in a well curated retro themed environment. Along with soft drinks and prepackaged snack foods (no cooking or kitchen) We plan on operating a beer only tap system and will be applying for a type 40 license from the ABC if approved by the City of Clovis. According to communications from both planning and police departments the intended location is in an under saturated census tract and is zoned for alcohol use by right. The facility will be owned and managed by the business owners, there will be no outside consumption of food or alcohol, all will be done inside the facility. Refrigerators for keep food and rinks cold will be in the facility, in addition to sinks to maintain and wash glasses and any other required utensils. The facility will be completely ADA compliant for accessibility.

Hours of Operations are as follows: Tuesday - Thursday 3 PM - 10 PM, Friday - Saturday 3 PM - 11 PM, Sunday 12 Noon - 6 PM, Closed on Monday. Public Restrooms are available within the complex. No kitchen or cooking facilities are required for the operation all food / snack items are pre-packaged.

Our intended location is at 50 W Bullard Ave. #115 on the corner of Bullard and Minnewawa at the Crossroads Shopping Center. Total square footage is approximately 1,700 with access to two ADA restrooms. Location and very basic layout description below. Avila Architects, Inc. will process all paperwork and plans for permit purposes.

559-287-7056

www.avilaarchitectsinc.com

2268 Ezie Avenue, Clovis, CA 93611



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

May 28, 2026

Eric Garcia
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Conditional Use Permit Application No. CUP2026-005
S/W Bullard and Minnewawa avenues

Dear Mr. Garcia:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2026-005 for which the applicant requests to allow an indoor amusement/arcade/entertainment center in conjunction with a taphouse within an existing building, APN: 497-280-36. FID has the following comments:

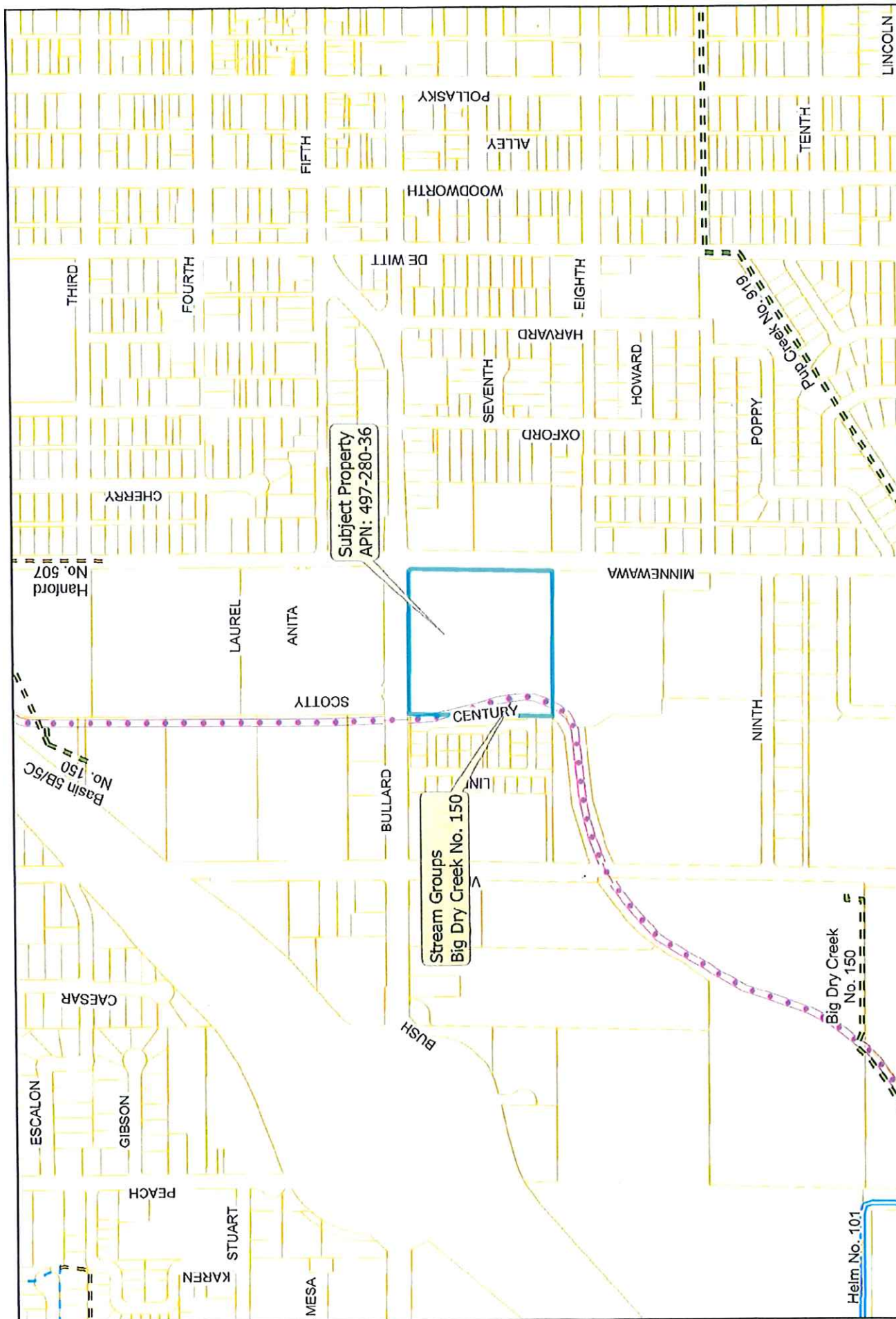
1. FID previously reviewed and commented on the subject property on March 17, 2026, as Development Review Committee Application No. 2026-010. Those comments and conditions still apply and a copy has been attached for your review.

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

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment



FRESNO IRRIGATION DISTRICT

Legend

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

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

Scale: 0 230 460 Feet

North Arrow



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

Distribution Date: **5/21/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): **CUP2026-005** Location: **50 W. Bullard Avenue, Suite #115**

APN: **497-280-36** Zoning: **C-2** General Plan: **General Commercial** RHNA Site: _____

Name of Applicant: **Tilt's Tap House - Ryan Oldfield** Phone/Email: **559-905-7014/roldfield2302@gmail.com**

Applicant Address: **50 W. Bullard Ave., #115** City: **Clovis** State: **CA** Zip: **93612**

Previously Reviewed Under DRC: **DRC2026-010** Or Other Entitlement: _____

Project Description: **CUP2026-005, a conditional use permit request to allow an indoor amusement/arcade/entertainment center in conjunction with a taphouse within an existing building located at the southwest corner of Bullard and Minnewawa Avenues.**

This item is tentatively scheduled for a public hearing to be consi**Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations i
condition form and return to the project manag **6/12/2026**

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866

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

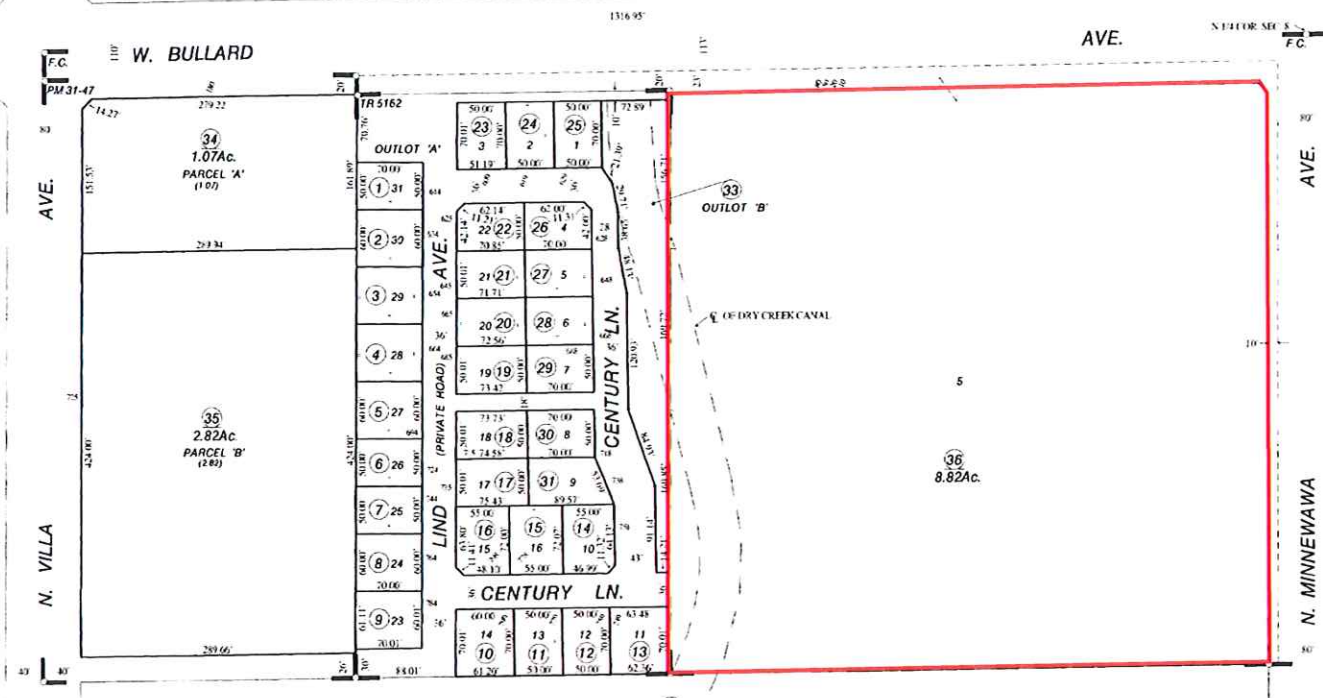
SUBDIVIDED LAND IN POR. SEC. 8, T.13 S., R.21 E., M.D.B.& M.

Tax Rate Area
1-551

497-28

Bk.
492

1"=100'



Flume Colony - Misc. Bk. 1, Pg. 8
Parcel Map No. 78-11 - Bk. 31, Pg. 47
Tract No. 5162 - Bk. 69, Pg. 9-10

Assessor's Map Bk. 497 - Pg. 28
County of Fresno, Calif.

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

09-23-2009



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 17, 2026

Tiffany Williams
City of Clovis
Planning & Development Services
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. DRC2026-010
S/W Bullard and Minnewawa avenues

Dear Ms. Williams:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2026-010 for which the applicant proposes a video game arcade in the existing Crossroads Shopping Center, APN: 497-280-36. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, Stream Group's Big Dry Creek No. 150 runs southerly and crosses Bullard Avenue just north of the subject property and traverses the west side of the subject property, as shown on the attached FID exhibit map. FID is the operating and maintaining agency for Stream Group's Big Dry Creek No. 150. Should this project include any street and/or utility improvements along Bullard Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

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

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment

G:\Agencies\Clovis\DRC Meetings\DRC2026-010\DRC2026-010 FID Comment.doc

BOARD OF DIRECTORS

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



City of Clovis DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

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

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

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

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

NAME: Fred Avila (Avila Architects, Inc.)
MAILING ADDRESS: CITY: 2268 Ezie Avenue, Clovis
PHONE: (559) 287-7056 ST: CA ZIP: 93611
E-MAIL: Fred@avilaarchitectsinc.com

PROPERTY OWNER: CBRE's NRP-West Team
PROPOSED USE (be specific - use separate sheet if necessary): See Attached
Tap house and arcade - see attached operations statement.

SIZE OF PROPERTY: _____
ASSESSOR'S PARCEL 497-280-36
NUMBER: PROJECT LOCATION: The Cross Roads Shopping Center
50 W. Bullard Ave, Suite #115

All submitted plans should try to include the following items:

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

(OFFICE USE ONLY)

File No: **DRC** 2026-010
Date: 3/25/2026 10:30 AM
RHNA Site: _____

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

Tilt's Tap House Pinball Arcade

Primary Use Summary

Tilt's Tap House will primarily function as a pinball and classic video gaming arcade targeted for millennials in the Clovis area interested in reliving their younger days at the arcade and sharing that experience with family, friends, and younger generations. At launch we plan on operating approximately eight new and classic, well maintained, pinball gaming machines as well as six to eight classic video game cabinets. (Donkey Kong, Pac-Man, Galaga etc.) in a well curated retro themed environment. Along with soft drinks and prepackaged snack foods (no cooking or kitchen) We plan on operating a beer only tap system and will be applying for a type 40 license from the ABC if approved by the City of Clovis. According to communications from both planning and police departments the intended location is in an undersaturated census tract and is zoned for alcohol use by right.

Our intended location is at 50 W Bullard Ave. #115 on the corner of Bullard and Minnewawa at the Crossroads Shopping Center. Total square footage is approximately 1,700 with access to two ADA restrooms. Location and very basic layout description below. Avila Architects, Inc. will process all paperwork and plans for permit purposes.





County of Fresno

DEPARTMENT OF PUBLIC HEALTH

Joe Prado, Director

Dr. Trinidad Solis, Health Officer

May 29, 2026

LU00233

2604

Eric Garcia, Assistant Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Garcia:

PROJECT NUMBER: **CUP2026-005**

CUP2026-005; A conditional use permit request to allow an indoor amusement/arcade/entertainment center in conjunction with a taphouse within an existing building located at the southwest corner of Bullard and Minnewawa Avenues.

APN: 497-280-36

ZONING: C-2

ADDRESS: 50 W. Bullard Avenue #115

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- The applicant shall apply for and obtain permits to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

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

1221 Fulton Street, Fresno, CA 93721 | P.O. Box 11867, Fresno, CA 93721

(559) 600-3357 | FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.fresnocountyca.gov | www.fcdph.org

REVIEWED BY:



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

(559) 600-33271

cc: Rogers, Moreno & Gore (assigns)- Environmental Health Division (CT. 56.07)
Ryan Oldfield- Applicant (roidfield2302@gmail.com)

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

File No. 210.433

Page 1 of 4

PUBLIC AGENCY

ERIC GARCIA
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

RYAN OLDFIELD, TILT'S TAP HOUSE
50 W. BULLARD AVENUE, SUITE #115
CLOVIS, CA 93612

PROJECT NO: **2026-005**

ADDRESS: **50 W. BULLARD AVENUE, SUITE #115**

APN: **497-280-36**

SENT: **June 15, 2026**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
4C	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/27 based on the site plan submitted to the District on 5/21/26 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL
CUP No. 2026-005

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

Page 2 of 4

**CL
CUP No. 2026-005**

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

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

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

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

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

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

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

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

Page 3 of 4

**CL
CUP No. 2026-005**

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 6/15/2026 12:16:17 PM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 6/15/2026 11:51:20 AM

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

Page 4 of 4

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

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

Policy:

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

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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

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



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

Distribution Date: **5/21/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): **CUP2026-005** Location: **50 W. Bullard Avenue, Suite #115**

APN: **497-280-36** Zoning: **C-2** General Plan: **General Commercial** RHNA Site: _____

Name of Applicant: **Tilt's Tap House - Ryan Oldfield** Phone/Email: **559-905-7014/roldfield2302@gmail.com**

Applicant Address: **50 W. Bullard Ave., #115** City: **Clovis** State: **CA** Zip: **93612**

Previously Reviewed Under DRC: **DRC2026-010** Or Other Entitlement: _____

Project Description: **CUP2026-005, a conditional use permit request to allow an indoor amusement/arcade/entertainment center in conjunction with a taphouse within an existing building located at the southwest corner of Bullard and Minnewawa Avenues.**

This item is tentatively scheduled for a public hearing to be consi **Planning Commission.**

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project mana **6/12/2026**

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____ **6/15/2026**

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866