



CITY of CLOVIS

Agenda • Planning Commission Meeting

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

www.clovisca.gov

September 10, 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 August 27, 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-____, CUP2026-006, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow the sale of beer and wine beverages for off-site consumption for a 24-hour convenience store located at 2585 Owens Mountain Parkway. Dave Kirk LLC, Owner; and Bottom Line Group, Applicant and Representative.
Staff: Eric Garcia, Assistant Planner
Recommendation: Approve
3. Consider items associated with ±7.39 acres located on the southeast corner of Shaw and Locan Avenues. Nikdokht Karimkhanzand, property owner; City of Clovis, applicant.
 - a. Consider Approval – Res. 26-____, A resolution recommending the City Council approve an exemption from further environmental review under Public Resources Code § 21080.085.
 - b. Consider Approval – Res. 26-____, GPA2026-004, A resolution recommending the City Council approve an amendment to the General Plan to re-designate the subject property from the Low Density Residential (2.1-4.0 dwelling units per acre) land use to the High Density Residential (15.1-30.0 dwelling units per acre) land use designation.
 - c. Consider Approval – Res. 26-____, R2026-003, A resolution recommending the City Council approve a rezone of the subject property from the R-1-7500 (Single-Family Residential Low Density) zone district to the R-3 (Multifamily High Density) zone district.

Staff: Marissa Parker, Associate 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:

October 22

November 19

December 17



CITY of CLOVIS

Planning Commission Meeting • Minutes

August 27, 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 Bedsted.

Roll Call

Present: Chair Antuna, Planning Commissioner Bedsted, Planning Commissioner Hebert, Planning Commissioner Hinkle

Absent: Planning Commissioner Hatcher

Approval of Minutes

1. Approval of the minutes from the July 23, 2026, Planning Commission meeting

Motion to Approve Minutes of the July 23rd Planning Commission Meeting by Commissioner Hebert, seconded by Commissioner Bedsted. Motion carries 4-0-1 with Commissioner Hatcher absent.

Commission Secretary Comments

Upon call City Planner McKencie Perez introduced Assistant Planner Lupita Mendoza to the Commission, reminded the Commission about the Special Meeting of a Planning Commission on September 10th and the cancellation of the Planning Commission meeting on September 24th due to there being no items, and reminded the Commission about the next GPAC meeting on September 17th at the Clovis Transit Center.

Planning Commission Member Comments

Public Comments

Public Hearings

2. Consider Approval, Res. **26-23**, CUP2026-002, Adopting a Class 1 Categorical Exemption from further environmental review under CEQA and approving a conditional use permit to amend the Sierra Pavilions use schedule to allow a 24-hour use in Buildings "C" & "F" and operate a fitness facility in Buildings "C" & "F" located at 1155 Shaw Avenue in the Sierra Pavillion Shopping Center. Clovis IA LLC., Owner; Chuze Fitness, Applicant; and Elevated Entitlements, Representative.

Motion to approve by Commissioner Bedsted, seconded by Commissioner Hebert. Motion carries by 4-0-1 with Commissioner Hatcher absent.

3. Consider Approval, Res. **26-24**, CUP2026-003, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and

approving a conditional use permit to formally allow an existing church at 434 Fifth Street to operate and authorize an expansion. Chris May, Owner; and Crossover Church of God and Donabedian – Hannah Architect, Applicant and Representative.

Motion to approve by Commissioner Hinkle, seconded by Commissioner Bedsted. Motion carries by 4-0-1 with Commissioner Hatcher absent.

Adjournment

Chair Antuna adjourned the meeting at 6:22 P.M. and the next regularly scheduled meeting is September 10th.

Meetings & Key Issues

Planning Commission Chair



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: September 10, 2026

Staff: Eric Garcia, Assistant Planner

Subject: Consider Approval, Res. 26-____, CUP2026-006, Adopting a Class 32 Categorical Exemption from further environmental review under the California Environmental Quality Act and approving a conditional use permit to allow the sale of beer and wine beverages for off-site consumption for a 24-hour convenience store located at 2585 Owens Mountain Parkway. Dave Kirk LLC, Owner; and Bottom Line Group, Applicant and Representative.

Recommendation: Approve

Attachments:

1. CUP2026-006, ATT 1 - Res. 26-____
2. CUP2026-006, ATT 2 - Site Plan
3. CUP2026-006, ATT 3 - Applicant's Operational Statement
4. CUP2026-006, ATT 4 - Correspondence from Commenting Agencies
5. CUP2026-006, ATT 5 - Clovis Police Department Letter

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 approve Conditional Use Permit (CUP) 2026-006, subject to the conditions of approval outlined in **Attachment 1A**.

Executive Summary:

Bottom Line Group ("Applicant") is requesting approval of Conditional Use Permit (CUP) 2026-006 amending CUP2022-005, to allow the sale of beer and wine for off-site consumption for a 24-hour convenience store ("Project") in the Sunrise Pavilion Commercial Center. The Project is located on the northeast corner of Owens Mountain Parkway and North Temperance Avenue, within the City of Clovis ("City"), as shown in **Figure 1** below.

Figure 1 – Project Location



Background:

- General Plan Designation: MU-BC (Mixed Use Business Campus)
- Existing Zoning: P-C-C (Planned Commercial Center)
- Lot Size: ±0.86 acres
- Current Land Use: Mixed Use Business Campus
- Adjacent Land Uses:
 - North: MU-BC (Vacant)
 - South: MU-BC (Chevron/Johnny Quik)
 - East: MU-BC (Quick Service Restaurant with Drive-Through)
 - West: MU-BC (Fresenius Kidney Care)
- Previous Entitlements: GPA96-03; GPA94-05; GPA99-05; R93-09; R94-16; R96-06; R2001-17A; R2001-17A2; R2001-17A3; CUP2022-004; CUP2022-005; CUP2022-007; SPR2002-16; SPR2024-014;

On October 27, 2022 the Planning Commission approved three (3) CUPs associated with development at the northeast corner of North Temperance and Owens Mountain Parkway. One (1) of the three (3) CUPs, CUP2022-005, was for a 24-hour convenience store with fuel sales and the sale

of liquor and alcoholic beverages for off-site consumption, which requires a Type 21 ABC license. Planning Commission's approval was subsequently appealed to the City Council for consideration.

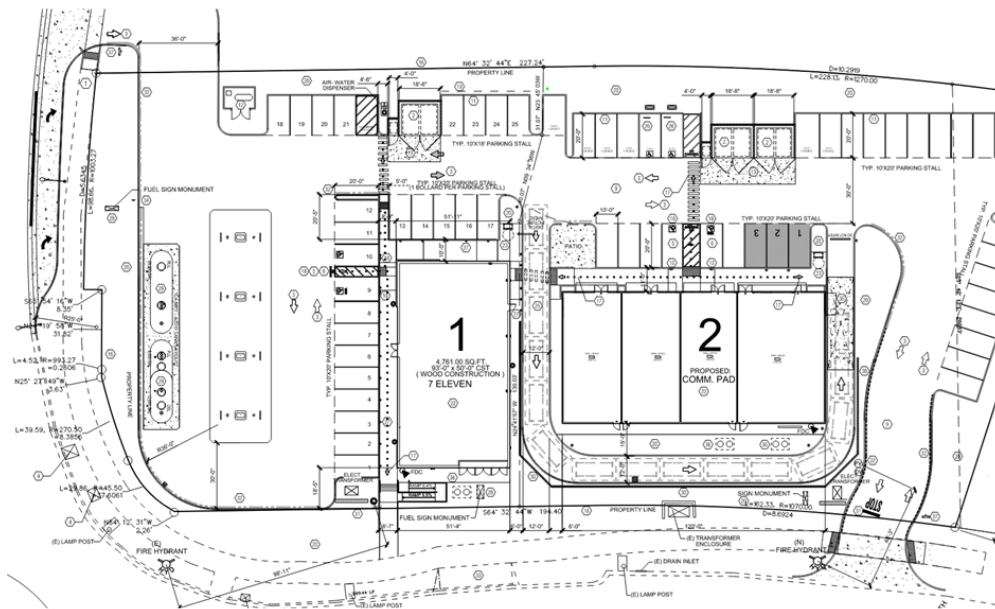
On December 17, 2023 the City Council approved CUP2022-005 with a condition prohibiting the sale of liquor and alcoholic beverages within the convenience store. Since that time, the Applicant has worked with Clovis Police Department (CPD) to address its concerns and is now requesting to operate with a Type 20 ABC license limited to the sale of beer and wine for off-site consumption.

The proposed amendment would modify the existing CUP condition that currently prohibits the sale of liquor and alcoholic beverages at the convenience store. CPD has reviewed the Applicant's request and is in support of the proposed amendment.

Proposal and Analysis:

The Applicant is requesting approval of CUP2026-006 to amend CUP2022-005 to allow the sale of beer and wine for off-site consumption within a $\pm 4,826$ square foot 24-hour convenience store currently under construction, located at 2585 Owens Mountain Parkway. The property is located within the Sunrise Pavilion Commercial Center, as shown in **Figure 2**. No internal or external changes to the building or modification to the site are being proposed.

Figure 2 – Site Plan



Existing Site and Surrounding Area

The Project is located on a ± 0.86 acre site on the northeast corner of North Temperance Avenue and Owens Mountain Parkway ("Project Site"). The Project Site is part of the existing Sunrise Pavilion Commercial Center which extends along its eastern and southern boundaries. This area is generally surrounded by commercial uses and office spaces. The Sunrise Pavilion Commercial Center is partially developed with the majority of the development on the south side of Owens Mountain Parkway, including businesses such as a McDonald's, Johnny Quik convenience market, and other food establishments.

Project Operations

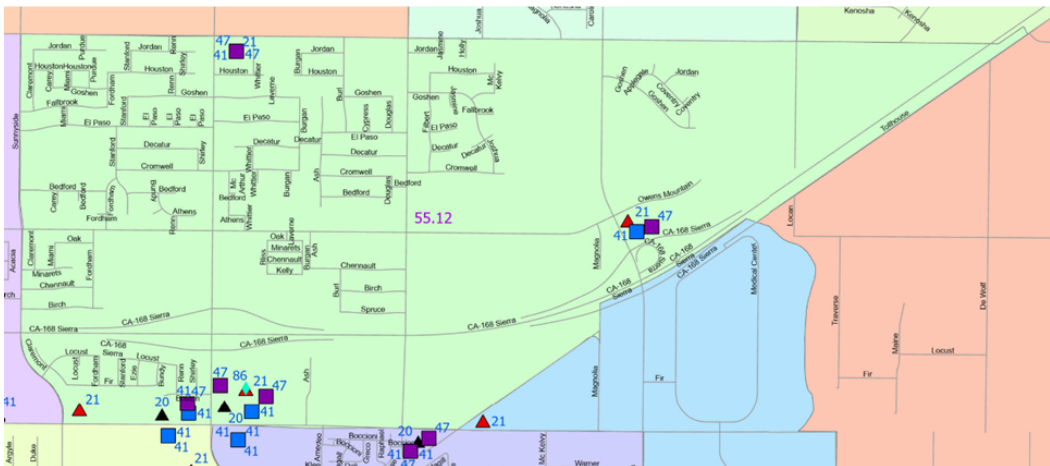
Other than the addition of beer and wine sales for off-site consumption, no modifications to the approved hours of operation or other aspects of the convenience store are proposed as part of this request. The Project is approved to be open 24 hours per day and is open seven (7) days a week. Beer and wine sales will be limited to the hours permitted by California law and are anticipated to occur between 6:00 a.m. and 1:30 a.m. per (**Attachment 3**). All hours of operation will comply with the Clovis Municipal Code (CMC).

Alcohol Sales (Type 20)

The original CUP request included the sale of liquor and alcoholic beverages for off-site consumption, which would have required a Type 21 ABC license. During the original review, CPD expressed concerns regarding the potential oversaturation of alcoholic beverage licenses within Census Tract 55.12 (**Figure 3**). Since the City Council's approval of CUP2022-005 without alcohol sales, the Applicant has worked with CPD to address its concerns. CPD has full authority for decisions related to obtaining an ABC license.

The Applicant is now requesting a more limited alcohol use consisting of the sale of beer and wine for off-site consumption. While Census Tract 55.12 remains oversaturated, CPD has reviewed the revised request and is supportive of the proposed Type 20 ABC license. CPD's support is based on its determination that the proposed use is not anticipated to result in public safety concerns, is compatible with the surrounding area, and that the Applicant has demonstrated a willingness to comply with the applicable laws and regulations governing the sale of alcoholic beverages (**Attachment 5**).

Figure 3



Review and Comments by Agencies

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

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

Public Comments

The City published notice of this public hearing in The Business Journal on Wednesday, August 21,

2026. A public notice was also mailed to property owners within 800 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. Therefore, the cumulative impact exception does not apply. Accordingly, 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 service. 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 CUP2026-006 to the sale of beer and wine for off-site consumption for a 24-hour convenience store.

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

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

The Project is allowed within the P-C-C Zone District with an approved CUP. The Project will be in compliance with applicable provisions, development standards and 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 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 occupy a space currently under construction located within an established commercial center. The proposed use is compatible with the existing uses. The Project complements the commercial uses and will not be out of the ordinary as it relates to the character of the surrounding area. Further, the Project will maintain the general circulation pattern by retaining all existing points of access.

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

The Project will occupy and operate within a space currently under construction that is physically suitable in size and shape and has the infrastructure in place to support it. The convenience store

had previously been reviewed and approved and shown in compliance with all applicable conditions of approval and California building and safety codes. Therefore, the site is physically suitable to accommodate the Project.

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

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

6. The proposed Project has been reviewed in compliance with the provisions of the 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 Applicant will apply for the required ABC license.

Conflict of Interest:

None

Notice of Hearing:

Property owners within 800 feet notified: 28

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 2026-006 TO AMEND
CONDITIONAL USE PERMIT 2022-005 TO ALLOW THE SALE OF BEER AND WINE FOR
OFF-SITE CONSUMPTION AT 2585 OWENS MOUNTAIN PARKWAY.**

WHEREAS, Bottom Line Group, (“Applicant”), 6781 North Palm, Suite 100, Fresno, CA, 93704, applied for Conditional Use Permit (CUP) 2026-006 to allow the sale of beer and wine for off-site consumption (“Project”) at 2585 Owens Mountain Parkway; and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Wednesday, August 21, 2026, mailed public notices to property owners within 800 feet of the Project site more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on September 10, 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 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 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 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 CUP2026-006 without the conditions of approval set forth in **Attachment A** to this Resolution.
4. The bases for the findings are detailed in the September 10, 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. CUP2026-006 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 September 10, 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: September 10, 2026

ATTEST: _____
Renee Mathis, Secretary

Alma Antuna, Chair

ATTACHMENT 1A
CONDITIONS OF APPROVAL
CUP2026-006
PLANNING DIVISION CONDITIONS

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

1. This conditional use permit (CUP) approval allows the applicant the sale of beer and wine for off-site consumption at a 24-hour convenience store located at 2585 Owens Mountain Parkway.
2. This Conditional Use Permit allows for the sale of beer and wine for off-site consumption within a convenience store, subject to all applicable Alcoholic Beverage Control (ABC) license requirements and Clovis Police Department approval and conditions.
3. This CUP is not transferable to another location.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Any future request to expand and/or modify the use shall be subject to an amendment to the CUP.

12. An abandonment or cessation of this use for a period exceeding 90 days shall cause this approval to be scheduled for revocation.
13. All parking of employees shall occur on-site.
14. Applicant must have on file a current City of Clovis Business License prior to conducting business.
15. CUP2026-006 may be reviewed at any time for compliance with the conditions of approval. Clovis Planning staff may conduct a review of the use in regard to conditions of approval and may present findings of this review to the Planning Commission.

POLICE DEPARTMENT COMMENTS

**(Russell Moring, Police Department Representative – (559) 324-2589)
(Amber Cocilova, Police Department Representative – (559) 324-3423)**

16. Security cameras shall be installed to cover at a minimum the lobby, entrance and exits, parking lot, EV Chargers and vehicle traffic on the property. 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.
 - a. Purpose: Visible security cameras help deter crime on the property and potentially provide investigative leads for police officers when investigating crimes that have occurred on the property and the immediate area.
17. 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.
 - a. Purpose: Illuminating dark areas helps to deter crime on the property and provide for the safety of occupants, visitors, and employees.
18. The property must be maintained and cared for in a manner that increases public safety and is in compliance 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.
19. Sales, service, or consumption of alcohol and/or alcoholic beverages are prohibited at this location without a valid ABC license.
20. Restrooms shall be deemed for use by customers and/or employees only. The Clovis Police Department requests that access to the public bathrooms be equipped with some type of locking mechanism to restrict use to patrons/employees only.
21. 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.

22. 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, Stabber signs, etc.
23. If the building is alarmed, a 24-hour responsible party with name and contact information shall be maintained with the Clovis Police Department.
24. "No Trespassing/No Loitering" signs shall be posted at the main entrances of the complex and a "no trespassing" letter shall be signed by a responsible party and maintained on file with the Clovis Police Department which needs to be updated every twelve (12) months.
25. The property shall keep the noise and vibration levels emitting from the property in compliance with Clovis Municipal Codes 5.27.605 (decibel standards), 9.22.080 (noise standards), and 9.22.100 (vibrations), as to not cause a nuisance for neighboring residences, businesses or patrons.
26. Construction hours shall not commence before or after the specified times as listed in the Clovis Municipal Code.

FRESNO IRRIGATION DISTRICT

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

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

PROJECT DATA

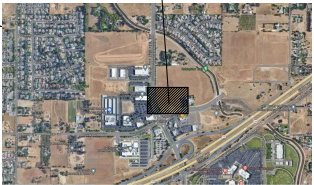
SITE ADDRESS:	N. TEMPERANCE AVE. / OWENS MOUNTAIN PKWY
SITE PLAN REVIEW NO.:	CLOVIS CITY CA 93611
A.P.N. #	564 032 82
EXISTING LAND USE:	OFFICE / COMMERCIAL
ZONING:	C.P.
SITE AREA:	1.93 ACRES (84,070.8 SQ. FT.)
BUILDING AREA:	FIRST FLOOR: BUILDING 1 / 7 ELEVEN - 4,762.00 SQ. FT. BUILDING 2 / RETAIL - 7,200.00 SQ. FT.
TOTAL BUILDING FLOOR AREA: 11,962.00 SQ. FT.	
LOT COVERAGE:	14.31 % (BUILDING FOOTPRINT / SITE AREA)
BUILDING HEIGHT:	ONE STORY REFER TO ELEVATION FOR HEIGHT
OCCUPANCY GROUP:	B - BUSINESS
PARKING REQUIREMENTS:	PARKING REQUIREMENTS: 56.5 PARKING STALLS
PARKING PROVIDED:	PARKING PROVIDED: 64.0 PARKING STALLS

KEY NOTES

- NEW CONCRETE SIDEWALK PER CITY OF CLOVIS STD. ST.5.
- TRASH ENCLOSURE PER CITY OF CLOVIS 4'-0" HIGH MASONRY WALLS W/ METAL GATES. SEE STANDARD TYPE 'V' WITH GREASE BARREL ENCLOSURE PER CITY STD. M.2 & M.3.
- NEW PAINTED DIRECTIONAL ARROW PER CITY STANDARDS.
- EXISTING UNDERGROUND UTILITY VAULT.
- INDICATES NEW STANDARD ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPPING, LOADING AREA, SIGNAGE & RAMP. (TYP)
- INDICATED NEW VAN ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPPING, LOADING AREA, SIGNAGE & RAMP. (TYP)
- NOT USED.
- NOT USED.
- INSTALL NEW A.C. PAVING PER GRADING PLAN & SOILS REPORT.
- POLE MOUNTED SIGN @ ACCESSIBLE PARKING STALLS.
- NEW 6" HIGH CURB.
- PROPANE TANK ENCLOSURE
- CONCRETE APRON IN FRONT OF TRASH ENCLOSURE.
- NOT USED.
- NOT USED.
- INDICATE PROPERTY LINE.
- ACCESSIBLE PATH OF TRAVEL (1.5% MAX. CROSS SLOPE 5% MAX. IN DIRECTION OF TRAVEL FROM PUBLIC RIGHT OF WAY & ACCESSIBLE PARKING.
- INTERNATIONAL SYMBOL FOR ACCESSIBLE STALL SIGN. TYPICAL AT ALL ACCESSIBLE PARKING STALL. NOT TO BE LOCATED WITHIN 25 FT. BUMPER OVERHANG.
- INDICATES 2'-0" BUMPER OVERHANG. TYP. LANDSCAPE PLANTING WITH IN BUMPER OVERHANG AREA TO BE LIMITED TO LOW GROWING PLANTS.
- PLANTER AREA. REFER TO LANDSCAPING PLAN.
- NOT USED.
- INDICATE BUILDING FOOTPRINT.
- BIKE RACK-SINGLE SIDED GRID BIKE RACK - 4 BIKE CAPACITY.
- NEW 6'-0" CMU WALL
- DRIVE THRU LANE
- CONCRETE WHEEL STOP
- 1 BOLLARD (PER 1 PARKING STALL)
- MONUMENT SIGNAGE
- UNDERGROUND FUEL TANK
- 3'-0" HT. DECORATIVE MASONRY BLOCK
- SHRUB PLANTING FOR TRANSFORMER SCREEN. SEE LANDSCAPING PLAN.
- CURBS PAINTED RED W/ FIRE LINE IN 3"
- WHITE LETTERS EVERY 60" PER CALIFORNIA VEHICLES CODE SECTION 22500.1
- REMOVE EXISTING DRIVEWAY
- ENTRY SIGN
- CONCRETE PAD AREA AS PER TENANT REQUIREMENTS AT DRIVE THRU EXIT.
- GREASE INTERCEPTOR. SEE CIVIL DRAWING.
- THE SIGN SHALL NOT BE LESS THAN 17'X22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUS STATES THE FOLLOWING: CDC 118-S02.8.1 AND 118-S02.8.2. UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DESIGNATED PLACARD OR SPECIAL LICENSE PLATES ISSUED FOR PERSON WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING THE POLICE DEPARTMENT AT 565-343620.

VICINITY MAP

SITE ADDRESS: N. TEMPERANCE AVE. / OWENS MOUNTAIN PKWY
CLOVIS CITY CA 93611



SITE DEVELOPMENT PLAN - TEMPERANCE & OWENS MOUNTAIN PARKWAY

SCALE: 1" = 20'-0"



TEMPLE & ANDERSEN - MOORE ARCHITECTS
6781 N. Palm Ave., Suite 120, Fresno, CA 93704 | 558-435-4700 | tamarchitects.com

REVISIONS	
NO.	DATE INITIAL
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

APPROVALS	
DEVELOPMENT REVIEW UNIT	
CONSTRUCTION MANAGEMENT	
FIRE	
SOLID WASTE	
PLANNING	

CITY OF CLOVIS		PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PROJECT TITLE	TEMPERANCE COMMERCIAL COMPLEX	PROJECT NO. SPR 2024-014
SHEET DESCRIPTION	SITE PLAN	SHEET NO. G0.0

A.	CONTRACTORS SHALL NOT SCALE THESE DRAW OF OMISSION OF NECESSARY DIMENSIONS THE NOTIFY THE CONSTRUCTION PROJECT MANAGER
B.	GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING GRADATIONS PRIOR TO START OF WORK
C.	VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF EXISTING UTILITIES TO THE OWNER OR OF MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
D.	EXTERIOR WALLS OR DIMENSIONS TO THE EXTERIOR SHALL BE SHEATHING OR CMU BLOCK UNLESS OTHERWISE NOTED.
E.	ALL INTERIOR WALL DIMENSIONS ON THE PLANS NOTED ARE TO FINISH FACE OF SUBSTRATE.
F.	CONTRACTOR TO PROVIDE AND INSTALL WOOD HUNG FIXTURES AND TOILET ACCESSORIES.
G.	ALL DOORS SHALL BE KEYLESS IN DIRECTOR OFFICE.
H.	REFER TO SHEET A2.2 FOR INTERIOR PARTITION

1 ROOF ACCESS LADDER. REFER TO DETAILS ON A7.
ASSOCIATED BLOCKING REQUIREMENTS

	EXTERIOR 2x6 DF #2 WOOD
	PRE-FAB COOLER WALL PANEL
	2x4 DF #2 WOOD STUDS AT 16"
	INTERIOR 2x6 DF #2 WOOD





BOTTOM LINE

BROKER | CONSULT | ENTITLE | DESIGN
ENGINEER | BUILD | CAPITAL | MANAGE

OPERATIONAL STATEMENT

CUP2022-005 AMENDMENT REQUEST

TYPE 20 ABC LICENSE (BEER & WINE ONLY)

7-ELEVEN CONVENIENCE STORE

Sunrise Pavilion Planned Commercial Center

Northeast Corner of N. Temperance Avenue & Owens Mountain Parkway

Clovis, California (APN: 564-032-82) 2585 OWENS MOUNTAIN PKWY. CLOVIS, CA. USA 93611

I. PROJECT OVERVIEW

The applicant respectfully requests approval of an amendment to Conditional Use Permit CUP2022-005 to allow the sale of beer and wine for off-site consumption pursuant to a California Department of Alcoholic Beverage Control (ABC) Type 20 License within the approved 7-Eleven convenience store located at the northeast corner of North Temperance Avenue and Owens Mountain Parkway in the Sunrise Pavilion Planned Commercial Center.

This request is specifically limited to beer and wine sales only. No distilled spirits or hard liquor sales are proposed or requested as part of this amendment.

The project site was previously approved for a convenience store with fuel sales, 24-hour operations, and associated commercial uses. This amendment does not propose any modifications to the approved site plan, building footprint, circulation, parking, fuel operations, or overall development intensity. The request is limited solely to allowing beer and wine sales as an ancillary component of the approved convenience store operation.

II. PROJECT OPERATIONS

The proposed convenience store will operate as a 7-Eleven convenience retail establishment in conjunction with the approved fuel station and associated commercial uses within the Sunrise Pavilion Planned Commercial Center.

7-Eleven is an internationally recognized convenience retailer providing a broad range of products and services including convenience goods, beverages, grocery items, fresh food offerings, prepared foods, snacks, coffee, and fuel-related services. The primary function of the store will remain convenience retail and fuel service. Beer and wine sales are intended to be an ancillary customer convenience and are not expected to be a significant component of the overall business operation.

The convenience store will operate 24 hours per day, 7 days per week, consistent with the previously approved CUP entitlement. Beer and wine sales will be limited to the hours permitted by California law and are anticipated to occur between 6:00 a.m. and 1:30 a.m. daily.

The business is intended to serve nearby residents, employees, visitors, students, medical personnel, emergency service personnel, and the traveling public utilizing the Temperance Avenue corridor and surrounding commercial area.

III. TYPE 20 ABC LICENSE REQUEST

The applicant is requesting authorization for a Type 20 ABC License allowing the retail sale of beer and wine for off-site consumption only.

This request represents a substantially reduced alcohol sales operation compared to the originally proposed Type 21 license. No distilled spirits or hard liquor sales are proposed. The requested Type 20 license is limited exclusively to beer and wine sales and is intended to serve customer convenience as part of a full-service convenience retail operation.

Alcohol sales will remain clearly incidental and subordinate to the overall convenience store operation.

Attachment 3





BOTTOM LINE

BROKER | CONSULT | ENTITLE | DESIGN
ENGINEER | BUILD | CAPITAL | MANAGE

Operational characteristics of the proposed alcohol sales include:

- No distilled spirits or hard liquor sales.
- No on-site alcohol consumption.
- Beer and wine sales limited to no more than approximately 500 square feet of retail floor area.
- Alcohol sales anticipated to represent less than 7.5% of total store sales.
- Alcohol displays integrated into the overall retail environment and subordinate to the primary convenience store operation.
- Compliance with all California ABC regulations and City of Clovis operational requirements.
- Employee training regarding responsible alcohol sales, age verification, and legal compliance.
- Strict identification verification procedures for alcohol purchases.
- Security camera coverage throughout the premises, including entrances, sales counters, alcohol display areas, and fueling areas.
- Ongoing site maintenance and management to discourage loitering, nuisance activity, and unlawful conduct.

As a nationally recognized convenience retailer, 7-Eleven operates under established operational standards and procedures designed to promote regulatory compliance, responsible retailing practices, and customer safety.

IV. SITE COMPATIBILITY

The project site is located within an established commercial corridor characterized by retail, restaurant, fuel station, office, and service-oriented commercial uses. The proposed request is compatible with the surrounding commercial environment and consistent with the operational character of the Sunrise Pavilion Planned Commercial Center.

The proposed amendment does not alter the approved site design, building architecture, circulation system, parking layout, or overall intensity of the previously approved commercial development.

The request is intended to provide a limited neighborhood-serving retail amenity within an already approved convenience store use and is consistent with the expectations of a modern convenience retail operation.

V. PUBLIC CONVENIENCE

The proposed amendment will provide a limited and convenient beer and wine offering within an already approved convenience retail use serving the surrounding community.

The project site is located within a growing commercial corridor serving nearby residential neighborhoods, commercial developments, and regional traffic. The addition of beer and wine sales is intended to complement the overall convenience retail operation and provide customers with access to commonly purchased convenience products in a single location.





BOTTOM LINE

BROKER | CONSULT | ENTITLE | DESIGN
ENGINEER | BUILD | CAPITAL | MANAGE

The proposed Type 20 license is significantly narrower in scope than the originally proposed Type 21 request and reflects the applicant's effort to provide a more limited and controlled alcohol sales program. With alcohol sales anticipated to represent less than 7.5% of total store sales and occupying no more than approximately 500 square feet of retail area, the primary function of the business will remain that of a convenience store and fuel service operation.

VI. CONCLUSION

The proposed CUP amendment represents a limited and reasonable operational modification to an already approved commercial project.

The request is specifically tailored to allow beer and wine sales only under a Type 20 ABC License while maintaining operational safeguards intended to promote compatibility with surrounding uses and protect the public health, safety, and welfare.

The applicant respectfully requests approval of the amendment to CUP2022-005 to allow the sale of beer and wine for off-site consumption within the approved 7-Eleven convenience store.





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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

July 23, 2026

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

RE: Conditional Use Permit Application No. CUP2026-006
N/E Alluvial and Temperance avenues

Dear Mr. Garcia:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2026-006 for which the applicant requests to amend a previously approved conditional use permit to add a Type 20 ABC alcohol license to the operations, APN: 564-032-82. FID has the following comments:

1. FID previously reviewed and commented on the subject property on September 2, 2022, as Conditional Use Permit Application CUP2022-005. 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

Attachment 4

G:\Agencies\Clovis\Conditional Use Permit\2026\CUP2026-006\CUP2026-006 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
Department of Planning and Development Services
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **7/2/2026**

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): CUP2026-006 Location: 2585 Owens Mountain Parkway

APN: 564-032-82 Zoning: P-C-C General Plan: MU-BC RHNA Site: _____

Name of Applicant: Bottom Line Group - Mathew Ramirez Phone/Email: 559-917-3207/mathewr@bottom-line.com

Applicant Address: 6781 N. Palm Avenue, #100 City: Fresno State: CA Zip: 93704

Previously Reviewed Under DRC: _____ Or Other Entitlement: CUP2022-005

Project Description: CUP2026-006; a request to amend a previously-approved conditional use permit to add a Type 20 (sale of beer and wine for off-site consumption) ABC alcohol license to the operations.

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

The attached information is circulated for your comments. Please attach your comments and recommendations condition form and return to the project mana; 7/23/2026

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

Tax Rate Area

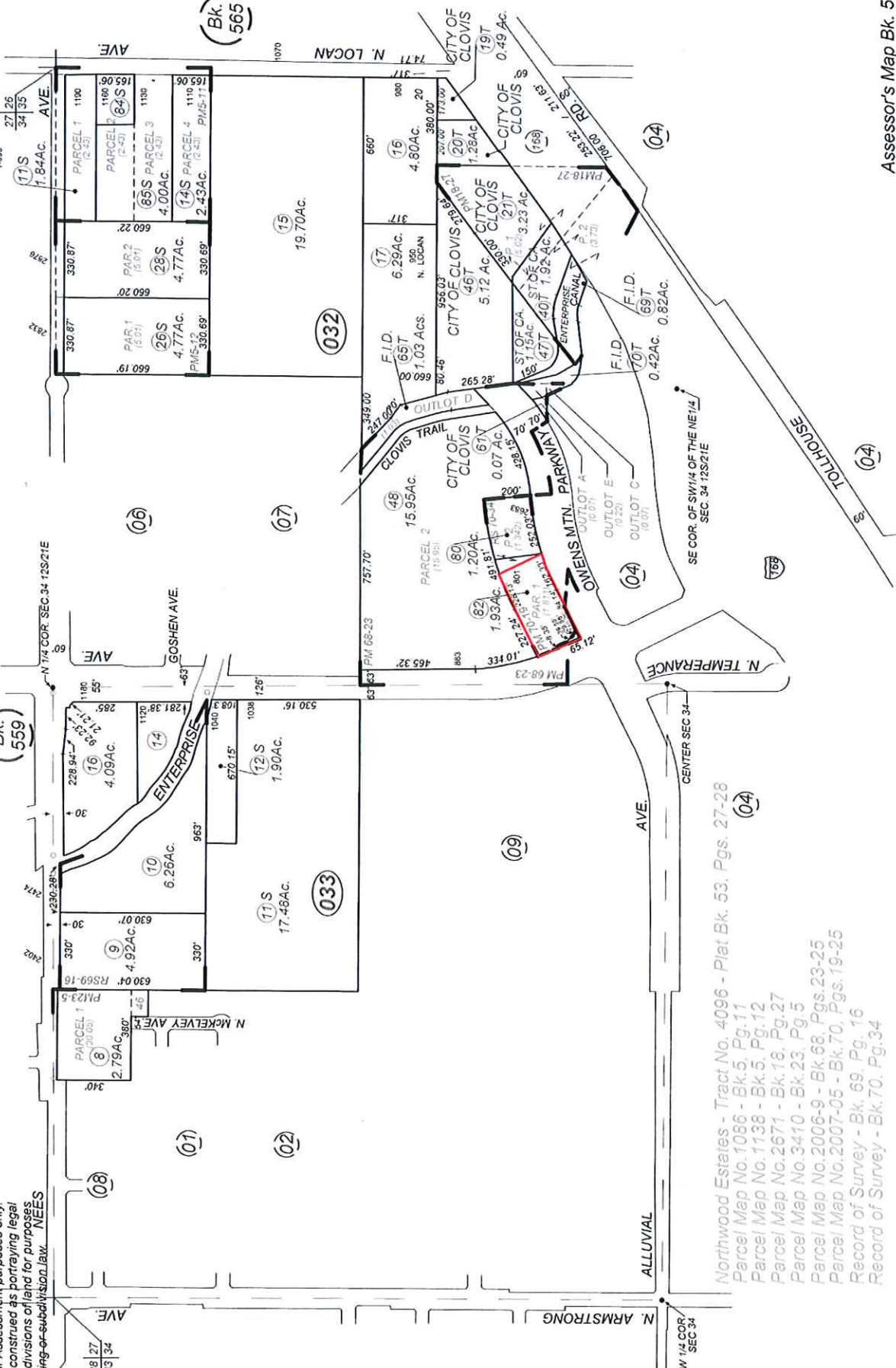
564-03

POR. SEC. 34, T. 12 S., R. 21 E., 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. NEES

(Bk. 559)

1"=400'



Northwood Estates - Tract No. 4096 - Plat Bk. 53, Pgs. 27-28
Parcel Map No. 1086 - Bk. 5, Pg. 11
Parcel Map No. 1138 - Bk. 5, Pg. 12
Parcel Map No. 2671 - Bk. 18, Pg. 27
Parcel Map No. 3410 - Bk. 23, Pg. 5
Parcel Map No. 2006-9 - Bk. 68, Pgs. 23-25
Parcel Map No. 2007-05 - Bk. 70, Pgs. 19-25
Record of Survey - Bk. 69, Pg. 16
Record of Survey - Bk. 70, Pg. 34

Assessor's Map Bk. 564 - Pg. 03
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



GENERAL NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

2. THE PROJECT LOCATION IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

3. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

4. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

5. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

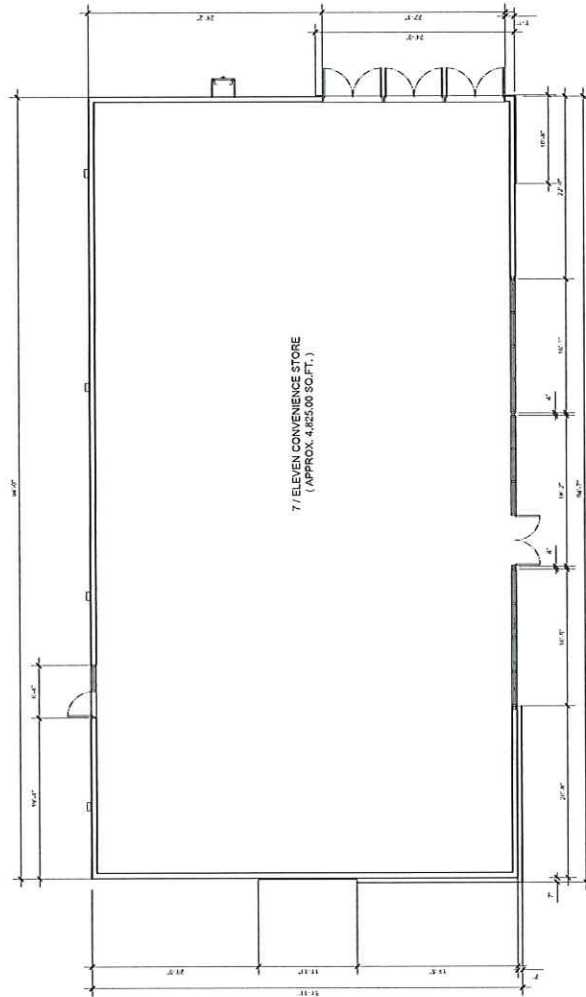
6. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

7. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

8. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

9. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.

10. THE PROJECT AREA IS SHOWN ON THE ATTACHED MAP. THE PROJECT AREA IS SHOWN IN RED.



FLOOR PLAN LEGEND



TEMPLE + ANDERSON + MOORE ARCHITECTS
1111 N. 1ST ST., SUITE 100, CLOVIS, CA 93611
TEL: 505.281.1111 FAX: 505.281.1112

DATE: 01/12/2014
PROJECT: 7/ ELEVEN CONVENIENCE STORE
SHEET: 01

TEMPERANCE OWNED PARKWAY
COMMERCIAL PAD



1111 N. 1ST ST., SUITE 100, CLOVIS, CA 93611
TEL: 505.281.1111 FAX: 505.281.1112

SITE PLAN REVIEW
COMMERCIAL PAD
4,825.00 SQ. FT.
FLOOR PLAN

DATE: 01/12/2014
PROJECT: 7/ ELEVEN CONVENIENCE STORE
SHEET: 01

A0.5

FLOOR PLAN - 7/ ELEVEN COMMERCIAL PAD

Page 29 of 75



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 2, 2022

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

RE: Conditional Use Permit Application No. CUP2022-005
N/E Alluvial and Temperance avenues

Dear Ms. Jensen:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. CUP2022-005 for which the applicant proposes a 24-hour convenience store with fuel service, APN: 564-032-82. 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 Enterprise No. 109 runs northerly crossing Owens Mountain Boulevard approximately 750 feet east of the subject property and Temperance Avenue approximately 1,400 feet north of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Owens Mountain Boulevard, Temperance 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,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\Clovis\Conditional Use Permit\CUP2022-005\CUP2022-005 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
Department of Planning and Development Services
 CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **8/31/2022**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Marissa Jensen, 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
- ☐ 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): CUP2022-005 Location: NEC Temperance Avenue & Owens Mountain Parkway

APN: 564-032-82 Zoning: P-C-C, R-T General Plan: MU-BC RHNA Site: _____

Name of Applicant: Jay Virk, Dave Virk LLC Phone/Email: (559)286-6205/jayv@bottom-line.com

Applicant Address: PO Box 1095 City: Clovis State: CA Zip: 93613

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: CUP2022-005; A conditional use permit request for a 24-hour convenience store with fuel service within the Sunrise Pavilion Planned Commercial Center. This entitlement is being processed concurrently with CUP2022-004.

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 manag 9/21/2022

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:
 Marissa Jensen, Assistant Planner
 Planning and Development Services Dept.
 1033 Fifth St., Clovis, CA 93612
 Phone: 324-2338 Fax: 324-2866

POR. SEC.34, T.12 S., R.21 E., M.D.B.&M.

Tax Rate Area

Assessor's Map Bk.564 - Pg. 03
County of Fresno, Calif.

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

Parcel Map No. 1086 - Bk.5, Pg.11
Parcel Map No. 1138 - Bk.5, Pg.12
Parcel Map No. 2671 - Bk.18, Pg.27
Parcel Map No. 3470 - Bk.23, Pg.5
Parcel Map No. 2006-9 - Bk.68, Pgs.23-25
Parcel Map No. 2007-05 - Bk.70, Pgs.19-25
Northwood Estates - Tract No. 4096 - Plat Bk. 53, Pgs. 27-28

02-04-2019 TX 12R



CITY *of* CLOVIS

POLICE DEPARTMENT

1233 FIFTH STREET • CLOVIS, CA 93612

RE: Proposed 7-Eleven at the Northeast Corner of Temperance Ave
and Owens Mountain Parkway, Clovis, CA

July 30, 2026

To whom it may concern:

In response to the proposed 7-Eleven gas station/ convenience store at the northeast corner of Temperance Ave and Owens Mountain Parkway, the Clovis Police Department no longer opposes the project.

This is based on the following considerations:

- The proposed operation is not anticipated to create significant public safety concerns beyond those typically associated with similar licensed establishments.
- The project is compatible with the surrounding area and existing land uses.
- The applicant has demonstrated a willingness to comply with applicable laws, permit conditions, and responsible alcohol sales practices.
- Originally, the applicant was requesting to operate with a type 21 ABC license (Off-Sale General). They heard our concerns and instead are requesting to operate with a type 20, beer and wine only.
- Any potential public safety concerns can be adequately addressed through the recommended conditions of approval and continued compliance with applicable state and local regulations.

Based on these factors, the Clovis Police Department has no objection to the approval and issuance of the Conditional Use Permit, subject to any conditions deemed appropriate by the City of Clovis Planning Department.

Cpl. R. Moring
Clovis Police Department
Neighborhood Services
(559)324-2589
russellm@clovisca.gov

City Manager 559.324.2060 • Community Services 559.324.2095 • Engineering 559.324.2350
Finance 559.324.2130 • Fire 559.324.2200 • General Services 559.324.2060 • Personnel/Risk Management 559.324.2725
Planning & Development Services 559.324.2340 • Police 559.324.2400 • Public Utilities 559.324.2600 • TTY-711

www.cityofclovis.com



CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: September 10, 2026

Staff: Marissa Parker, Associate Planner

Subject: Consider items associated with ±7.39 acres located on the southeast corner of Shaw and Locan Avenues. Nikdokht Karimkhanzand, property owner; City of Clovis, applicant.

- a. Consider Approval – Res. 26-____, A resolution recommending the City Council approve an exemption from further environmental review under Public Resources Code § 21080.085.
- b. Consider Approval – Res. 26-____, GPA2026-004, A resolution recommending the City Council approve an amendment to the General Plan to re-designate the subject property from the Low Density Residential (2.1-4.0 dwelling units per acre) land use to the High Density Residential (15.1-30.0 dwelling units per acre) land use designation.
- c. Consider Approval – Res. 26-____, R2026-003, A resolution recommending the City Council approve a rezone of the subject property from the R-1-7500 (Single-Family Residential Low Density) zone district to the R-3 (Multifamily High Density) zone district.

Recommendation: Approve

- Attachments:**
1. GPA2026-004, R2026-003 ATT 1 Res. 26-____ CEQA
 2. GPA2026-004, R2026-003 ATT 2 Res. 26-____ GPA
 3. GPA2026-004, R2026-003 ATT 3 Res. 26-____ Rezone
 4. GPA2026-004, R2026-003 ATT 4 Site Details
 5. GPA2026-004, R2026-003 ATT 5 Public Comments
 6. GPA2026-004, R2026-003 ATT 6 Correspondence

Recommendation:

Staff recommends that the Planning Commission adopt resolutions recommending that the City Council approve general plan amendment (GPA) 2026-004 and rezone (R) 2026-003.

Executive Summary:

The City of Clovis ("City") is requesting approval of GPA2026-004 and R2026-003 ("Project") for

±7.39 acres located on the southeast corner of Shaw and Locan Avenues shown in **Figure 1**, below and outlined in **Attachment 4**. GPA2026-004 proposes to adjust the subject site's existing land use designation from Low Density Residential (2.1 - 4.0 dwelling units per acre (du/ac)) to High Density Residential (20.1 - 30 du/ac). R2026-003 proposes to rezone the property from the R-1-7500 (Single-Family Residential Low Density) zone district to the R-3 (Multifamily High Density) zone district. There is no physical development associated with this Project.

Approved in 2019, Government Code § 65863 (No Net Loss Law) ensures development opportunities remain available throughout the Housing Element planning period to accommodate a jurisdiction's Regional Housing Needs Allocation (RHNA), especially for lower- and moderate- income households. A jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period. The No Net Loss Law requirement is activated when a development application is approved on a lower- or moderate-income RHNA inventory site with fewer units or at a higher income level than assumed in the City's 6th Cycle 2023-2031 Housing Element (6th Cycle Housing Element). If at any time the city has an unmet RHNA, it must identify and make available a replacement site within 180 days. This request is to ensure compliance with the City's RHNA obligations, No Net Loss Law, and the 6th Cycle Housing Element Policy H-2.6.

Figure 1 – Project Location



Background:

- General Plan Designation: Low Density Residential (2.1-4.0 du/ac)
- Specific Plan: Loma Vista Specific Plan
- Zoning: R-1-7500 (Single-Family Residential Low Density)
- Lot Size: ±7.39 acres
- Current Land Use: Single-family residence
- Adjacent Land Uses:
 - North: Single-family residential
 - South: Single-family residential
 - East: Approved multi-family development
 - West: Single-family residential

The California Department of Housing and Community Development (HCD) requires local jurisdictions to identify sufficient land for potential housing sites to satisfy the jurisdiction's RHNA obligations. According to State law, a housing element must address the City's fair share of the regional housing need and specific State statutory requirements and must reflect the vision and priorities of the local community.

Every city and county is required by state law to adopt a housing element as a mandatory component of their general plan. The housing element must be updated every eight (8) years and must comply with statutory requirements, including mandatory review by HCD. The 6th Cycle Housing Element was adopted on November 4, 2024, and certified by HCD on December 17, 2024. The purpose of the housing element is to assess and address the jurisdiction's housing needs to support the maintenance, improvement and development of housing for all economic segments of the population. The 6th Cycle Housing Element introduced several new challenges for the City, including the need to accommodate a higher RHNA and comply with new state housing laws.

RHNA Progress

As mentioned above, RHNA is a state-mandated process that determines the number of housing units each local agency must plan for in the Housing Element of its General Plan (Government Code § 65584). As part of the RHNA process, HCD allocates the statewide housing need, broken down by income category, to each council of governments (COGs) in each county and provides guidance in preparing the RHNA plan. Fresno COG, serving the Fresno County region, is responsible for developing a methodology to distribute the housing need among local jurisdictions and creating a RHNA plan that aligns with the objectives of Government Code § 65584. In turn, each jurisdiction must update the Housing Element of its General Plan to address its community's housing needs.

The 6th Cycle Housing Element RHNA spans the housing projection period from June 30, 2023, through December 31, 2031. The City was allocated a total RHNA of 8,977 units, broken down as follows:

- 2,926 very low-income
- 1,549 low-income
- 1,448 moderate-income
- 3,054 above moderate-income units

From June 30, 2023, to December 31, 2025, the City issued permits for 1,442 units, including 21 very low-income, 16 low-income, 49 moderate-income, and 1,356 above moderate-income units. The remaining RHNA obligations are as follows: 2,905 very low-income, 1,533 low-income, 1,399 moderate-income, and 1,698 above moderate-income. The City continually tracks RHNA by income level, permitted units issued by affordability, and total remaining RHNA as shown below in **Table 1**. Furthermore, the City will continue tracking for the duration of the 6th Cycle Housing Element. Should additional development approvals on Housing Element inventory sites be approved that result in reductions to the City's identified capacity for the lower-income RHNA category, subsequent Rezoning actions pursuant to No Net Loss Law will entail.

Table 1: 2023-2031 RHNA Progress as of 2025

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	Permitted Units Issued by Affordability									Total Units to Date (all years)	Total Remaining RHNA by Income Level
				2023	2024	2025	2026	2027	2028	2029	2030	2031		
Acutely Low	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
	Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
	Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	21	2,905
	Non-Deed Restricted	2,926	8	-	13	-	-	-	-	-	-	-		
Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	16	1,533
	Non-Deed Restricted	1,549	3	-	13	-	-	-	-	-	-	-		
Moderate	Deed Restricted		-	-	-	-	-	-	-	-	-	-	49	1,399
	Non-Deed Restricted	1,448	-	-	16	33	-	-	-	-	-	-		
Above Moderate		3,054	180	-	612	564	-	-	-	-	-	-	1,356	1,698
Total RHNA		8,977												
Total Units			191	-	654	597	-	-	-	-	-	-	1,442	7,535

Proposal and Analysis:

No Net Loss Law

As mentioned above under the *Executive Summary*, if the approval of a development project at a lower residential density results in the remaining sites capacity becoming inadequate to accommodate the RHNA by income category, a jurisdiction has up to 180 days from the project approval to identify, or rezone, “sufficient additional, adequate, and available sites” to accommodate the remaining RHNA for each income category. If the City does not identify and make available a replacement site within 180 days, the 6th Cycle Housing Element and General Plan will be out of

compliance, potentially leading to a loss of local control over land use.

The City's very low and low-income categories are combined per the 6th Cycle Housing Element. Based on the methodology and assumptions used in the sites inventory for the 6th Cycle Housing Element, the City had sufficient sites to provide capacity for 4,690 lower-income units, resulting in a 215-unit surplus in capacity for the City's lower-income RHNA.

However, subsequent development project approvals on Housing Element inventory sites have resulted in reductions to the City's identified capacity for the lower-income RHNA category, requiring the City to evaluate and maintain sufficient remaining capacity consistent with the No Net Loss Law. The two development project approvals were:

1. Multifamily Residential Design Review 2025-001 (MFRDR2025-001) approved a 220-unit multifamily development located on the north side of Loma Vista Parkway, between Encino and Leonard Avenues. The MFRDR2025-001 project boundary consists of four (4) RHNA inventory sites identified in the 6th Cycle Housing Element. The approval of this project resulted in a loss of 236 units from the low-income category and the City's RHNA low-income category dropped to a deficit of 21 units; and
2. Tentative Tract Map 6550 (TM6550) approved a 37-lot residential development on ±9.23 acres located on the north side of Bullard Avenue, between Armstrong and Temperance Avenues. The boundary for TM6550 consists of two (2) RHNA sites identified in the 6th Cycle Housing Element. The approval of this project resulted in a loss of 156 units and the City's RHNA low-income category dropped to a total deficit of 177 units.

This deficit from the low-income category necessitated the City to rezone property elsewhere to plan for additional housing units in the City to be in compliance with No Net Loss Law. Refer to **Table 2** below for a calculation breakdown.

Table 2* - Capacity

Step	Housing Inventory Capacity	Units Lost by Project	Remaining Capacity	RHNA Units Needed	Capacity Above RHNA Need (+ surplus / - deficit)
Starting Inventory	4,690	-	4,690	4,475	+215
After MFRDR2025-001	4,690	236	4,454	4,475	-21
After TM6550	4,454	156	4,298	4,475	-177
*The Housing Element identifies capacity for 4,690 low-income units, providing a 215-unit buffer above the City's RHNA requirement of 4,475 units. MFRDR2025-001 resulted in 236 units of lost inventory capacity, resulting in a 21-unit deficit at the time of approval and TM6550 resulted in an additional 156 units of lost inventory, at the time of approval, increasing the cumulative deficit to 177 units.					

Site Selection

When rezoning a site for compliance with the No Net Loss Law, the City must select sites that are not only physically suitable for multifamily development within City boundaries, but are between 0.8 and 10 acres in size, vacant or underutilized and not a part of other housing programs. Additionally, the City received property owner consent to move forward with selecting this site. Utilizing the City's Housing Element methodology, this site is assumed to develop at 24 du/ac in the R-3 zone district. Therefore, approval of the Project is planned to accommodate 177 units in the City, consistent with the City's RHNA obligation for the low-income category.

GPA2026-004

The City is requesting to amend the General Plan to modify the land use designation of the subject property from the current Low Density Residential (2.1-4.0 du/ac) designation to the High Density Residential (20.1-30.0 du/ac) designation. Under the existing General Plan land use designation, the site could support the development of up to a maximum of 30 residential units. With the proposed land use designation change, the site could accommodate development of 111 to 229 residential units. Per the 6th Cycle Housing Element, the estimated yield of units is an assumed density of 24 du/ac which would yield 177 units.

Findings for General Plan Amendments

The findings to consider when deciding on a general plan amendment application and staff's response to each of those findings are listed below.

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

The proposed amendment is consistent with existing General Plan goals and policies, which include an emphasis on providing a mix of housing types and sizes, providing a variety of

housing product types, and encouraging a mixture of ownership and rental options to meet the needs of the community. By encouraging a balanced mix of housing options, the proposed amendment advances the General Plan's objectives for housing diversity, choice, and long-term community sustainability.

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

The amendment facilitates the development of higher-density housing in a manner that is consistent with the goals and policies of the General Plan, which encourages efficient land use patterns and expanded housing opportunities. The amendment assists with the implementation of the General Plan's vision, and it helps address the community's housing needs. The project will serve the public interest by providing additional housing options. Therefore, the project is not detrimental to the public interest, health, safety, and convenience, or general welfare of the City.

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

This finding pertains to the physical suitability of a site and therefore does not apply to the proposed Project. These applications do not approve or propose any specific development project. Future projects will be subject to all applicable development standards in accordance with the Clovis Municipal Code (CMC).

4. There is a compelling reason for the amendment.

There is a compelling reason for the proposed amendment in that it is necessary to bring the City's Housing Element into compliance with applicable state law. The amendment is proposed in conjunction with the zoning modification to maintain consistency between the zoning and the General Plan land use designations.

R2026-003

The proposed change in land use designation also requires a change in the property's assigned zone district. The City is requesting to rezone the subject property from the current R-A (Single-Family Residential Very Low Density) zone district to the R-3 (Multifamily High Density) zone district. The R-3 zone district is associated with high density residential uses, including attached and detached single-family residential, multifamily apartments and condominiums. The proposed zone district is consistent with the proposed High Density Residential land use designation with an allowable density range of 20.1 to 30.0 du/ac.

Findings for Rezones

The findings to consider when deciding on a rezone application and staff's response to each of those findings are listed below:

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

As mentioned above in number 1 of "Findings for General Plan Amendments" section, the proposed amendment is consistent with existing General Plan goals and policies, which

include an emphasis on providing a mix of housing types and sizes, providing a variety of housing product types, and encouraging a mixture of ownership and rental options to meet the needs of the community. The proposed rezone to the R-3 district is consistent with the proposed High Density Residential land use designation.

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

The amendment facilitates the development of higher-density housing in a manner that is consistent with the goals and policies of the General Plan and Housing Element. The amendment addresses the community's housing needs and will ensure compliance with the City's RHNA obligations. The project will serve the public interest by providing additional housing options. Therefore, the project is not detrimental to the public interest, health, safety, and convenience, or general welfare of the City.

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

The proposed amendment to modify the zoning of the site to the R-3 zone district will ensure that the City's Housing Element complies with applicable state law and providing for a range of development alternatives in the City. No conflicts with any provision of the Development Code have been identified.

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

See number 3 under the "Findings for General Plan Amendments" section.

Review and Comments by Agencies

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

Comments received are attached (**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.

Consistency with General Plan Goals and Policies

The Project would change the land use designation to High Density Residential. This change in land use does not conflict with the goals and policies of the General Plan Land Use Element or Housing Element. Provided below are goals and policies that reflect Clovis' desire to continue responsible planning and well managed growth, to provide adequate housing consistent with the General Plan, Housing Element, and RHNA obligations.

Land Use Element

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

small town character.

Policy 3.3 Mix of housing types and sizes. Development is encouraged to provide a mix of housing types, unit sizes, and densities at the block level. To accomplish this, individual projects five acres or larger may be developed at densities equivalent to one designation higher or lower than the assigned designation, provided that the density across an individual project remains consistent with the General Plan.

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

Policy 5.2: Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.

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

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

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

Housing Element

Goal H-1: Provide an ample supply of housing to meet the existing and projected housing needs for households at all income levels.

Policy H-1.3: Variety of Housing Types. Facilitate development of a wide range of different housing types for people of all income levels to diversify the housing stock in Clovis neighborhoods and provide units for extremely low-, very low-, low-, and moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing.

Policy H-1.4: Distribute Housing Opportunities. Distribute new housing, affordable and market rate, supportive housing, and special needs housing across all neighborhoods and increase the supply of affordable housing and special needs housing in highest opportunity areas and in neighborhoods that currently have fewer affordable housing units or special needs housing to affirmatively further fair housing.

Goal H-2: Preserve and improve the existing housing stock to ensure safe and sanitary housing conditions, prevent displacement, and maintain housing affordability.

Policy H-2.6: No Net Loss of Housing Stock: Ensure that sites being redeveloped for housing do not result in a net reduction in housing units, consistent with Government Code § 66300(d).

California Environmental Quality Act

The City has determined that this Project is statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) § 21080.085, which provides an exemption for rezoning land necessary for housing compliance. Recent legislative changes were enacted last year through Assembly Bill (AB) 130 and Senate Bill (SB) 131 to PRC § 21080.085 allowing this statutory exemption from CEQA for rezoning actions undertaken to implement the schedule of actions in a City's Housing Element that have been approved by HCD. As mentioned throughout this report, this Project implements the City's RHNA obligations as prescribed in the 6th Cycle Housing Element. HCD has found that Clovis' adopted housing element meets the statutory requirements of Housing Element Law. Therefore, the rezoning actions included in the housing element's schedule of actions required under Government Code § 65583, subdivision (c) qualify for this CEQA exemption. Additionally, this exemption can be utilized for the GPA, as it is related to the rezoning and is necessary to maintain consistency with the General Plan.

This exemption does not apply to projects that would allow the construction of certain large warehouses, or oil and gas infrastructure, or development within natural and protected lands. The Project does not involve actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by PRC § 21064.8 and 21060.4. Likewise, the proposed Project is not located within natural and protected lands, as defined by PRC § 21067.5. Any future development of the site would need to conform with the CMC, the Land Use Element and Housing Element of the General Plan, all of which meet the same foregoing statutory criteria and are necessary and essential to implementing the City's RHNA obligations as contained in the Housing Element and required by Government Code § 21080.085 on the same basis. Additionally, this Project does not approve any development projects, or issue any entitlements, but rather is required to maintain adequate sites to always accommodate the remaining unmet RHNA in each income category throughout the entire planning period. Accordingly, no further environmental review is required for the actions, and subsequent development on the subject parcel will undergo CEQA review, as applicable.

Public Meeting and Comments

Staff held an informational meeting at the Clovis Council Chambers for the Project on Tuesday, July 28, 2026, to provide information to and allow an opportunity for questions from the public. Notices were mailed to property owners within 800 feet of the site. An estimated 15 neighbors were in attendance. Staff opened the meeting with a brief presentation describing the Project, the overall process, and next steps. Following the presentation, attendees were invited to ask questions and provide feedback. Community comments focused on traffic, property values, and impacts on public services and schools. Public comments echoing these concerns have been received via email and are attached as **Attachment 6**. A second neighborhood meeting will be held following the Planning Commission hearing and prior to the City Council hearing. Additionally, the City published notice of this public hearing in *The Business Journal* on Friday, August 21, 2026.

Reason for Recommendation:

GPA2026-004 and R2026-003 are consistent with the goals and policies of the General Plan, the CMC, and No Net Loss Law. Based on the required findings below, Staff is recommending that the Planning Commission adopt resolutions recommending that the City Council approve GPA2026-004 and R2026-003.

Actions Following Approval:

This item will continue to the City Council for final consideration.

Conflict of Interest:

None.

Notice of Hearing:

Property owners and residents within 800 feet notified: 309

Interested individuals notified: 2

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CITY COUNCIL ADOPT A STATUTORY EXEMPTION FROM
FURTHER ENVIRONMENTAL REVIEW UNDER THE PUBLIC RESOURCES CODE
SECTION 21080.085 FOR GENERAL PLAN AMENDMENT 2026-004 AND REZONE 2026-
003 FOR PROPERTY LOCATED AT 3030 SHAW AVENUE**

WHEREAS, the City of Clovis, (“City”), 1033 Fifth Street, Clovis, CA 93619, initiated the applications for (i) General Plan Amendment (GPA) 2026-004 to amend the Land Use Element of the 2014 Clovis General Plan for the property at 3030 Shaw Avenue from the Low Density Residential (2.1 to 4.0 dwelling units per acre (du/ac) to the High Density Residential (20.1 to 30 du/ac); and (ii) Rezone (R) 2026-003 to rezone the site from the R-1-7500 (Single-Family Residential Low Density) zone district to the R-3 (Multifamily High Density) zone district (“Project”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, August 21, 2026, mailed public notices to property owners within 800 feet of the Project site twenty (20) 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 by the Planning Commission on September 10, 2026; and

WHEREAS, the Planning Commission considered the statutory exemption from the California Environmental Quality Act (CEQA) outlined in the staff report and elsewhere in the Administrative Record which determined the Project meets the requirements of Public Resources Code (PRC) § 21080.085 and is therefore statutorily exempt from CEQA review.

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, 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 statutorily exempt from further environmental review under CEQA pursuant to PRC § 21080.085.
2. The bases for the findings are detailed in the September 10, 2026 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

*

*

*

*

*

*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on September 10, 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. ____
DATED: September 10, 2026

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 2026-
004 FOR PROPERTY LOCATED AT 3030 SHAW AVENUE**

WHEREAS, the City of Clovis, (“City”), 1033 Fifth Street, Clovis, CA 93619, initiated the application for General Plan Amendment (GPA) 2026-004 to amend the Land Use Element of the 2014 Clovis General Plan from the Low Density Residential (2.1 to 4.0 dwelling units per acre (du/ac) land use to the High Density Residential (20.1 to 30 du/ac) land use (“Project”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, August 21, 2026, mailed public notices to property owners within 800 feet of the Project site twenty (20) 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 by the Planning Commission on September 10, 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 Public Resources Code (PRC) § 21080.085 and is statutorily exempt from CEQA review.

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, 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 hereby recommends that the City Council approve GPA2026-004.
2. The Project satisfies the required findings for approval of a general plan amendment, as follows:
 - a. GPA2026-004 is internally consistent with the goals, policies, and actions of the General Plan.
 - b. GPA2026-004 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. The physical suitability of a parcel is not applicable to the proposed Project given that no physical development is proposed.

- d. There is a compelling reason for the amendment, namely that the amendment is required to ensure consistency between the General Plan and Zoning, to bring the City's Housing Element into compliance with applicable state law.
3. The bases for the findings are detailed in the September 10, 2026 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on September 10, 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. ____
DATED: September 10, 2026

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

**CLOVIS PLANNING COMMISSION
RESOLUTION 26-____**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CITY COUNCIL APPROVE REZONE 2026-003 FOR PROPERTY
LOCATED AT 3030 SHAW AVENUE**

LEGAL DESCRIPTION:

See **Attachment A**, attached hereto and incorporated by this reference herein.

WHEREAS, the City of Clovis, (“City”), 1033 Fifth Street, Clovis, CA 93619, initiated the application for Rezone (R) 2026-003 to rezone the property at 3030 Shaw Avenue from the R-1-7500 (Single-Family Residential Low Density) zone district to the R-3 (Multifamily High Density) zone district (“Project”); and

WHEREAS, the City published notice of the public hearing in *The Business Journal* on Friday, August 21, 2026, mailed public notices to property owners within 800 feet of the Project site twenty (20) 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 by the Planning Commission on September 10, 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 Public Resources Code (PRC) § 21080.085 and is statutorily exempt from CEQA review.

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, 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 hereby recommends that the City Council approve Rezone 2026-003.
2. The Project satisfies the required findings for approval of a rezone amendment, as follows:
 - a. R2026-003 is internally consistent with the goals, policies, and actions of the General Plan.

- b. R2026-003 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. Modifying the zoning of the site to the R-3 zone district will ensure that the City's Housing Element complies with applicable state law and provide for a range of development alternatives in the City. R2026-003 is internally consistent with other applicable provisions of the Development Code
 - d. The physical suitability of a parcel is not applicable to the proposed Project given that no physical development is proposed.
3. The bases for the findings are detailed in the September 10, 2026 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on September 10, 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. ____
DATED: September 10, 2026

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

Attachment A
Legal Description

PARCEL 1 OF PARCEL MAP 2524, ACCORDING TO THE MAP THEREFORE RECORDED IN BOOK 16, PAGE 72 OF PARCEL MAPS, FRESNO COUNTY RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

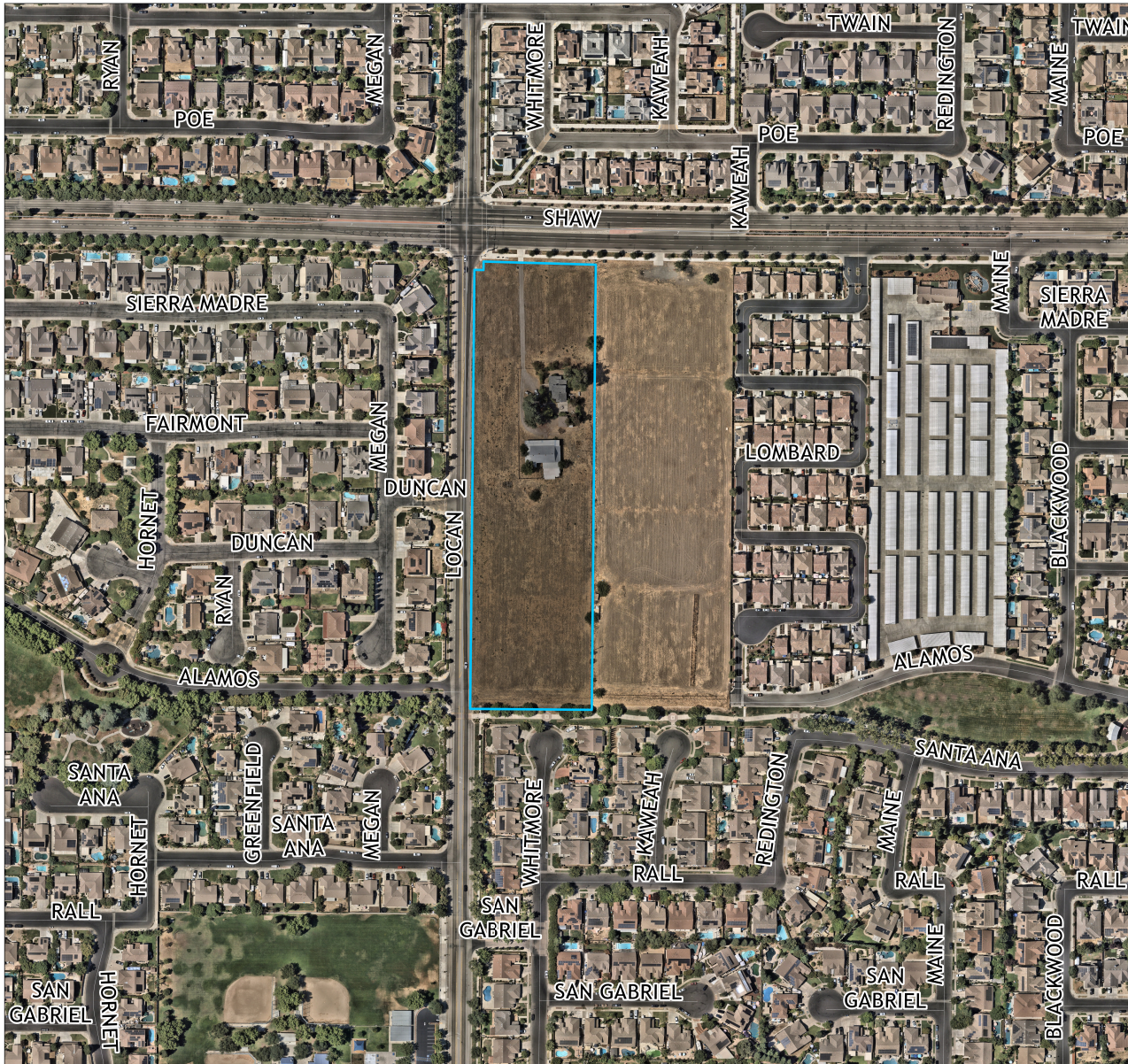
3030 Shaw

June 17, 2026

Legend

- Streets
- Rezone Sites

- APN: 555-020-62
- Existing Land Use: Low Density Residential
- Proposed Land Use: High Density Residential
- Existing Zoning: R-1-7500
- Proposed Zoning: R-3



Attachment 4



0 0.05 0.1 0.2
Miles

From: Brianna Forsythe <briannarasmussen7@gmail.com>
Sent: Thursday, August 6, 2026 5:36 PM
To: Marissa Parker
Subject: 3030 Shaw Ave Meeting Comment: 7/28/26

Hello,

We are sending this email in objection to a multifamily high density zoning on Shaw and Locan avenues.

Our personal comments are to keep it a single family residential area.

Thank you,
Brianna

From: Catherine Reece <catherinelreece@icloud.com>
Sent: Thursday, July 23, 2026 8:19 AM
To: Marissa Parker
Subject: Re zoning

Under no circumstance is Shaw able to handle more housing !! Locan and Shaw have enough traffic as is and the street is not finished at Shaw and Leonard ? Please don't take our quality of living away from us !!
Clovis resident

From: Jessica Sterk <jessicasterk@yahoo.com>
Sent: Tuesday, July 28, 2026 4:16 PM
To: Marissa Parker
Subject: 3030 Shaw Ave rezone

Hello,

I had every intention of joining the meeting tonight, however due to my husband being a first responder I am unable to attend tonight's meeting due to childcare.

My family resides in the small Hillcrest gated community at Shaw/Locan. The pride I have for choosing to live in Clovis, for choosing Clovis Unified School District for education, and serving on our HOA board in our beloved, chosen neighborhood is something we are so incredibly proud of. We have had the privilege of owning our home for almost ten years. When we first moved in the major streets had stop signs, and there was still plenty of open land. We have seen a huge influx of homes and businesses being built over the years. I am asking that you respectfully reconsider the approval of this high density development. This is not compatible with our neighborhood and this raises serious concerns.

1. Increased traffic congestion and pedestrian safety. We are literally nestled between two elementary schools. One being Freedom Elementary which already lacks a safe crossing across Locan.
2. Demand on sewer, water and emergency services. Yes, I am aware of the newest fire station and the addition of police services in the future.
3. Increased noise and disturbances; reducing the quality of life and small community charm.
4. Safety and privacy concerns of a well established neighborhood with the majority being homeowners.

My wish is that the city of Clovis can preserve the original proposal of single family homes which would better suite the surrounding existing neighborhoods and honor the original vision of the Clovis way of life and the long term vision of this area.

The loss of open space, impacted school enrollments, increased traffic, noise and privacy concerns are all too much to bear. We relied upon the original expectations for the use of this land and there has been a loss of trust and confidence with the ones making these decisions.

While California needs additional housing, this does not mean you need to eliminate thoughtful planning and development. Please help shape this community for future generations, and long term goals for the City of Clovis.

Respectfully,

Jessica Garcia

From: Jimmie Smith <jimmiesmith13@yahoo.com>
Sent: Thursday, July 23, 2026 1:44 PM
To: Marissa Parker
Subject: Opposing your construction at Shaw and Locan

We absolutely do not want this to be going on right across the street from our neighborhood. Our schools are already overloaded with kids. There's already extremely enough traffic going down Shaw. This will be horrible for our community and the Clovis area. I 100% oppose and disagree.
Sent from my iPhone

From: Margaret Gray <pegw.gray@gmail.com>
Sent: Saturday, July 25, 2026 7:50 PM
To: Marissa Parker
Subject: General Plan Amendment 2026-004, Rezone 2026-003

Ms. Parker,

Regarding the planned amendment to the existing land use designation and zoning, our neighborhood sees absolutely no benefit. Packing people into existing neighborhoods will result in more traffic, school congestion, potential for crime, and a decline in general quality of life.

I would suggest designating a high-density area where the population is currently less dense.

Mr. & Mrs. Gray

From: Sara Mitchell <sara.mercedes.mitchell@gmail.com>
Sent: Wednesday, July 22, 2026 10:32 AM
To: Marissa Parker
Subject: Amendment of existing land use, APN 555-020-62

As the owner of a property practically adjacent to this lot I have to share with you my concerns about this change. Clovis is growing very quickly, which is taxing systems that have not been designed for such heavy use. Water is already an issue and high density housing will multiply the number of homes/users and will severely impact our water usage. There is also the electrical grid and demands on it. While new homes are required to have solar panels, we all know solar panels do not fully meet the demands of a typical household, so the electric demand will be there. Schools are already pretty crowded. High density housing will bring many more students to the local campuses. And if these high density homes are not expensive, they will become rental investment properties. Last but not least, the Clovis community works hard to keep our property values up. By building cheaper housing options, our property values will drop. While lower income families will bring diversity to the community, these homes may not attract the type of neighbor we all want to have. Thank you.

From: Shelly Peters <shell_peters@yahoo.com>
Sent: Friday, July 24, 2026 5:30 PM
To: Marissa Parker
Subject: Concerns regarding apartment construction Shaw and Locan

Dear Members of the Planning Commission,

I am writing as a resident of our community to express my concerns regarding the proposed apartment development across from our neighborhood.

First, I want to emphasize that this letter is not intended to criticize or exclude any group of people. We understand that housing is an important need in our community. However, we believe this particular location is not the best fit for a high-density apartment complex.

Our neighborhood is a well-established, gated community where families have invested significant time and resources into creating a safe, quiet, and welcoming place to live. Many of us chose this area because of its character, low traffic, and family-oriented environment.

We respectfully ask the Commission to consider how this project may impact:

- Increased traffic and congestion, particularly during school and commute hours.
- Pedestrian and child safety due to additional vehicle activity.
- Noise and overall quality of life for surrounding residents.
- The compatibility of a high-density development adjacent to an established single-family neighborhood.
- The long-term character and planning goals of this area.

We encourage the City to consider development that is more consistent with the surrounding neighborhood, such as lower-density housing or another use that better complements the existing community.

We appreciate the difficult responsibility of balancing growth with preserving established neighborhoods. We respectfully ask that our concerns be carefully considered as you evaluate this proposal.

Thank you for your time, your service, and your commitment to making thoughtful decisions for our community.

Sincerely,

Shelly Thompson

[Sent from Yahoo Mail for iPhone](#)

From: Shelly Peters <shell_peters@yahoo.com>
Sent: Sunday, August 30, 2026 2:37 PM
To: Marissa Parker
Subject: Shawn and Locan building

Dear Marissa,

I am reaching out as a homeowner and longtime resident of the Clovis community regarding the property located across the street from our neighborhood on Shaw and Locan. I understand this area is currently zoned for low-density, single-family residential use but may potentially be considered for a higher-density development, including apartments.

My family has lived in this area for approximately 10–15 years, and we have invested in our home and community with the expectation that the surrounding area would remain consistent with the low-density, single-family character that currently exists.

We are very concerned about the possibility of a high-density apartment complex being developed directly across from our homes. This is especially concerning for the many families in our neighborhood who have young children. A development of this size would potentially bring a significant increase in traffic, congestion, parking demands, noise, and overall density to an area that was originally planned and established as a single-family residential neighborhood.

We absolutely understand that Clovis is growing and that additional housing is needed. However, we strongly believe that the type and density of development should be appropriate for the surrounding neighborhood and should take into consideration the homeowners and families who have lived here and invested in this community for many years.

We would greatly appreciate any information you can provide regarding the proposed change, the current status of the property, and what opportunities residents will have to voice our concerns or participate in the planning process.

If there are upcoming Planning Commission or City Council meetings, public hearings, or opportunities for written comments regarding this property, I

would very much appreciate being informed so that our neighborhood can be involved.

We sincerely hope the City will consider maintaining the existing low-density zoning or, at minimum, carefully evaluate whether a high-density apartment development is appropriate for this particular location and its surrounding residents.

Thank you for taking the time to hear our concerns. We love our neighborhood and our community, and we simply want to make sure that the voices of the homeowners and families who already live here are considered as these decisions are being made.

Sincerely,

Shelly Thompson
Clovis Resident and Homeowner

[Sent from Yahoo Mail for iPhone](#)

From: Sherese Smith <sheresesmith2@yahoo.com>
Sent: Wednesday, July 22, 2026 5:39 PM
To: Marissa Parker
Subject: Shaw and Locan

Hello,

I am writing in response to 3030 Shaw Ave. it is a horrible spot to put multi-family homes!! There ya already too much traffic and it is too close to Freedoms Elementary. Kids almost get hit there every day crossing the crosswalk on Alamos and Locan. Freedom is a walk up school and the increase in traffic would be a huge danger. Please consider the kids's safety!!

Thank you,
Sherese Smith
Sent from my iPhone

From: CYNDY THOMAS <dontlie@aol.com>
Sent: Sunday, August 30, 2026 3:11 PM
To: Marissa Parker; Vong Mouanoutoua
Subject: Rezoning at Locan and Shaw

Good afternoon,

I apologize for contacting you by email rather than appearing in person at the City Council meeting on September 10th. Unfortunately, I will be out of town and unable to attend. I hope you will accept this letter as my written comments regarding the proposed rezoning of the property at Shaw and Locan.

I understand that the property may ultimately be rezoned, and I recognize the City's need to provide additional housing, including affordable housing. However, I respectfully ask the City Council and the Clovis Planning Department to carefully consider whether this particular location is appropriate for **high-density residential development**, particularly in light of the existing traffic conditions.

Locan Avenue, between Shaw and Gettysburg is currently a two-lane roadway with a center turn lane. During the summer months, traffic is generally manageable. However, during the school year this area becomes significantly congested due to the close proximity of **Freedom Elementary School** and **Red Bank Elementary School**. Both schools are located on Locan and less than a mile apart.

Adding a high-density residential development to this location would likely result in a substantial increase in traffic on an already congested roadway. I am particularly concerned about the impact this could have on traffic flow and, most importantly, the safety of children and families traveling to and from the the nearby schools.

I fully understand and support the need for additional and affordable housing in our community. My concern is whether this specific property is suitable for the density being proposed. I respectfully request that the City Council and the Planning Department consider an alternative zoning designation that would allow for medium or low-density residential development. I believe a development with less density would be more compatible with the existing neighborhood and surrounding infrastructure.

I appreciate your consideration of these concerns and your commitment to making thoughtful decisions that balance the City's housing needs with traffic, infrastructure, neighborhood compatibility and public safety.

Thank you for your time and consideration,

Cyndy Thomas

2836 Sierra Madre Avenue
Clovis CA 93611

One additional question: A neighbor showed me the notice regarding the proposed rezoning of the property at the corner of Locan and Shaw. I was surprised that the notice did not appear to have been distributed more broadly to residents in our community.

Could you please clarify **how the City determines which property owners or residents receive notice of a proposed rezoning, and why the notice seems to be sent to selected recipients rather than to the surrounding neighborhood as a whole?**

Thank you again for your consideration.

Eliot Nahigian
nahigianeliot@yahoo.com
Cell: (559) 824-2045
Work: (559) 248-4820

September 3, 2026

Re: 3030 Shaw Avenue (APN: 555-020-62)

I am a homeowner near Shaw Avenue and Locan Avenue. I oppose the three resolutions regarding amendment to the general plan affecting the above-referenced property.

1. Locan Avenue is insufficient to support multi-family high-density. There is no center divider on Locan Avenue. Multi-family high-density would increase the traffic flow and the street cannot support it.

2. Shaw Avenue is insufficient to support multi-family high-density. The development would likely increase traffic on Shaw Avenue and slow traffic on the street.

3. The existing elementary school will not be able to support an increased population by changing the zoning to multi-family high-density.

4. A change to multi-family high-density has a detrimental affect on the existing community. Current residents purchased their residences with the expectation that the general plan would remain low-density residential. An amendment to the general plan and rezoning to high-density residential, and multi-family high-density will have a detrimental affect to current residents.

5. The current property owner is not harmed by retaining the existing general plan and zoning. The current property owner acquired the property when it was low density residential and single family residential in zoning. The property owner will not be harmed by retaining the existing general plan and the existing zoning.

6. There is no reason to approve an exemption from further environmental review.

Very truly yours,



Eliot S. Nahigian

ESN:cab



July 20, 2026

Marissa Parker
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: GPA2026-004, R2026-003
General Plan and zoning change for 7.83 acres on the southeast corner of
Shaw and Locan Avenues
APN 555-020-62

Dear Marissa Parker:

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

1. Elementary School Information:

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

School Name: *Freedom Elementary*
Address: *2955 Gettysburg Ave Clovis CA 93611-3954*
Telephone: *(559) 327-4800*
Capacity: *855*
Enrollment: *650 (CBEDS enrollment 2025-26 school year)*

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

Governing Board
Hugh Awtrey
Deena L. Combs-Flores
Steven G. Fogg, M.D.
Wilma Hashimoto
Yolanda Moore
Clinton Olivier
Tiffany Stoker Madsen

Administration
Corrine Folmer, Ed.D.
Superintendent

Barry S. Jager Jr.
Deputy Superintendent

Marc Hammack, Ed.D.
Associate Superintendent

Michael Johnston
Associate Superintendent

Denver Stairs
Associate Superintendent

Marissa Parker
July 20, 2026
Page 2

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1485*
Enrollment: *1153 (CBEDS enrollment 2025-26 school year)*

3. High School Information:

School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2862*
Enrollment: *2764 (CBEDS enrollment 2025-26 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$6.38 per square foot (as of July 1, 2026) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 210.434 “2026-003”
210.435 “2026-004”
310. “DO”
400.11 “2026-004”

July 24, 2026

Marissa Parker, MA, Associate Planner
City of Clovis
Planning & Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Parker,

Rezone Application No. R2026-003
General Plan Amendment No. 2026-004
SEC of Shaw Avenue and Locan Avenue
Drainage Area “DO”

The proposed rezone and general plan amendment lie within the District’s Drainage Area “DO”. The District’s Master Plan storm drainage system is designed to serve medium density residential land uses and the existing Master Plan storm drainage facilities do not have the capacity to accommodate the increased runoff generated by the proposed high density residential land use. The District requests that, as a condition of the rezone and general plan amendment, the developer be required to mitigate the impacts of the increased runoff from the proposed high density residential land use to a rate that would be expected if developed to medium density residential land use. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development.

Should the developer choose to construct a permanent peak reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the high density residential type land use development to a two-year medium density residential land use discharge. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

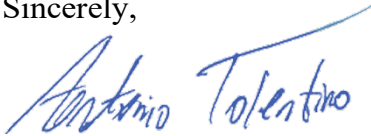
k:\letters\rezone letters\clovis\2026\2026-003.gpa 2026-004(do)(at).docx

5469 E. Olive Avenue • Fresno, CA 93727 • (559) 456-3292 • FAX (559) 456-3194
www.fresnofloodcontrol.org

**Marissa Parker, MA, Associate Planner
City of Clovis
Rezone Application No. R2026-003
General Plan Amendment No. 2026-004
SEC of Shaw Avenue and Locan Avenue
Drainage Area "DO"
July 24, 2026
Page 2**

Please contact us if you need further information at (559) 456-3292.

Sincerely,



Antonio Tolentino
Engineer I

AT/lrl

k:\letters\rezone letters\clovis\2026\2026-003.gpa 2026-004(do)(at).docx

**5469 E. Olive Avenue • Fresno, CA 93727 • (559) 456-3292 • FAX (559) 456-3194
www.fresnofloodcontrol.org**



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

July 28, 2026

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

RE: General Plan Amendment 2026-004
S/E Shaw and Locan avenues

Dear Ms. Parker:

The Fresno Irrigation District (FID) has reviewed General Plan Amendment 2026-004 for which the applicant proposes to amend the General Plan from Low Density Residential to High Density Residential, APN: 555-020-62. FID is reviewing this concurrently with R2026-003. FID has the following comments:

Summary of Requirements:

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

Area of Concern

1. FID's Jefferson No. 112 runs southwesterly, crosses Shaw Avenue approximately 2,300 feet northeast of the subject property, crosses Alamos Avenue approximately 1,400 feet east of the subject property, traverses the southerly portion of the subject property, and crosses Locan Avenue approximately 20 feet west of the subject property, as shown on the attached FID exhibit map, in an exclusive easement recorded on October 10, 2002, as Document No 2002-0178636 O.R.F.C., October 10, 2002, as Document No 2002-0178638 O.R.F.C., October 14, 2004, as Document No. 2004-0232622, O.R.F.C., and may be impacted by the proposed project. Should this project include any street and/or utility improvements along Shaw Avenue, Alamos Avenue, Locan Avenue, or in the vicinity of this Pipeline, FID requires it review and approve all plans.

G:\Agencies\Clovis\General Plan Amendment\2026\GPA2026-004, R2026-003\GPA2026-004, R2026-003 FID Comments.doc

2. The attached plans for the Jefferson indicates the pipeline was installed in 2004 (22 years old) as a 36-inch diameter ASTM C-76 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's current standard for developed parcels located in the urban areas (residential, industrial, and commercial).
3. This pipeline was installed without a product known as MacWrap, which is a root barrier. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. All trees will need to be located a minimum of 15 feet from the outside edge of the pipeline to limit possible disruptions.
4. FID requires all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property must be adapted with additional features in order to transition from a rural setting to an urban setting, to mitigate for the effects of new development and increased population, and provide for public safety within FID's property/easement and the development.

General Comments

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

responsible for the repair of all damage to the pipeline caused by contractors grading activities.

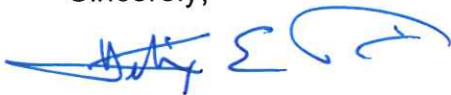
6. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City enters into the appropriate agreement.
7. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
8. Footings of retaining walls shall not encroach onto FID property/easement areas.
9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. For informational purposes, FID's Brown No. 113 runs southerly along the east side of DeWolf Avenue, and crosses Shaw Avenue approximately 2,300 feet northeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements, along Shaw Avenue, DeWolf Avenue or in the vicinity of this Pipeline, FID requires it review and approve all plans.
11. For informational purposes, FID's Gunn No. 386 runs southerly along the east side of Locan Avenue, and crosses Gettysburg Avenue approximately 1,400 feet south of the subject property, and crosses Locan Avenue approximately 1,500 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements, along Locan Avenue or in the vicinity of this Pipeline, FID requires it review and approve all plans.
12. For informational purposes, FID's Dawson No. 114 runs westerly along the south side of Shaw Avenue, and crosses Temperance Avenue approximately 2,600 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements, along Shaw Avenue or in the vicinity of this Pipeline, FID requires it review and approve all plans.
13. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the

proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances, the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

14. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with the requirements of SGMA.
15. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
16. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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

Sincerely,



Felix E. Vaquilar, P.E.
Chief Engineer

Attachment