



# **CITY of CLOVIS**

## **REPORT TO THE PLANNING COMMISSION**

**TO:** Clovis Planning Commission

**FROM:** Planning and Development Services

**DATE:** June 28, 2018

**SUBJECT:** Consider Approval, Res. 18-\_\_\_\_, CUP2017-16, A request to approve a conditional use permit for an auto tire service center and fuel station related to a Costco Wholesale facility at the northwest corner of Santa Ana and Clovis Avenues. Hinds Investments LP, owner; Michael Okuma, Costco Wholesale, applicant; Jeff Berberich, representative.

**ATTACHMENTS:**

Figure 1:	Location Map
Exhibit "A:"	Conditions of Approval
Attachment 1:	Mitigated Negative Declaration
Attachment 2:	Draft Resolutions
Attachment 3:	Correspondence from Agencies
Attachment 4:	Public Comments
Exhibit "B:"	Site Plan
Exhibit "C:"	Floor Plan and Elevations

**CONFLICT OF INTEREST**

None

**RECOMMENDATION**

Staff recommends that the Planning Commission:

- Adopt a Mitigated Negative Declaration for CUP2017-02, pursuant to CEQA Guidelines; and
- Approve CUP2017-02, subject to the conditions listed in Exhibit "A;" and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

## EXECUTIVE SUMMARY

The applicant has submitted a request for a tire service center located within a proposed Costco Wholesale facility and vehicle fueling station for property located the northwest corner of Santa Ana and Clovis Avenues. The request before the Planning Commission shall be focused on these two operations. The Costco Wholesale building and site plan is a permitted use in the C-2 Zone District and is being processed through a ministerial site plan review.

## BACKGROUND

- General Plan Designation: General Commercial
- Existing Zoning: C-2 (Community Commercial)
- Current Land Use: Vacant
- Adjacent Land Uses: North: Commercial  
South: Single-Family Residential  
East: Commercial/Public Trail  
West: Single and Multiple-Family Residential
- Previous Entitlements: None

Costco Wholesale is currently located at the southwest corner of Ashlan and Villa Avenues and is in need of expansion to accommodate the market area. Costco currently owns their 92,000 square foot building which has limited area to expand.

The site at Santa Ana and Clovis Avenue has been identified as a location which can accommodate a larger store to fit the regional needs. The property is zoned C-2 (Community Commercial) which allows retail stores under a ministerial (no public hearing) site plan review permit. The Code permits additional uses such as drive-thru establishments, tire service centers, and auto fuel sales with a conditional use permit.

## PROPOSAL AND ANALYSIS

The Conditional Use Permit application is related to a tire service center within the main building and auto fuel sales facility for a new Costco Wholesale facility at the northwest corner of Santa Ana and Clovis Avenues.

### Costco Site Plan

The site is intended to be divided into four properties which would leave Costco with the major share, a parcel along Clovis Avenue for the fuel station, and a pad space at the immediate corner of Santa Ana and Clovis Avenue. A third parcel is located at the northeast corner of Santa Ana and Dewitt Avenues for a future city water well.

The 152,218 Square foot Costco building is placed at the northwest are of the site with loading on the west side and parking surrounding on the south and east. There are several access points proposed for the site. There is a signalized intersection proposed at the north entrance south of the existing Carrows Restaurant. This access will permit left turns in and out of the center. An additional access is located on Clovis Avenue south of the fuel station which permits right-in and right-out movements.

The tire service center is located on the east side of the building with five roll-up bay doors facing Clovis Avenue. The tire service center is approximately 5,200 square feet including a 2,400 square foot sales area, five stations for vehicle service, a tire storage area and restroom.

The 1.4 acre auto fuel station site is located near Clovis Avenue and is accessed internally through the parking lot. The station will initially include ten pumps serving 20 vehicles with an additional five which will eventually serve 30 vehicle at a time.

### Vehicle Circulation

Costco Wholesale is a membership organization that is able to utilize basic customer information to assess where, when and how often customers visit their stores. According to their records, the current store is predominately served by customers from the north and east areas of Clovis, which results in a high number of vehicle trips through the neighborhood northeast of their store. Relocating the store to the proposed site is anticipated to relive much of that local traffic on Ashlan and Minnewawa Avenues.

The property is zoned C-2 which allows for a variety of commercial uses such as a commercial shopping center. The 1993 and 2014 General Plans anticipated commercial development on this site and evaluated the long term impacts related to traffic, sewer, and water services. The streets adjacent and serving the development are constructed to handle the trips generated by commercial development on this parcel. There are however, intersections that require modification to mitigate long wait periods at certain signals as a result of this project and others anticipated in the area.

**Clovis Avenue** - The site sits at the northwest corner of Santa Ana and Clovis Avenues. Clovis Avenue is a main arterial street which carries regional traffic south of Highway 99 in Fresno to Shepherd Avenue in Clovis. There is one existing access on Clovis Avenue with one additional access proposed. The existing entrance is located south of the Carrows Restaurant, at the northeast corner of the Project site. The applicant's proposal includes modification of this entrance to include a signal, allowing for full turn movements at a T-intersection (similar to Lowe's north of Shaw Avenue). Some internal modification will include increasing the depth of the access to allow vehicles more room to exit Clovis Avenue as well as relive a site distance issue around the exiting Carrows trash enclosure.

The second access on Clovis Avenue will allow for entrance and exiting. This drive will allow customers a second point to exit for those wishing to travel southbound on Clovis

Avenue. Additionally this access provides a route for the fuel deliver truck to access and exit without using Santa Ana or Dewitt Avenues.

The modifications to the Clovis Avenue entrance and addition of a second entrance will relieve the need or desire of most customers to use Santa Ana Avenue. Santa Ana Avenue is a local street primarily serving residential traffic. There has been a history of traffic concerns on Santa Ana due to the cut-through traffic between Clovis and Shaw Avenues. Stop signs, undulations, and median islands (Santa Ana and Minnewawa Avenues) were placed along Santa Ana Avenue in an attempt to detour cut-through traffic.

**Santa Ana Avenue** – Santa Ana Avenue is a local street which serves residential and commercial traffic. Several years ago, traffic calming devices were incorporated to reduce vehicle numbers as well as reduce speeds. A diversion was placed at Minnewawa Avenue, speed undulations and stop signs placed, all which reduced traffic. Today, Santa Ana Avenue is a relatively short segment running from Minnewawa Avenue to Sierra Vista Parkway. Vehicle trip numbers along this segment are far lower than anticipated in the General Plan which assumed the street to be open all the way to Willow Avenue.

Keeping the history of traffic concerns from the property owners in mind, staff and the applicant worked through several scenarios to reduce potential impacts to Santa Ana Avenue. Although it was always anticipated that Santa Ana Avenue would play some role in serving the Project site, staff recommends limiting access, therefore, allowing a single “entrance-only” drive near Clovis Avenue. The configuration shown on Exhibit B, would prevent vehicles from exiting to Santa Ana Avenue, therefore using Clovis or Dewitt Avenue. The additional benefit to the recommended design is it accommodates a landscape screen for the resident across the street.

There is concern from a Property owner on the south side of Santa Ana Avenue regarding the entrance (see comments Attachment 4). Staff met with Ms. Bates and discussed several alternatives, all of which create potential consequences for other areas.

**Dewitt Avenue** – Dewitt Avenue is a local street carrying commercial traffic to and from the office and commercial uses on the south side of Shaw Avenue, to Shaw Avenue. Further south, Dewitt Avenue serves residential neighborhoods. The intersection of Shaw and Dewitt Avenues is a T-intersection allowing left-turns from westbound Shaw Avenue to southbound Dewitt Avenue, and right-in and right-out from Dewitt Avenue. The traffic study reported deficiencies at surrounding intersections and determined that a signal is warranted at this intersection. With a new signal, modifications would include the addition of a left turn from Dewitt to Shaw Avenue which will relieve congestion at the Pollasky and Shaw Avenue as well as Shaw and Clovis Avenue intersections.

The applicant proposes two access drives for Costco from Dewitt Avenue. With the new signal at Shaw Avenue, Dewitt Avenue will be a predominant access for service vehicles as it is for the existing shopping center to the north.



Additionally, customers leaving the site to go west could use Dewitt Avenue which relieves congestion at Shaw and Clovis Avenues as well as reducing the need to use Santa Avenue.

**Internal Access** – The Project is adjacent to the existing shopping center to the north and will include internal access to and from that center through reciprocal access agreements.

### Landscaping

As state previously, the C-2 Zone District includes specific development standards, one of which is landscape setbacks. Below is a summary of the requirements as well as the proposed setbacks per the applicant:

<u>Frontage</u>	<u>*Setback Required</u>	<u>Setback Proposed</u>
Clovis Avenue	30' to parking / 40' to building	30' to parking / 45' to canopy
Santa Ana Avenue	30' to parking and building	50' to parking / 340' to building
Dewitt Avenue	30' to parking and building	50' to parking / 175' to building
North Property Line	No requirement	12' to parking / 66' to building

The developer is proposing additional landscape setbacks along the local streets to provide a buffer between the existing residences and Costco. Landscaping within the parking area is consistent with the parking lot shade Ordinance.

### Pedestrian Access

Costco is primarily a drive-to destination for customers. However, the tire service center is a business model where a customer could leave their car and either shop at Costco or walk to nearby services to shop or dine. As mentioned, an existing commercial center sits adjacent to the north and The Clovis Old Town Trail runs parallel with Clovis Avenue adjacent to the Sierra Vista Mall. The applicant proposes an enhanced pedestrian path from the front door of the main building to Clovis Avenue and another to Santa Ana Avenue. Seating and shade structures are proposed along the main east/west access (see Figure A). Staff recommends a secondary path that would provide direct access to the east side of the adjacent commercial center. Staff will work with the developer during site plan review on specific details. A standard full width sidewalk (10') is proposed on the street sides of the development. Staff recommends a park strip with meandering pedestrian path along Clovis Avenue to provide separation between the pedestrians and vehicle traffic.



**Figure A – Pedestrian Path**

### Remainder Parcels

There are two remainder parcels that Costco will not control or own. One is located at the southeast corner of the site. This parcel will likely develop as a commercial use with a pad building which could accommodate multiple tenants. This parcel will be required to access the site through the Costco parking lot via a reciprocal access agreement.

The second parcel is at the southwest corner of the Project. This site will be owned by the City of Clovis for future municipal services. Specific details are not available and will be disclosed through a separate public hearing process.

### Lighting

Development of the site including security lighting along the building perimeter, parking lot lights, fuel island canopy lights, street lights and signs will introduce new lighting to the area. City Codes and policies as well as mitigation required through the Mitigated Negative Declaration assure that lighting will not impact vehicle traffic and residential properties. Light shields are required to reduce up-lighting as well as direct light facing traffic and homes. Signs will be lighted with hood lights rather than internally.

### Hours of Operation

Costco Wholesale store hours are Monday through Friday from 10:00 am to 8:30 pm, and Sunday from 9:30 am to 7:00 pm. The tire service center hours would coincide with the store hours. The fuel station would typically open from 5:00 am to 10:00 pm daily.

**Building Heights and Architecture**

The Project site is zoned C-2 (Community Commercial) and carries specific development standards regarding setbacks, parking, and building heights. The maximum building height in the C-2 Zone District is 35 feet (same as residential housing). The tire service center is located in the main building which is proposed at a height of approximately 33 feet. The fuel island canopy is approximately 18 feet high.

The proposed architecture includes elements from Old Town Clovis, the Shaw Avenue commercial corridor and CART education facility across Clovis Avenue. Concrete stem walls and columns, corrugated siding, metal posts and beams, and architectural roll-up doors at the service center all create a timeless architecture that does not overwhelm Clovis Avenue (see Figure B). The fuel island canopy is required to architecturally integrate with the main building. The applicant's proposal utilizes the same materials and colors.



**Figure B – Front Entrance**

### Truck Deliveries

Because the site location and street circulation, there is concern of truck delivery routes through residential areas. Costco Wholesale has their own fleet of vehicle and will deliver most of the goods to the site. Because they own their own fleet, they have control what routes are used to and from their stores. The Costco trucks will use the Dewitt and Clovis Avenue drives to enter the site (see Exhibit B). They will exit onto Dewitt Avenue which will allow them to turn right or left on Shaw Avenue with the new signal configuration. They can also Exit to Clovis Avenue to turn north or south. The Costco trucks will not use Minnewawa or Santa Ana Avenues for deliveries.

Some of the trucks that are not controlled by Costco are for bread, tires, fuel, and shipping such as FedEx. These trucks routinely travel from store to store depending on a specific needs. Each will be discouraged from using Minnewawa and Santa Ana Avenues. The fuel trucks will be using Clovis Avenue to enter and exit the site.

The truck docks are proposed on the southwest corner of the store. Deliveries will take place early mornings. Staff recommends that a minimum six-foot high masonry wall is constructed along the street landscaping adjacent to the service area. This will provide a visual screen as well help with as noise related to the service area.

### Public Comments

Staff mailed notices to property owners within 300 feet of the Project boundaries using the County Assessor's latest equalized tax information. Staff received correspondence from a few nearby property owners who expressed concerns with the traffic generation as a result of the new facility (see Attachment 4). As discussed earlier, Costco and staff worked through modifications to the entry points to mitigate some of the concerns.

### California Environmental Quality Act (CEQA)

The City of Clovis has completed an environmental review (an assessment of the project's impact on natural and manmade environments) of the proposed project, as required by the State of California. The City Planner has recommended approval of a Mitigated Negative Declaration (a written statement announcing that this project will not have a significant effect on the environment with mitigation incorporated). The Mitigated Negative Declaration has evaluated the Project which includes the CUP for the tire service center and fuel station as well as the Costco Warehouse, which itself, is a permitted use requiring only a ministerial site plan review permit. Additionally, the CEQA evaluates the cumulative impacts of Project with respect to recently approved and foreseeable projects. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved.

The City published notice of this public hearing in *The Business Journal* on Wednesday, May 10, 2018.

## **FISCAL IMPACT**

None

## **REASONS FOR RECOMMENDATION**

The Costco Wholesale warehouse is a permitted use in the C-2 Zone District. The proposal to include a tire service center and vehicle fuel station is consistent with the C-2 Zone District by providing commercial services along Clovis Avenue. The Project has been evaluated and has been found to be consistent with the General Plan, therefore staff recommends that the Planning Commission approve a Mitigated Negative Declaration for the Project, and approve CUP2017-16, subject to the conditions of approval attached as Exhibit "A."

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

## **ACTIONS FOLLOWING APPROVAL**

None

## **NOTICE OF HEARING**

Property owners within 300 feet notified:	79
Interested individuals notified:	10

Prepared by: Bryan Araki, City Planner

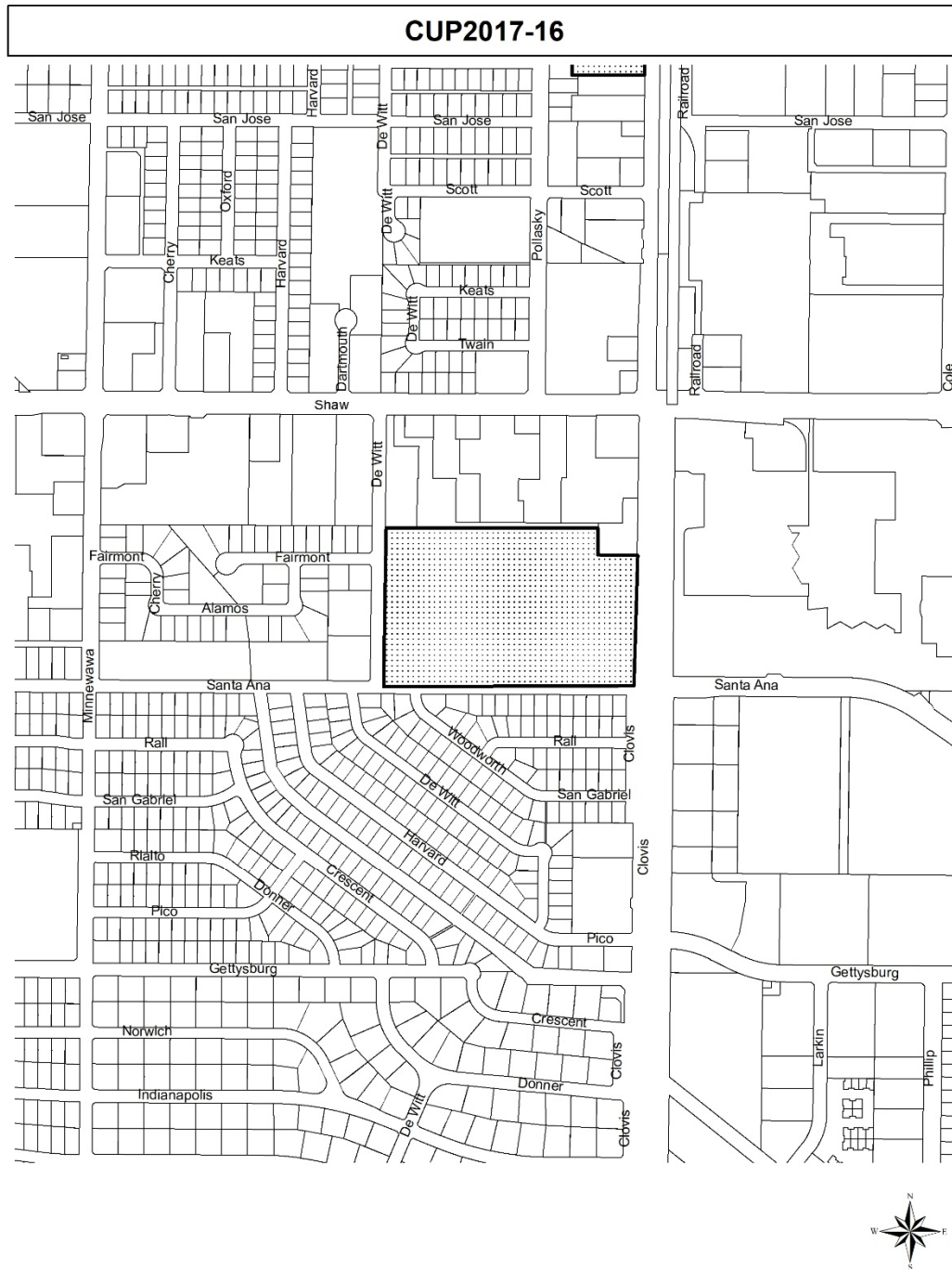


Reviewed by: Bryan Araki  
City Planner

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**FIGURE 1  
PROJECT LOCATION MAP**



**EXHIBIT "A"**  
**Conditions of Approval – CUP2017-16**

**Planning Division Conditions**  
**(Bryan Araki, Division Representative – (559) 324-2346)**

1. The conditional use permit is approved per the attached Exhibit "B," of this report.
2. Prior to building permits, the applicant shall file for site plan review approval.
3. All landscaping shall conform to the City of Clovis Water Efficient Landscape Ordinance.
4. Maximum building height shall not exceed thirty-five (35) feet.
5. The applicant shall obtain City approval in advance of temporary and permanent signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
6. Outdoor recycle or redemption centers are not permitted on this site. Approval of an outdoor facility will require a separate conditional use permit and architectural consistency with the main building.
7. No camping is permitted on this site.
8. Semi-trucks and dirt equipment related to construction shall utilize Shaw, Clovis and Dewitt Avenues. Construction trucks shall not use Minnewawa Avenue and/or Santa Ana Avenue.
9. Carports Fuel Island Canopy and/or solar ground mounted solar structures shall architecturally integrate with the main building.
10. Parking lot lighting will be inspected at night prior to final occupancy. Any lights determined to be a nuisance to the residential properties shall be shielded or redirected.
11. Under canopy lighting at the fuel station shall be recessed type.
12. All electrical and HVAC equipment shall be screened to the specifications of the Planning Department. If ground-mounted, applicant shall show methods proposed to architecturally integrate equipment locations, or show methods proposed to screen equipment using landscaping. Any roof-mounted equipment placements shall be completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening. Any wall-mounted equipment shall be painted to match the exterior wall.
13. Roof access ladders on main building shall be located within the interior of the building or out of public view.
14. All new utility lines serving the development shall be located underground. All PG&E equipment and installation locations, other than those within the structures, shall be submitted to and approved by the Planning Department prior to issuance of building permits. In the case of, or as a result of unique conditions, the Planning Director may set a later time for submission of the information for approval.

15. There shall be no outside storage of materials, supplies or equipment in any area of the site except inside a closed building or behind a six (6'-0") foot visual barrier intended to screen such area from view of adjoining properties and from the street.\
16. The applicant shall install a minimum six-foot high masonry wall along the Dewitt Avenue frontage to screen the service area.
17. Property shall maintain open reciprocal access per previous agreement.
18. The developer shall provide a pedestrian path from the main building to the shopping center to the north.
19. Street sidewalks shall be as follows:
  - Clovis Avenue – five-foot meandering walkway separated from the curb.
  - Santa Ana Avenue – Five-foot walkway at the curb.
  - Dewitt Avenue – Five-foot walkway at the curb.
20. Required setbacks shall be completely landscaped and shall not be used for parking bumper overhang area. If the developer wishes to utilize a 2 foot bumper overhang, an additional 2 feet of landscaping is required per Planning Division Standards.
21. Trees shall be planted along the landscaped setbacks with a minimum spacing of one each 40 lineal feet.
22. The applicant shall submit a detailed landscape plan indicating size and type of materials for all landscaped areas, which shall be reviewed during the site plan review phase.
23. A six-inch (6") high concrete curb shall be installed around all planter areas adjacent to parking indicated on the approved site plan.
24. Where the fueling operations are adjacent to the streets, a three-foot (3') high decorative masonry wall shall be placed to screen vehicle lights from street traffic. A combination of a low wall and landscaping may be considered during the conditional use permit process.
25. Parking shall be provided per City Standards:
  - Commercial/ Services uses: 4.7 parking stalls per 1,000 sq. ft. of gross floor area.
26. Parking stalls shall measure 10' x 20' with a 26' minimum back-up area (unless otherwise specified as a fire lane). Stalls may be reduced to 18' deep with a 2' bumper overhang (no bumper overhangs into a required setback).
27. Interior drive aisles shall maintain a 26-foot width.
  - Trees, shrubs, light poles, fire hydrants and similar objects placed in the two-foot bumper overhang area shall be placed as not to cause interference with the vehicles per Planning Division Standards.
  - Required front setbacks shall be completely landscaped and shall not be used for parking bumper overhang area. If the developer wishes to utilize a 2-3 foot bumper overhang, an additional 2-3 feet of landscaping is required.



- Loading zones shall be a paved 12' x 40' x 14' (vertical clearance) space. The loading zone shall not be placed in a drive isle, drive back-up area or in a pedestrian pathway.
- Provide bicycle parking/ storage facilities in compliance with California Green Building Standards Code. Number of stalls required: 5% of the number of required off-street vehicle space.

28. The developer shall comply with all mitigation measures as identified in the adopted mitigation monitoring program for this conditional use permit.

- **Mitigation Measure 3.1-d:** The developer shall direct all on-site lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties. Street lighting shall be spaced in accordance with City Standards to reduce up-lighting. The applicant shall utilize a PG&E street light which directs light downward.
- **Mitigation Measure 3.4-a1:** Should project construction be scheduled to commence between February 1 thru August 31, a pre-construction survey for ground nesting birds shall be conducted by a qualified biologist.
- **Mitigation Measure 3.4-a2:** If an active nest is discovered within the BSA, a 100-ft no disturbance buffer shall be established around the nest (within the BSA) using orange construction fencing. A qualified biologist shall evaluate the potential for construction activities to disturb normal nesting behavior and adjust the buffer distance, as appropriate. The buffer fencing shall be maintained in good condition until the nest is inactive.
- **Mitigation Measure 3.4-a3:** Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young from have fledged or that the nest has failed. If work is allowed to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the Project is adversely affecting nesting activities.
- **Mitigation Measure 3.4-d:** All equipment shall be thoroughly cleaned before leaving the site.
- **Mitigation Measure 3.16-a,b:** The developer shall install and or modify traffic signals and/or lanes at the following intersections:
  - Dewitt and Shaw Avenues.
  - Clovis Avenue at the north proposed entrance.
  - Modify the traffic signal at Clovis and Santa Ana Avenues as needed to accommodate project street improvements.
  - Modify the Ashlan-Clovis Avenue southbound left-turn pocket as requested by the County.
  - Modify the Gettysburg-Clovis Avenue southbound left-turn pocket.
  - Pay impact fees to address Project participation in mitigations to Shaw-Sunnyside. City staff will monitor the intersection and address future capacity issues when warranted.

**POLICE DEPARTMENT CONDITIONS**  
**(Curtis Shurtliff, Department Representative - 324-2400)**

29. Construction work shall be limited to the hours set forth in the Clovis Municipal Code (CMC § 5.18.15.). Overnight work limited to monolithic pour of a concrete slab may be approved by a separate permit with notification to the surrounding property owners.

30. It shall be the responsibility of the property owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 72 hours. (CMC §§ 5.18.02(r), 5.18.06 (b).)
31. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
32. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.
33. Developer shall install video surveillance cameras in the parking areas. Developer to coordinate with the Police Department for connection to dispatch system.

**FIRE DEPARTMENT CONDITIONS**  
**(Gary Sawhill, Department Representative - 324-2224)**

34. The applicant shall provide a signed reciprocal access agreement with the adjoining property for the use of the common drives and road system prior to the issuance of building permits.
35. All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').
36. The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.
37. The fire lanes shall be posted with signs and/or the curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
38. Fire apparatus access roads shall have an unobstructed width of not less than thirty feet (30') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14' 0").
39. Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.
40. A driveway approach to a designated fire access road shall have a minimum width of thirty-two feet (32') or equal to the width of the fire access road it services, plus six feet (6'), whichever is greater. Roads having a high potential for impairment of the department access shall have a wider driveway approach, as determined by the Fire Chief.
41. The applicant shall install an approved Rapid Entry Lockbox in accordance with approved Clovis Fire Department Standard #1.6. Contact Clovis Fire Prevention Division for the lockbox installation location(s) and the required application for a Lockbox.

**Water Systems**

42. The applicant shall install five (5) 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

43. The applicant must install protection posts that meet the City of Clovis specifications according to Clovis Fire Department Standard #1.7. This includes protecting existing fire hydrants in the rear drive aisle to the north of property.
44. The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

**Systems Fire Protection**

45. The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. Consideration should be given to the fire service water supply for size and fire sprinkler design for the intended Occupancy use. This will insure proper fire protection for uses such as high piled storage or high hazard Occupancies.
46. Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.
47. The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.
48. The applicant shall install a manual or automatic fire alarm system per 2016 CFC 907.2.9.1. When actuated, the alarm-initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components.
49. The applicant shall install protection of cooking equipment by means of an automatic fire extinguishing system complying with UL 300 that is listed and labeled for its intended use. A fire extinguisher listed and labeled for Class K fires shall be installed within thirty feet (30') of commercial food heat processing. Plans shall be submitted to the Fire Department for approval and permit shall be obtained from Fire Department.
50. The following is a clarification of this department's requirements for the placement of fire pumps. These requirements are based on NFPA 20, Section 4.13, the Department's past experiences with all types of fire pump installations, and sound fire protection engineering practice.
  - Fire pumps shall be located in an enclosed pump room or a detached or attached pump house adjacent to the building. Non-combustible construction is preferred.
  - The pump room/house shall have a minimum ceiling height of 7 feet. A minimum of 3 feet of working space shall be provided adjacent to fire pumps and controllers.
  - Exits shall comply with the Building Code.
  - The pump house or room shall be separated from the protected building by one-hour fire resistive construction.

- Fire pump houses and rooms shall have fire sprinkler protection.
- It is acceptable for a fire pump to be located in a mechanical or electrical room provided the room meets the minimum one-hour occupancy separation requirement.
- The pump room shall have a door directly to the exterior or be accessible through a fire rated corridor.
- Fire pump houses and rooms shall be provided with artificial lighting and fixed emergency lighting.
- Fire pump houses and rooms shall be sloped to a floor drain piped to the building exterior.
- Means shall be provided to maintain the pump house or room above 40 degrees Fahrenheit.
- Provisions shall be made for ventilation of the pump room or house to inhibit condensation.
- A lock box with keys to access the fire pump shall be installed at an exterior location approved by the Fire Department.
- Means shall be provided (in the pump house or room) to test fire pump pressure switch settings by a valve and pressure gauge installed after the pump discharge check valve and piped to drain.
- Provide a minimum 2A:10B:C portable fire extinguisher.
- No storage is permitted in a room housing the fire pump.
- A separate permit from the City of Clovis Building Department is required for the installation of all electrical wiring associated with the fire pump. This wiring shall be inspected and approved prior to scheduling a fire pump acceptance test. The Development Department electrical permit card must be available on site for confirmation prior to any pump testing by the fire department.

51. For high-piled or rack storage: Resubmit the high piled/rack storage plan, along with a completed copy of the attached CFC Chapter 32 – High Piled/Rack Storage Work Sheet for further review. Show on plan how all issues raised on the worksheet are addressed.

- High piled or rack storage in excess of 12,000 square feet requires a minimum of one access door in each 100 lineal feet, or fraction thereof, of the exterior walls which face required fire apparatus access roads. 2016 CFC, Section 3206.6.1
- Confirm that the sprinkler density is appropriate for the rack storage.
- Note on plan: This permit does not include any high-pile storage (per CFC) or rack storage over 8 feet in height. Any such proposed storage will require submittal of plans and application for permit(s). 2016 CFC, Chapter 32

52. Provide minimum 4A:40B:C portable fire extinguisher(s) (per NFPA 10). One extinguisher is required for each 4,000 square feet or portion thereof of floor space, with travel distance not to exceed 75 feet. A minimum of \_ portable fire extinguishers are required based on the square footage. **Show location(s) of portable fire extinguisher(s) on plan.** 2016 CFC, Sections 3206.10, 906.2. **(extra hazard occupancies)**

53. Provide a minimum 2A:20BC portable fire extinguisher within 75 feet of the most remote area of the pump island per 2016 CFC, Section 2305.5. Show proposed location on plan.

- Provide an “Emergency Pump Shutoff Switch” within 100 feet of, but not less than 20 feet from the fuel dispensers. The switch shall be installed at an approved location and signed “EMERGENCY FUEL SHUTOFF”. 2016 CFC, Section 2303.2

- Provide approved “Emergency Procedures” sign(s) in a conspicuous location. 2016 CFC, Section 2304.3.5
  - Provide approved “Warning” signs: No Smoking, Shut off motor, etc. 2016 CFC, Section 2305.6
  - Provide approved protection of dispensing devices: Mounted on minimum 6 inch high curbs or per 2013 CFC, Section 2303.1.1
54. Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8. Large commercial, industrial buildings may require additional building addressing on the back side of the building as approved by Clovis Fire Department.
55. Smoke detectors are to be mounted in supply duct work of new air conditioning systems supplying greater than 2000 CFM. The detectors shall be wired to shut off the air handling unit when smoke is detected. Where multiple Air Handling Units supply a single area; there shall be a global shut-down of those AHU’s. Where smoke detectors are installed in concealed locations more than 10 feet above finish floor or in an arrangement where the detectors alarm or supervisory indicator is not visible, the detector shall be provided with remote alarm or supervisory indication. A smoke detection shut-off test is required in the presence of a Clovis Fire Department Inspector.
56. If high volume low speed fans are installed, the following requirements shall be met:
- The maximum high volume low speed fan diameter shall be 24 feet.
  - The vertical clearance to the high volume low speed fan to sprinkler deflector shall be a minimum of 3 feet.
  - The high volume low speed fan shall be centered approximately between four adjacent sprinkler heads. high volume low speed
  - All high volume low speed fans shall be interlocked to shut down immediately upon receiving a waterflow signal from the fire alarm system in accordance with requirements of NFPA 72. NFPA 13, 2016, section 11.1.7
57. Exit door operation shall not be impeded by any device when the building is occupied. Any delayed egress system shall comply with Uniform Building Code and NFPA Standard 72.
58. When proposing a delayed egress systems, comply with 2016 CFC Section 1010.1.9.7. A fire alarm system will be required with delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E, H and L occupancies.

*Exception: Group A occupancy courtrooms are permitted to utilize delayed egress locks.*

59. Buildings *with delayed egress locks shall be* equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 *and* an approved automatic smoke detection system installed in accordance with Section 907. The *delayed egress* locking system shall be installed and operated in accordance with all of the following:
- The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress.
  - The delay electronics of the delayed egress locking system shall deactivate upon loss of *electrical* power, allowing immediate free egress *to anyone of the following*:

- *The egress-control device itself*
- *The smoke detection system.*
- *Means of egress illumination as required by Section 1008.*
- The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations.
- An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. *The time delay established for each egress-control device shall not be field adjustable. For applications listed in Section 1.9.1 regulated by the Division of the State Architect- Access Compliance, see Chapter 11B.*  
Exception: *in facilities housing Alzheimer's or dementia clients*, a delay of not more than 30 seconds is permitted on a delayed egress door.
- The egress path from any point shall not pass through more than one delayed egress locking system.  
Exception: In Group 1-2 or 1-3 occupancies the egress path from any point in the building shall not pass through more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds.
- A sign shall be provided on the door and shall be located above and within 12 inches (305 mm) of the door exit hardware:
  - 6.1. For doors that swing in the direction of egress, the sign shall read: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15[30] SECONDS.
  - 6.2. For doors that swing in the opposite direction of egress, the sign shall read: PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15[30] SECONDS.
  - 6.3 *Sign lettering shall be at least 1 inch (25 mm) in height and shall have a stroke of not less than 1/8 inch (3.2 mm).*
  - 6.4 *A tactile sign shall also be provided in Braille and raised characters, which complies with Chapter 11B.*

Exception: Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area.

- Emergency lighting shall be provided on the egress side of the door.
- The delayed egress locking system units shall be listed in accordance with UL 294.
- *Actuation of the panic bar or other door-latching hardware shall activate an audible signal at the door.*
- *The unlatching shall not require more than one operation.*
- *Regardless of the means of deactivation, relocking of the egress-control device shall be by manual means only at the door.*

60. High-piled storage as defined by the California Fire Code 2016 Chapter 32 will require plans to be submitted for review and approval and issuance of permits.

61. Tire Storage as defined by the California Fire Code 2016 Chapter 34 will require plans to be submitted for review and approval

62. Applicant shall be responsible for fire safety during the construction and demolition phases.

Combustible debris shall not be allowed to accumulate within the building. No part of the construction area shall be any further than 75 feet from a portable fire extinguisher of a 2A10BC minimum rating. All fire protection and detection systems shall remain in operation throughout the entire building with the exception of authorized impairments. The applicant, or his/her designee, shall coordinate all fire protection system impairments and will ensure that the systems are back in operation prior to the end of the shift.

63. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given. Provide a copy of the approved stamped site plan from the Planning Division. Site Plan shall include all fire department notes to verify compliance with requirements. Site plans included with this plan submittal are subject to the conditions on the Planning Division approved set.

**CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS**  
**(Michael Johnston, CUSD Representative – 559-327-9000)**

64. The development of this project is subject to the Clovis Unified School District impact fee. See the attached letter.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS**  
**(Michael Maxwell, FMFCD Representative - 456-3292)**

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

**FRESNO IRRIGATION DISTRICT CONDITIONS**  
**(Jeremy Landrith, FID Representative - 233-7161)**

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

**ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS**  
**(Sean Smith, Engineering Division Representative – 324-2363)**

67. The applicant shall provide right-of-way acquisition, free and clear of all encumbrances and/or improve to City standards the following streets. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

- Santa Ana Avenue - along frontage, provide right-of-way acquisition for 30' (exist 12') north of centerline, and improve with curb, gutter, sidewalk, drive approach, curb return ramps, street lights, , permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.

Santa Ana Avenue – the access to the site shall be right-in only. No egress shall be allowed at this access point.

- Dewitt Avenue - along frontage, provide right-of-way acquisition for 30' (exist 18') east of centerline, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- Clovis Avenue - along frontage, remove the existing drive approach, if not used by this development and improve with curb, gutter, sidewalk, landscaping and irrigation permanent paving and overlay as necessary to match the existing permanent pavement.
- Clovis Avenue – at Gettysburg Avenue, modify the south bound left turn pocket to meet the requirements of the city-approved traffic impact study.

Clovis Avenue – median island openings shall not be allowed without the approval of the City Engineer.

- Clovis Avenue – at Ashlan Avenue, modify the south bound left turn pocket to meet the requirements of the city-approved traffic impact study. The existing traffic signal at the intersection of Clovis and Santa Ana Avenues shall be modified to its ultimate geometry and reduce the offset for the west bound thru traffic. The applicant shall provide the necessary right of way for the intersection at its ultimate location and shall provide any required improvements.
- The proposed full-access traffic signal on Clovis Avenue between Shaw Avenue and Santa Ana Avenue shall be at the cost of the proposed development. Any required modification on Clovis Avenue at this proposed traffic signal shall be done to the approval of the City Engineer. The applicant shall enter into a perpetual maintenance agreement for the maintenance of the traffic signal and private drive.
- Shaw Avenue – at Dewitt Avenue the applicant shall provide the necessary right-of-way and install a traffic signal at its ultimate location. The applicant shall work with the property owners on the north side of Shaw Avenue to revise their access as needed

For the proposed shared accesses and drive aisles along Dewitt Avenue and along Clovis Avenue with the existing developments to the north, the applicant shall work with the adjacent property owners to provide the required improvements for this accesses.

68. Applicant shall provide preliminary title report for the subject property(ies).

- The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs



including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.

**CUP2017-16  
DRAFT RESOLUTIONS**

**ATTACHMENT 2**

**DRAFT  
RESOLUTION 18-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING  
A MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT CUP2017-16,  
PURSUANT TO CEQA GUIDELINES**

**WHEREAS**, the project proponent, Michael Okuma, Costco Wholesale, 9 Corporate Park Way, Suite 230, Irvine, CA 92606, has submitted Conditional Use Permit CUP2017-16, for a tire and fuel service facility for property located at the northwest corner of Santa Ana and Clovis Avenues, in the City of Clovis; and

**WHEREAS**, the City of Clovis ("City") caused to be prepared an Initial Study (hereinafter incorporated by reference) in June 2018, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

**WHEREAS**, on the basis of this Initial Study, a Mitigated Negative Declaration has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000, et seq., and Guidelines for implementation of CEQA, 14 California Code of Regulations, sections 15000, et seq.; and

**WHEREAS**, the Planning Commission has independently reviewed, evaluated, and considered the Initial Study, Mitigated Negative Declaration and all comments, written and oral, received from persons who reviewed the Mitigated Negative Declaration, or otherwise commented on the Project.

**NOW, THEREFORE, the Planning Commission of the City of Clovis resolves as follows:**

1. Adopts the foregoing recitals as true and correct.
2. Finds that the Initial Study and Mitigated Negative Declaration for the Project are adequate and have been completed in compliance with CEQA and the CEQA Guidelines.
3. Finds and declares that the Initial Study and Mitigated Negative Declaration were presented to the Planning Commission and that the Planning Commission has independently reviewed, evaluated, and considered the Initial Study, Mitigated Negative Declaration and all comments, written and oral, received from persons who reviewed the Initial Study and Mitigated Negative Declaration, or otherwise commented on the Project prior to approving the Project recommends the adoption of a Mitigated Negative Declaration for this project.
4. Approves and adopts the Mitigation Monitoring Program set forth in Exhibit B, including the mitigation measures identified therein and as described in the Mitigated Negative Declaration.
5. Directs that the record of these proceedings be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California

93612, and that the custodian of the record be the City Planner or other person designated by the Planning and Development Services Director.

6. The Planning and Development Services Director, or his/her designee, is authorized to file a Notice of Determination for the Project in accordance with CEQA and to pay any fees required for such filing.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Clovis held on June 28, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 18-\_\_\_\_

Date: June 28, 2018

---

Paul Hinkle, Chair

---

Dwight Kroll, AICP, Secretary

**DRAFT  
RESOLUTION 18-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING  
A CONDITIONAL USE PERMIT FOR A TIRE AND FULE SERVICE FACILITY PROPOSED  
AT THE NORTHWEST CORNER OF SANTA ANA AND CLOVIS AVENUES**

**WHEREAS**, Michael Okuma, Costco Wholesale, 9 Corporate Park Way, Suite 230, Irvine, CA 92606, has submitted Conditional Use Permit CUP2017-16; and

**WHEREAS**, this is a request to approve a conditional use permit for a tire and fuel service facility for a Costco Wholesale development proposed at the northwest corner of Santa Ana and Clovis Avenues, in the County of Fresno; and

**WHEREAS**, a public notice was sent out to area residents within 300 feet of said property boundaries twenty-one days prior to said hearing; and

**WHEREAS**, a duly noticed hearing was held on June 28, 2018; and

**WHEREAS**, the proposed Conditional Use Permit CUP2017-16, was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

**WHEREAS**, staff does recommend adoption of a Mitigated Negative Declaration for CUP2017-16; and

**WHEREAS**, the Commission, has reviewed and considered the staff report and all written materials submitted in connection with the request including the conditions attached as Exhibit "A," to this resolution and incorporated herein by this reference, and hearing and considering the testimony presented during the public hearing; and:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code;
2. The proposed use is consistent with the General Plan and any applicable specific 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;
4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
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; and

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA. (§ 2, Ord. 14-13, eff. October 8, 2014)

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Clovis Planning Commission does approve CUP2017-16, subject to the attached conditions labeled Exhibit "A."

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on June 28, 2018, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-\_\_\_\_\_  
DATED: June 28, 2018

\_\_\_\_\_  
Paul Hinkle, Chair

\_\_\_\_\_  
Dwight Kroll, AICP, Secretary

**CUP2017-16**  
**CORRESPONDENCE FROM AGENCIES**

**ATTACHMENT 3**



March 27, 2018

Bryan Araki  
Planning and Development Services Dept.  
1033 Fifth St.  
Clovis, CA 93612

SUBJECT: SPR2017-24, CUP2017-16  
Costco Warehouse, NWC of Santa Ana and Clovis Avenues

Dear Mr. Araki:

This application proposes the approval of a site plan for a new 152,218 square foot commercial building, fuel canopy island, and associated parking and landscaping on approximately 20 acres located at the northwest corner of Santa Ana and Clovis Avenues.

The proposed facilities are near The Center for Advanced Research and Technology (CART), a joint venture school facility between Fresno and Clovis Unified School Districts.

The District is concerned with the increased traffic that will result from the new proposed facility.

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  
Clovis Unified School District

**Governing Board**

Sandra A. Budd  
Christopher Casado  
Steven G. Fogg, M.D.  
Brian D. Heryford  
Ginny L. Hovseplan  
Elizabeth J. Sandoval  
Jim Van Volkinburg, D.D.S.

**Administration**

Elmear O'Farrell, Ed.D.  
*Superintendent*  
Don Ulrich, Ed.D.  
*Deputy Superintendent*  
Norm Anderson  
*Associate Superintendent*  
Barry S. Jager, Jr.  
*Associate Superintendent*  
Michael Johnston  
*Associate Superintendent*





# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director  
Dr. Ken Bird, Health Officer

November 27, 2017

LU0019256  
2604

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

Dear Ms. Roach:

PROJECT NUMBER: **DRC2017-56**

Proposed new 149,000 sq ft Costco Wholesale Warehouse w/Fuel Facility.

**APN: 449-021-32, -33**

**ADDRESS: Clovis & Santa Ana Avenues**

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant will also be required to apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall first obtain their ABC license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- Facilities that use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- Prior to the issuance of building permits, the future fuel facility applicant shall submit three (3) sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency (CUPA), at (559) 600-3271 for more information.

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

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)

- Prior to operations, the future fuel facility applicant shall apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the construction project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

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REVIEWED BY:

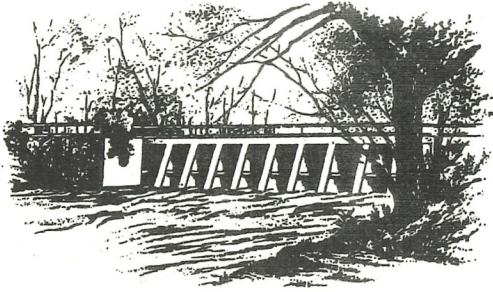
Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

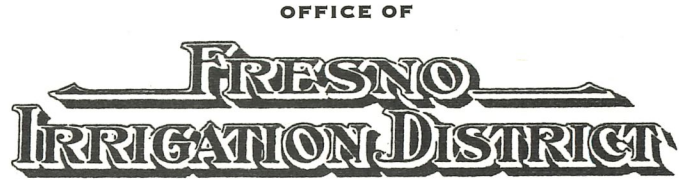
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cc: Rogers, Moreno, Salazar, Sauls & Gardner- Environmental Health Division (CT. 31.02)  
Michael Okuma- Applicant ([mokuma@northwestatlantic.com](mailto:mokuma@northwestatlantic.com))



YOUR MOST VALUABLE RESOURCE - WATER



TELEPHONE (559) 233-7161  
FAX (559) 233-8227  
2907 S. MAPLE AVENUE  
FRESNO, CALIFORNIA 93725-2208

December 19, 2017

Mr. Brian Araki  
Planning Division  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

RE: Condition Use Permit Application No. CUP2017-16  
S/W Shaw and Clovis avenues

Dear Mr. Araki:

The Fresno Irrigation District (FID) has reviewed the Condition Use Permit Application No. CUP2017-16 for which the applicant requests to allow a tire service center and fuel station related to a proposed Costco Wholesale facility, APN: 499-021-32 and 33. This project is being processed concurrently with SPR2017-24. FID has the following comment:

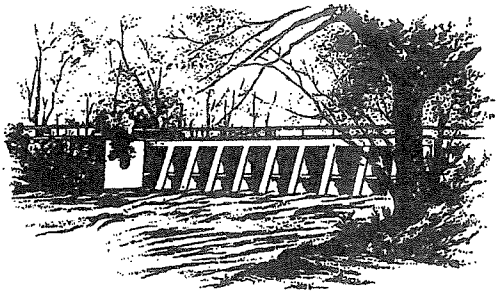
1. FID previously reviewed and commented on the subject property on December 6, 2017 as Development Review Committee Application No. 2017-56. Those comments and conditions still apply and a copy has been attached for your reference.

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

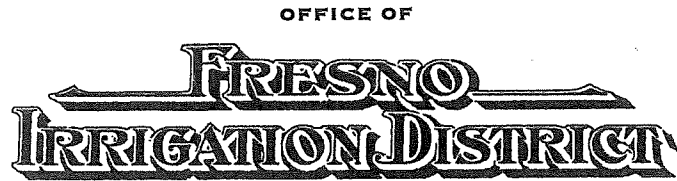
Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER



TELEPHONE (559) 233-7161  
FAX (559) 233-8227  
2907 S. MAPLE AVENUE  
FRESNO, CALIFORNIA 93725-2208

December 6, 2017

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

RE: Development Review Committee Application No. 2017-56  
S/W Clovis and Shaw avenues

Dear Ms. Roach:

The Fresno Irrigation District (FID) has reviewed Development Review Committee Application No. 2017-56 for which the applicant proposes the construction of a new 149,000 square foot Costco wholesale warehouse and fuel facility, APN's: 449-021-32 & 33. 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 Helm No 101 runs northwesterly and crosses Santa Ana Avenue approximately 500 feet west of the subject property, and crosses Minnewawa Avenue approximately 1,300 feet west of the subject property, and crosses Shaw Avenue 1,600 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 Santa Ana Avenue, Minnewawa Avenue, Shaw Avenue, or in the vicinity of this canal, FID requires it review and approve all plans.
3. For informational purposes, FID's Jefferson No. 112 runs westerly along the north side of Shaw Avenue and crosses Clovis Avenue approximately 700 feet north of the subject property, and continues running northerly along the west side of Clovis Avenue, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shaw Avenue, Clovis Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

G:\Agencies\Clovis\DRC Meetings\2017-56.doc

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

4. For informational purposes, a privately owned canal known as the Siropulus No. 495 runs southerly and crosses Shaw Avenue approximately 600 feet northwest of the subject property and continues running southerly along the west side of Dewitt Avenue approximately 60 feet west of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of known users for this private line upon request.

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

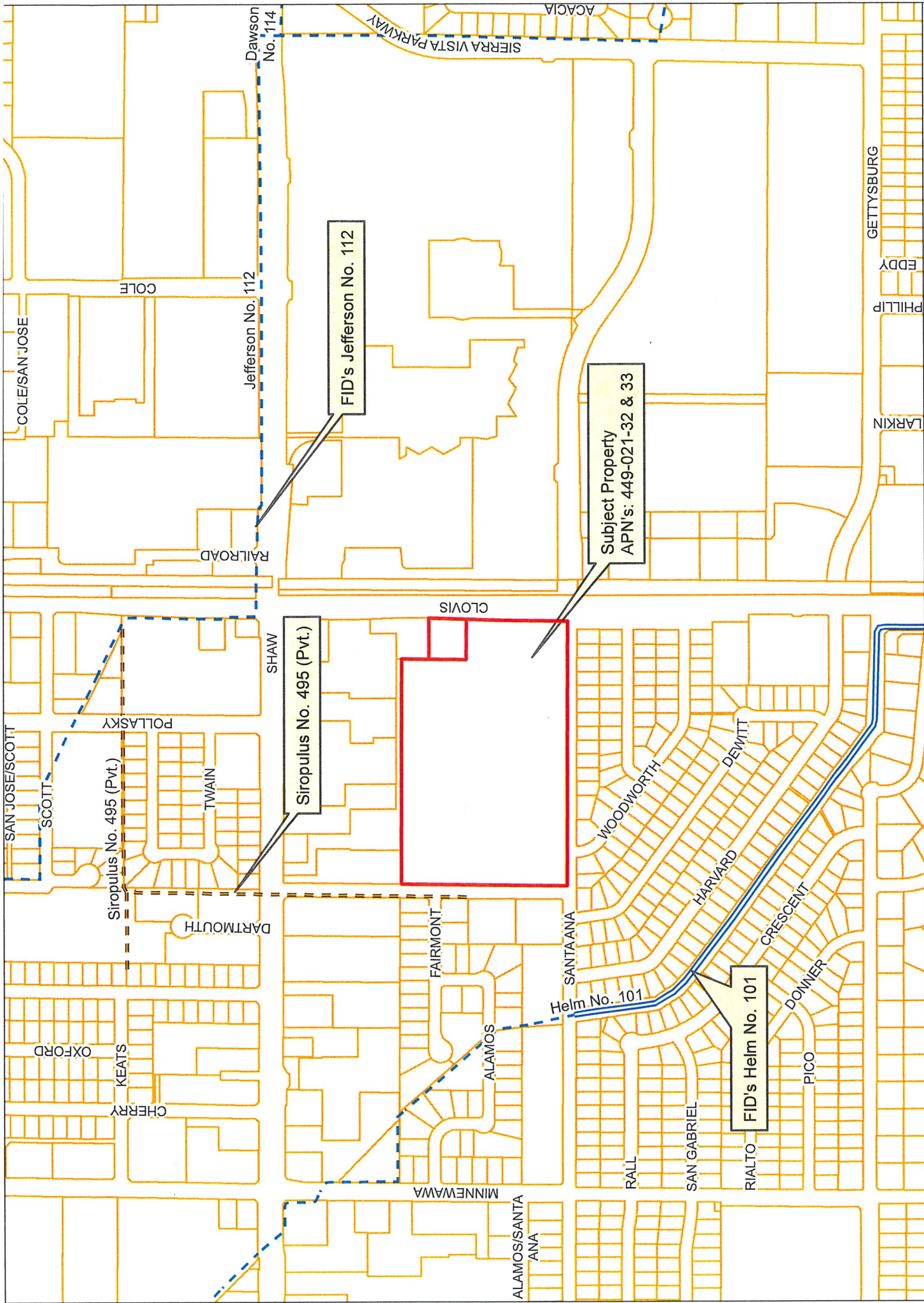
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment





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



Legend

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



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

File No. 210.433

Page 1 of 4

**PUBLIC AGENCY**

BRYAN ARAKI  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

JEFF BERBERICH, DAVID BABCOCK AND  
ASSOCIATES  
3581 MT. DIABLO BLVD.  
LAFAYETTE, CA 94549

PROJECT NO: **2017-016**

ADDRESS: **NWC SANTA ANA AND CLOVIS**

APN: **499-021-32, 33**

SENT: **12/26/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
S	\$206,485.00	NOR Review *	\$693.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$3,524.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *	For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee: \$206,485.00		Total Service Charge:	\$4,217.00	

\* The Development Review Service Charge shown above is associated with CL TPM 2017-006, CL SPR 2017-024 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 11/29/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

CL  
CUP  
No. 2017-016

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

Page 2 of 4

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

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

**CL CUP No. 2017-016**



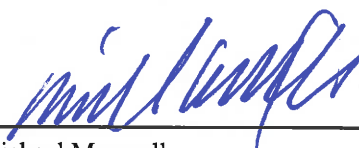
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

Page 3 of 4

**CL CUP No. 2017-016**

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

  
\_\_\_\_\_  
Peter Sanchez  
District Engineer

  
\_\_\_\_\_  
Michael Maxwell  
Project Engineer

## Page 4 of 4

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. CL CUP 2017-016

Name / Business **JEFF BERBERICH, DAVID BABCOCK AND ASSOCIATES**

Project Address **NWC SANTA ANA AND CLOVIS**

Project APN(s) 499-021-33

Project Acres (gross)	19.80
-----------------------	-------

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Estimated Construction Cost \_\_\_\_\_

Fee equals lesser of

\$375.00 plus 3% of the estimated construction costs	Total (\$300.00 gross per acre)	<b>\$5,940.00</b>
--	---------------------------------	-------------------

Amount Due

### Storm Drain Facilities Cost Sheet

15" Concrete Pipes \$64.00 LF  
18" Concrete Pipes \$68.00 LF  
24" Concrete Pipes \$76.00 LF  
30" Concrete Pipes \$90.00 LF  
36" Concrete Pipes \$106.00 LF  
42" Concrete Pipes \$123.00 LF  
48" Concrete Pipes \$144.00 LF  
54" Concrete Pipes \$175.00 LF  
60" Concrete Pipes \$205.00 LF  
66" Concrete Pipes \$243.00 LF  
72" Concrete Pipes \$280.00 LF  
84" Concrete Pipes \$313.00 LF  
96" Concrete Pipes \$338.00 LF  
15" Jacked Pipes \$555.00 LF  
18" Jacked Pipes \$608.00 LF  
24" Jacked Pipes \$687.00 LF  
30" Jacked Pipes \$766.00 LF  
36" Jacked Pipes \$846.00 LF  
42" Jacked Pipes \$898.00 LF  
48" Jacked Pipes \$951.00 LF  
54" Jacked Pipes \$1,031.00 LF  
60" Jacked Pipes \$1,110.00 LF  
66" Jacked Pipes \$1,216.00 LF  
72" Jacked Pipes \$1,374.00 LF  
84" Jacked Pipes \$1,533.00 LF  
Manholes \$4,000.00 EA  
Inlets & Laterals \$4,450.00 EA  
Outfalls \$8,500.00 EA  
Canal Outfalls \$15,000.00 EA  
Basin Excavation \$0.75 CY

### IMPROVEMENTS ADJACENT TO BASIN








Fence, Pad, and Gate \$20.00 LF  
Mowstrip \$17.50 LF  
Arterial Paving \$70.00 LF  
Local Paving \$45.00 LF  
Curb and Gutter \$18.25 LF  
Sidewalk \$36.00 LF  
Sewer Line \$21.00 LF  
Water Line \$24.00 LF  
Street Lights \$65.00 LF  
Pump Station/Intake \$375,000.00 EA

**CL CUP No. 2017-016**

NOTE: THIS MAP IS SCHEMATIC.  
DISTANCES, AMOUNT OF CREDITABLE  
FACILITIES, AND LOCATION OF INLET  
BOUNDARIES ARE APPROXIMATE.



## LEGEND

-  Creditable Facilities (Master Plan Facilities To Be Constructed By Developer)-Pipeline (Size Shown) & Inlet
-  Existing Master Plan Facilities
-  Private Facilities
-  Inlet Boundary
-  Drainage Area Boundary
-  Direction of Drainage
-  Proposed 5' Wide Storm Drain Easement



1" = 200'

**CL SPR 2017-024**  
**CL CUP 2017-016**  
**CL TPM 2017-006**

**DRAINAGE AREA "S"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**



**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

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

The developer shall dedicate a five-foot (5') wide storm drain easement as shown on Exhibit No. 1. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

There is an existing twenty-four inch (24") storm drain pipeline located along the west property line of Clovis CUP 2017-016 in the Dewitt Avenue right-of-way. No encroachments into an area extending eight feet (8') beyond the centerline of the pipeline shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees. Connection of any proposed private on-site system to the pipeline will only be allowed at the intersection of Dewitt and Santa Ana Avenues.

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

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

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

Development No. CL CUP 2017-016





NOV 27 2017

Orlando Ramirez  
City of Clovis  
Planning & Development Services  
1033 Fifth Street  
Clovis, CA 93612

**Project: New Costco Wholesale Warehouse and Fuel Facility**

**District CEQA Reference No: 20171286**

Dear Mr. Ramirez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a new 152,218 square feet Costco Wholesale warehouse and a 20-dispenser fuel facility with potential future expansion to 30 dispensers (Project) located at Clovis Avenue and Santa Ana Avenue, in Clovis, CA. The District offers the following comments:

**District Comments**

- 1) The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed the following thresholds of significance: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). The District recommends that a more detailed preliminary review of the Project be conducted. The additional environmental review of the Project's potential impact on air quality should consider the following:
  - 1a) Project Emissions should be identified and quantified.
    - i) Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. Preparation of an Environmental Impact Report (EIR) is recommended should emissions from either source exceed the following amounts: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic

**Seyed Sadredin**

Executive Director/Air Pollution Control Officer

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

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

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

gases (ROG), 27 tons per year of oxides of sulfur (SO<sub>x</sub>), 15 tons per year of particulate matter of 10 microns or less in size (PM<sub>10</sub>), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM<sub>2.5</sub>).

- ii) Pre- and post-Project emissions should be identified.
  - iii) Recommended Model: Project related criteria pollutant emissions from construction and operation non-permitted (limited to equipment not subject to District permits) should be identified and quantified. Emissions analysis should be performed using CalEEMod (**California Emission Estimator Model**), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: [www.caleemod.com](http://www.caleemod.com).
- 1b) Nuisance Odors: The Project should be evaluated to determine the likelihood that the Project would result in nuisance odors. Nuisance odors are subjective, thus the District has not established thresholds of significance for nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of Project design elements and proximity to off-site receptors that potentially would be exposed objectionable odors.
- 1c) Health Risk Screening/Assessment: A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) (<https://www.arb.ca.gov/toxics/healthval/healthval.htm>) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. Industry specific TACs generated must also be identified and quantified.

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

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed. The prioritization calculator can be found at:

[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS).

- ii) The District recommends a refined HRA for projects that result in a prioritization score of 10 or greater. It is recommended that the Project proponent contact the District to review the proposed modeling protocol. The Project would be considered to have a significant health risk if the HRA demonstrates that the Project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices.

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

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- The District can be contacted at (559) 230-6000 for assistance; or
- Visiting the District's website (Modeling Guidance) at [http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm)

- 1d) Ambient Air Quality Analysis: An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. The District recommends that an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both Project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis. Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

- 2) If preliminary review indicates that a Mitigated Negative Declaration should be prepared, in addition to the effects identified above, the document should include:
  - 2a) Mitigation Measures – If preliminary review indicates that with mitigation, the Project would have a less than significant adverse impact on air quality, the effectiveness of each mitigation measure incorporated into the Project should be discussed.
  - 2b) District's attainment status – The document should include a discussion of whether the Project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is

in non-attainment. Information on the District's attainment status can be found online by visiting the District's website at <http://valleyair.org/aqinfo/attainment.htm>.

- 3) If preliminary review indicates that an Environmental Impact Report (EIR) should be prepared, in addition to the effects identified above, the document should also include the following:
  - 3a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the Project's impact on air quality.
  - 3b) A discussion of the components and phases of the Project and the associated emission projections, (including ongoing emissions from each previous phase).
- 4) Based on information provided to the District, the proposed Costco Wholesale warehouse would equal or exceed 2,000 square feet of commercial space. Therefore, the District concludes that the proposed Project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject Project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

- 5) The proposed fuel facility will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits. Prior to construction, the Project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.
- 6) The proposed Project may be subject to the following District rules: Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).



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

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

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



for: Brian Clements  
Program Manager

AM: sy

**CUP2017-16**  
**PUBLIC COMMENTS**

**ATTACHMENT 4**

Costco - Message (HTML)

FILEMESSAGEBLUEBEAM

Ignore

Junk

Delete

Reply

Reply All

Forward

Staff Leave

To Manager

Team Email

Move

Mark Unread

Categorize

Follow Up

Translate

Zoom

Create PDF

Change Settings

Select Folders

Zoom

Bluebeam

Fri 6/1/2018 1:40 PM

I like it Bussard <kwbussard@gmail.com>

Costco

To Bryan Araki

Byran Araki,

Hi, My name is Kevin Bussard. I own the propriety at 2403 Harvard Ave. The corner house at Harvard and Santa Ana. For what it matters i am 100% against Costco going in that location! As you know Traffic will be insane, People will come from Gettysburg across Clovis Ave that turns into Pico and Harvard. Also from Minnewawa down Santa Ana. I have young kids as well as all the other kids in the neighborhood that play out in front yards. There is also a school bus stop on Santa Ana.I am sure you have heard these concerns from others ." Don't let Costco ruin our neighborhood!"

Thanks Kevin Bussard !

Costco proposal at Santa Ana and Clovis - Message (HTML)

FILEMESSAGEBLUEBEAM

IgnoreJunkDelete

ReplyReply AllForward

Staff LeaveTo ManagerTeam Email

Move


Mark UnreadCategorizeFollow Up

Translate

Zoom

Create PDFChange SettingsSelect Folders

DeleteRespondQuick StepsMoveTagsEditingZoomBluebeam



Fri 6/8/2018 3:17 PM

Susan Bates <[sjbates880@sbcglobal.net](mailto:sjbates880@sbcglobal.net)>

Costco proposal at Santa Ana and Clovis

To Bryan Araki

You replied to this message on 6/11/2018 11:09 AM.

Hello Bryan,

I received two more proposals today for the hearing on June 28<sup>th</sup>. One for the gas station and one for the hotel. Is the Costco development having a hearing also? Besides the gas station? Are there any other developments concerning Costco?

I have no problem with the hotel which is across the street for our housing division and separated by the access street which parallels Clovis Ave. I've sent you an earlier letter which strongly objects to the dumping of heavy commercial traffic directly onto Santa Ana in front of single family homes, and the undeveloped corner piece which will be used as an additional parking area and cut-through to the Costco parking lot and gas station. IT's a terrible area for kids and increases the traffic.

Many thanks for your attention to this matter.

Susan

Susan Johnson Bates  
[Sjbates880@sbcglobal.net](mailto:Sjbates880@sbcglobal.net)  
408-738-2333

FILE

MESSAGE

BLUEBEAM

Ignore

Junk

Delete

Reply

Reply All

Forward

Staff Leave

To Manager

Team Email

Move

Mark Unread

Categorize

Follow Up

Translate

Zoom

Create PDF

Change Settings

Select Folders

Delete

Respond

Quick Steps


Move

Tags

Editing

Zoom

Bluebeam



Sun 6/17/2018 6:19 PM

robert starr <rwstarr3@live.com>

Proposed Plot Map of Costco Store at Santa Ana

To Bryan Araki

You forwarded this message on 6/18/2018 7:02 AM.

Please have traffic flow numbers for Costco at Ashlan location from all points of entrance. I then would like these numbers applied to the proposed location and projected increase due to the proximity of Shaw and Clovis Avenues. I would then like this analysis applied to the current infrastructures of a current undivided road as a possible entrance running North and South and a two lane running East and West that has stop signs and speed bumps that were put in many years to control the flow and speed of traffic 20 years ago. The only viable to meet the traffic flow issue is to take homes along Santa Ana to De Witt and widen the East /West entrance.

Sincerely,  
Robert W.Starr III  
Resident living in proposed Costco project sphere of influence.

Get [Outlook for iOS](#)

SUSAN JOHNSON BATES  
880 Rubis Drive  
Sunnyvale, CA 94087  
408-738-2333  
[sjbates880@sbcglobal.net](mailto:sjbates880@sbcglobal.net)

May 16, 2018

City of Clovis Planning Division  
1033 Fifth Street  
Clovis, California 93612

Attention: Bryan Araki

Re: Proposed Costco Development at Clovis and Santa Ana Avenues

Dear Mr. Araki,

The proposed cite plan for the Costco development at Clovis and Santa Ana Avenues appears contrary to the vision of the City of Clovis with its emphasis on family.

It raises great concerns because:

- (1) it does not appear to be in line with the City of Clovis' General Plan of emphasis on the Family.

**City of Clovis General Plan**

***Vision statement: a City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes.***

**Community Values and Guiding Principles**

***One word symbolized Clovis of the past, present, and future more than any other: FAMILY - not only the conventional definition,, but all of the individuals and households who make Clovis their home or work place. In other words: The Clovis Community Family.***

***...The Vision for Clovis is the building block of our neighborhoods, schools, and civic institutions and provides the motivation for everything the City and its leaders do jointly to shape the future.***

- (2) It offers no buffer between the commercial development and the housing development dumping heavy commercial traffic directly onto Santa Ana, a residential street, thus devaluing the single family residences on Santa Ana as well as the entire residential development which will be identified by that commercial development.

**The City's Actions in Upgrading Shaw**

The city has been actively upgrading Shaw Avenue. East of Clovis Avenue commercially zoned areas are planned with landscaping giving an over-all attractive park-like appearance. West of Clovis Avenue, Shaw Avenue is being upgraded to beautify the commercial areas.

### **The Entrance to our Development**

One of the main entrances to our development of homes is Santa Ana. The City has blocked the street from being a heavily traveled thoroughfare from Clovis Avenue to Willow protecting our homes from heavy traffic. The access street which runs parallel to Clovis Avenue from Santa Ana also is a buffer from the heavy traffic on Clovis Avenue. These show respect for the households within this area.... our Clovis Community Family.

The corner of Santa Ana and Clovis Avenues sets the tone for what type of development we have. It says: Are these homes and families valued by the community?

### **Corner of Santa Ana and Clovis Avenues**

Although a buffer of landscaping is proposed between the parking lot and Santa Ana, this buffer landscaping does not start for half a dozen houses and has a driveway from Costco directly onto Santa Ana. Commercial traffic is dumped onto the residential street of Santa Ana!

The proposed entrance to our housing development is a huge Costco parking lot and gas station with heavy commercial traffic going in and out. The view will be entirely commercial.... Dirt area, parking lot, fueling station, heavy traffic and a large box store before even considering the amount of traffic entering and exiting Santa Ana and using the undeveloped corner parcel.

### **Costco Parking Lots**

All of us who shop at Costco know their parking lots. They are very busy and at certain times are full with cars driving around waiting for a vacant space to park. Cars line up at the driveways waiting to get in and out. There is no reason to believe that this Costco will be different. Cars will be lining up on Santa Ana to get in and out.

### **Heavy commercial traffic is not compatible with family homes.**

The unimproved corner portion will simply become an extended parking area for those who can't find a parking space as well as a short cut in and out to avoid the driveways.

### **No Buffer to Single Family Residences**

Planning departments commonly put multi-family residences or some other type of buffer between areas zoned for single family residences and those zoned for commercial. Here we not only have no buffer but heavy commercial traffic dumping onto a residential street in front of single family residences.

This affects more than just those homes on the block of Santa Ana next to Costco. It affects the entire development with the creep of blight.

### **Green Space**

Newer residential areas often have green spaces such as parks where residents walk and play. These beautify the area, add value to the properties, but also are a point where neighbors meet and get to know each other. They bring a community of neighbors together and encourage walking. The City appears to want to expand its green areas and envisions the community family.

Being an older neighborhood we don't have the green space which would be so nice to have sprinkled throughout the neighborhood. If the vacant area (remaining parcel of the Costco proposal or the entire parcel) were green space/park area, it would be a focal point for the entrance to our neighborhood, add to the beauty of the area, give us a destination for walking and meeting neighborhood friends. Or a stopping area between our homes and restaurants/stores. If the entire parcel were park, it would be a benefit for all of Clovis... truly the community family.

**Issue:**

The proposed development at Clovis and Santa Ana Avenues is not consistent with the City of Clovis General Plan in support of our families and neighborhoods, and it will degrade our neighborhood. The single family residences on Santa Ana will pay a heavy price in depreciation - who will want to raise their children in the Costco parking lot? Or will want to live on a busy street with cars turning in and out of a big box store parking lot?

Costco stores are successful businesses and have **very busy parking lots**. The development of Costco should not be at the expense of our family homes and neighborhood. Our families should not have to subsidize this business through the depreciation of their homes.

This letter is to request that (1) there be no driveway from the commercial parking lot onto the residential street of Santa Ana, and that (2) the remaining parcel acre at the corner of Santa Ana and Clovis Avenues (or, better yet, the entire parcel) be a park or green space ... a symbol of love and respect for the Clovis Family and for this neighborhood consistent with the General Plan and vision for our City.

What do we have to do to get the entire parcel made into a park? A park here would draw families from the hundreds of nearby family households and from all of Clovis.

Thank you.

Respectfully yours,

SUSAN JOHNSON BATES

Properties owned: 634 Santa Ana  
2534 Woodworth

*Susan Johnson Bates*

[Sjbates880@sbcglobal.net](mailto:Sjbates880@sbcglobal.net)

408-738-2333



# SUSAN JOHNSON BATES

[Sjbates880@sbcglobal.net](mailto:Sjbates880@sbcglobal.net)

June 19, 2018

Planning Commissioners  
1033 Fifth Street  
Clovis, CA 93612

Re: Costco Development Proposal at the corner of Santa Ana and Clovis Avenues.

Dear Planning Commissioners,

I own three homes west of Clovis Avenue and south of Shaw. One of these homes is at the corner of Santa Ana and Clovis Avenues. I am very concerned about the Costco plan, especially the idea that a Costco driveway will be on Santa Ana adjacent to single family homes with children. Costco has extremely busy and active parking lots. Any commercial driveway on Santa Ana in front of single family homes is inconsistent with Clovis' General Plan, its Values and Principles, its past history concerning Santa Ana, and common sense concerning homes with families. Our neighborhoods are the life of our communities - we need to support our families and neighborhoods.

The City of Clovis has so many strengths. I bought here because of its schools and its values. It is a very special community. This letter is to celebrate the City's strengths and to be sure that our development - our homes - are not forgotten and are not degraded by commercial development contrary to the Vision Statement of the city's General Plan.

## **City of Clovis General Plan**

***Vision statement: a City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes.***

## **Community Values and Guiding Principles**

***One word symbolized Clovis of the past, present, and future more than any other: FAMILY - not only the conventional definition, but all of the individuals and households who make Clovis their home or work place. In other words: The Clovis Community Family.***

***...The Vision for Clovis is the building block of our neighborhoods, schools, and civic institutions and provides the motivation for everything the City and its leaders do jointly to shape the future.***

Clovis is noted for its schools. People move into the district because of the schools. The guiding principle is family!

## **The City's Actions in Upgrading Shaw**

The city has been actively upgrading Shaw Avenue. East of Clovis Avenue commercially zoned areas are planned with landscaping giving an over-all attractive park-like appearance. West of Clovis Avenue, Shaw Avenue is being upgraded to beautify the commercial areas.

## **The Entrance to our Development**

One of the main entrances to our development of homes is Santa Ana. The City has blocked the street from being a heavily traveled thoroughfare from Clovis Avenue to Willow which protects our homes from heavy traffic. Bumps were added to slow traffic. The access street which runs parallel to Clovis Avenue from Santa Ana also is a protection or buffer from the heavy traffic on Clovis Avenue. These evidence respect for the households within this area.... households with children, our Clovis Community Family.

The corner of Santa Ana and Clovis Avenues sets the tone for what type of development we have. It says: Are these homes and families valued by the community?

#### Corner of Santa Ana and Clovis Avenues

The large vacant parcel of land at the corner of Santa Ana and Clovis has been vacant for many years. It is zoned commercial. A proposed Costco store and fueling (gas) station is being planned for the parcel.

Although a buffer of landscaping is proposed between the parking lot and Santa Ana, this buffer landscaping does not start for half a dozen houses and has a driveway from Costco directly onto Santa Ana. Commercial traffic is dumped onto the residential street of Santa Ana. A later proposal has the driveway situated to receive only incoming traffic. But this also is inconsistent with family homes, increases traffic and affects the parking and traffic flow.

The proposed entrance to our housing development is a huge Costco parking lot and gas station with commercial traffic going in and out. The view will be entirely commercial.... Dirt area (undeveloped inviting cars to park and cut across), active parking lot, heavy traffic, fueling station and a large box store.

#### No Buffer to Single Family Residences

Planning departments commonly put some type of buffer between areas zoned for single family residences and those zoned for commercial. Here we not only have no buffer but heavy commercial traffic (Costco parking lots are full and busy) dumping onto a residential street in front of single family residences.

#### Green Space

Newer residential areas often have green spaces such as parks where residents walk and play. These beautify the area, add value to the properties, but also are a point where neighbors meet and get to know each other. They bring a community of neighbors together and encourage walking. The City appears to want to expand its green areas.

Being an older neighborhood we don't have the green spaces which would be so nice to have sprinkled throughout the neighborhood. If the vacant acre (remaining parcel of the Costco proposal) were green space/park area, it would be a focal point for the entrance to our neighborhood, add to the beauty of the area, give us a destination for walking and meeting neighborhood friends. Or a stopping area between the Clovis trail, our homes and restaurants/stores.

#### Ideas

Costco has proposed a wider landscaped area than the minimum required along Santa Ana. Perhaps a few benches could be installed and the corner at DeWitt which is owned by the City could be landscaped to add a little green and to be a link with the Clovis trail which is across Clovis Avenue. Hopefully there will be more ideas to enhance this neighborhood for its families and for the community..

#### Issue:

The proposed development at Clovis and Santa Ana Avenues is not consistent with the City of Clovis General Plan in support of our families and neighborhoods, and it will degrade our neighborhood.

**Please do not allow any driveway from Costco parking to Santa Ana.** None is needed on Santa Ana. There are sufficient driveways on Clovis Avenue. (There are driveways on DeWitt and there could be access through the shopping mall which is owned by the owners of the property being sold to Costco.)

**Continued Planning Commission hearing: June 28<sup>th</sup>, 6 pm, City Hall.**

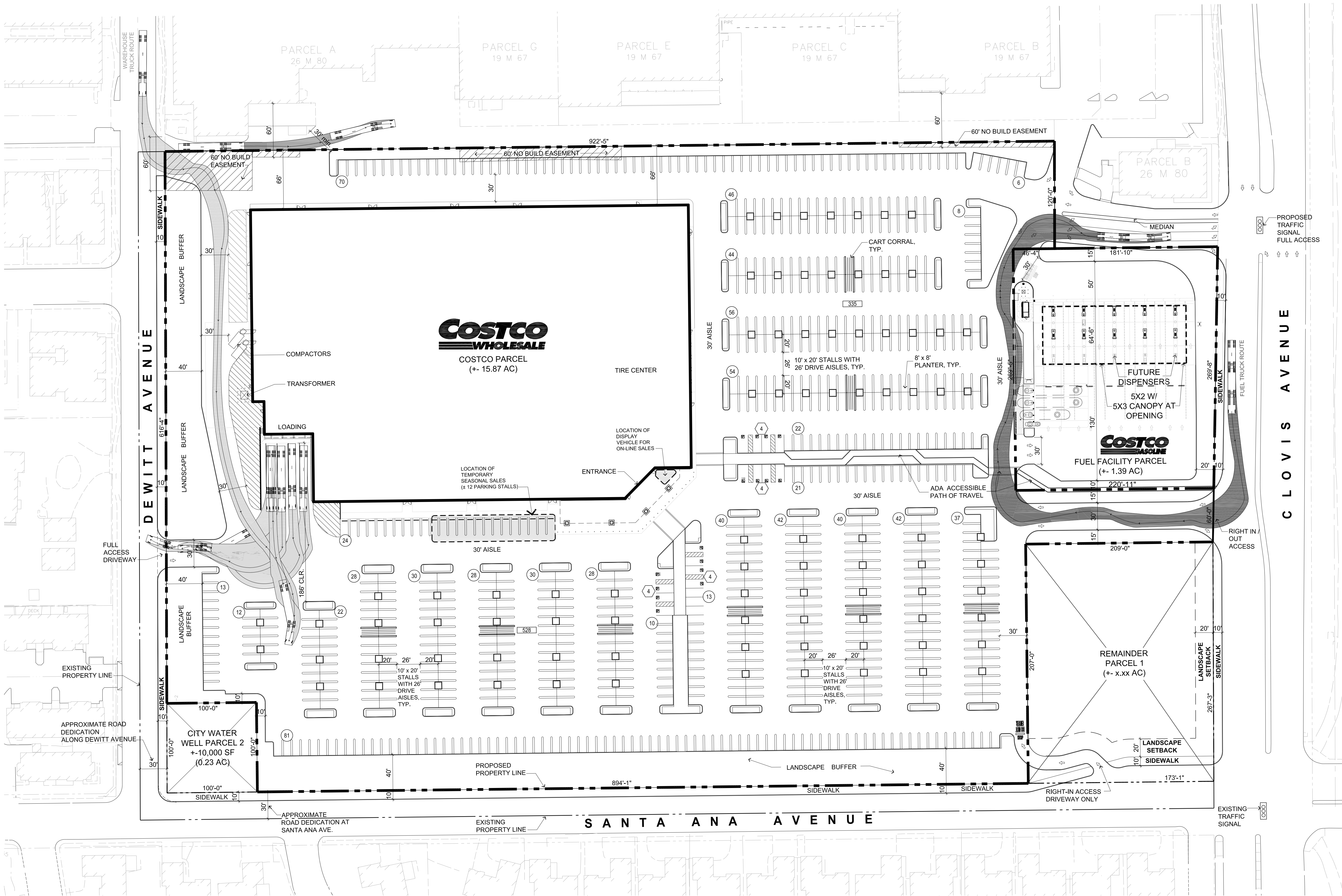
Thank you for your thoughtful consideration.

Very truly yours,

Susan Bates 408-747-7645 (cell)

880 Rubis Drive  
Sunnyvale, CA 94087





## Project Data

Client: Costco Wholesale  
999 Lake Drive  
Issaquah, WA 98027

Project Address: Clovis Avenue,  
Clovis, CA

## Site Data

Total Parcel Area: 20.06 AC (+/- 874,016 s.f.)

Costco (Net) Parcel Area: 15.85 AC (+/- 690,504 s.f.)  
Fuel Facility Parcel Area: 1.39 AC (+/- 60,525 s.f.)  
Remainder Parcel 1: 1.27 AC (+/- 55,563 s.f.)  
City Water Well Parcel 2: 0.23 AC (+/- 10,000 s.f.)  
Road Dedication: 1.32 AC (+/- 57,424 s.f.)  
Total: 20.06 AC (+/- 874,016 s.f.)

Jurisdiction: City of Clovis, CA

Existing Zoning: C2 - Community Commercial

Boundary Information: This plan has been prepared using the Topographic Survey dated September 2016 prepared by Kier & Wright

## Building Data

Building Area: +/-155,000 s.f.

## Parking Data

10'W Standard Stalls: 845 stalls

Accessible stalls: 16 stalls

Total Parking: 861 stalls  
(5.6 / 1,000)

Parking Required: 715  
(Per City of Clovis)  
(4.7 / 1,000)

## Landscape Requirement:

50% Shade Requirement For Parking Areas & Aisles

## Truck Legend

Warehouse Delivery Truck Route  
Fuel Truck Route



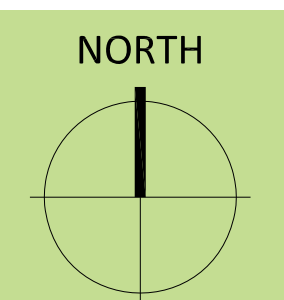
## Vicinity Map

Scale: N.T.S.

0 25' 50' 100'

SCALE 1"=50'

June 15, 2018



COSTCO CLOVIS, CA  
CONCEPT SITE PLAN 2.9



DBA # P.257

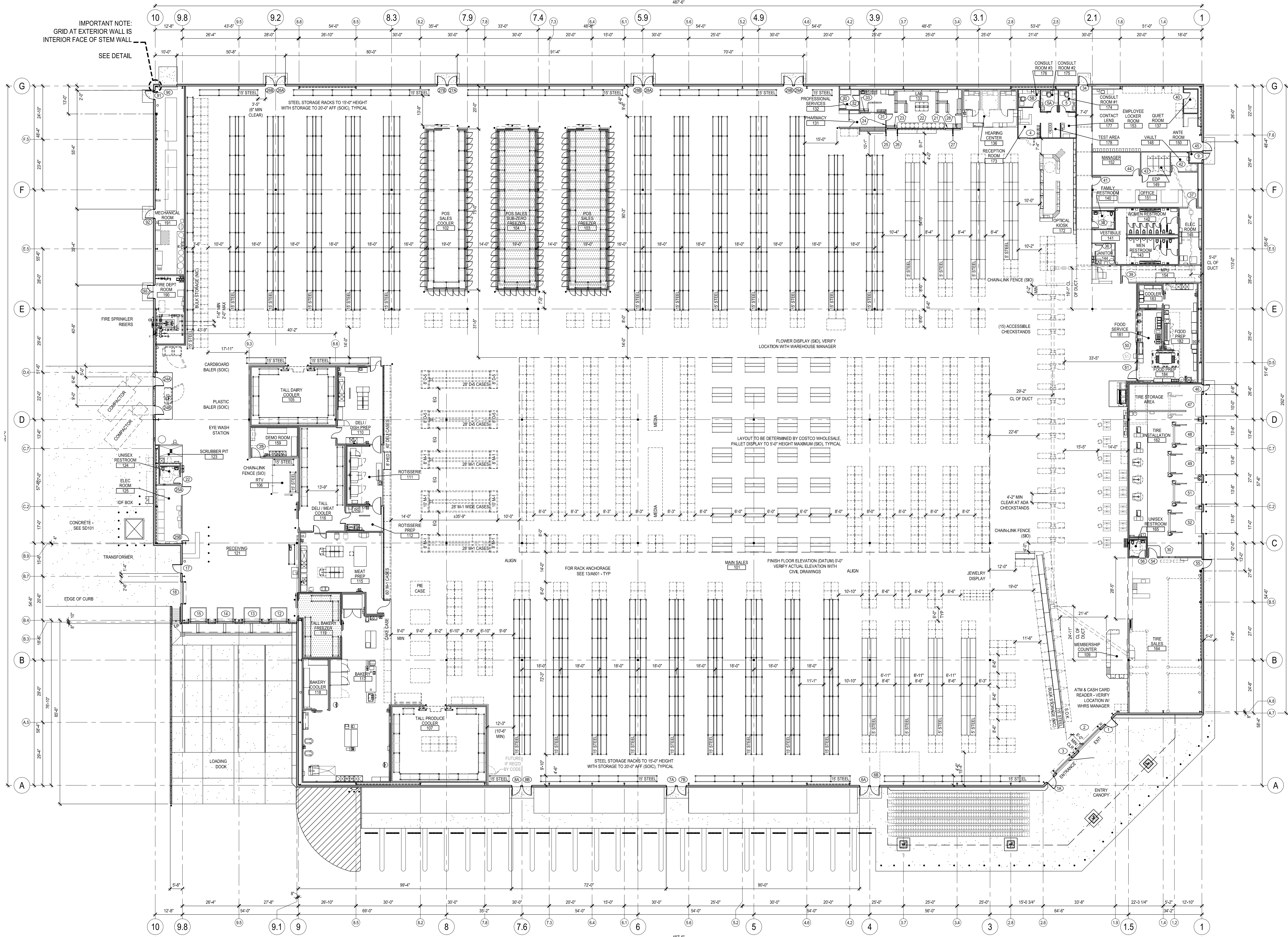
DB+A

DAVID BARCOCK + ASSOCIATES  
ARCHITECTURE PLANNING LANDSCAPE  
3581 MT. DIABLO BLVD., SUITE 235  
LAFAYETTE, CALIFORNIA 94549  
T: 925.283.5070

SHEET  
1  
of 1

CUP2017-16 EXHIBIT B





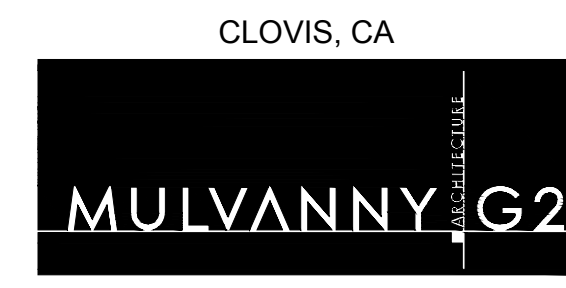
# COSTCO WHOLESAL

CLOVIS, CALIFORNIA

FLOOR PLAN

SCALE: 1/16" = 1'-0"

# PRELIMINARY FLOOR PLAN



1101 SECOND AVE | SUITE 100  
SEATTLE, WA | 98101  
1.206.962.6500 | 1.206.962.6499

MG2.com

16-5253-01  
FEBRUARY 16 2018  
PRELIMINARY  
FLOOR PLAN  
DD21-05

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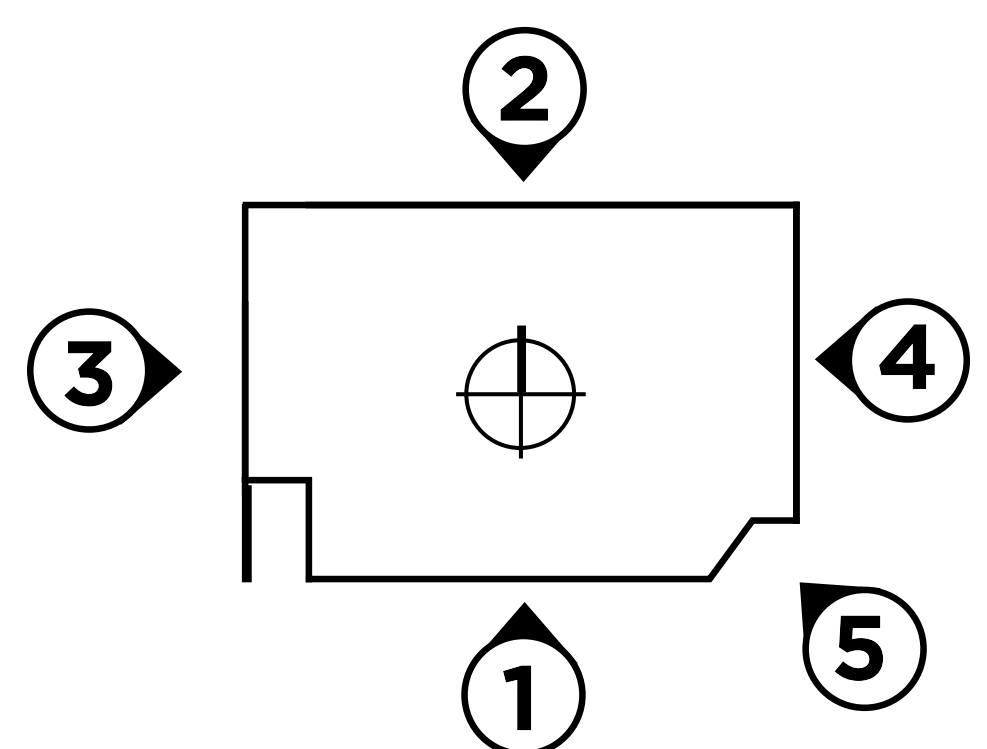
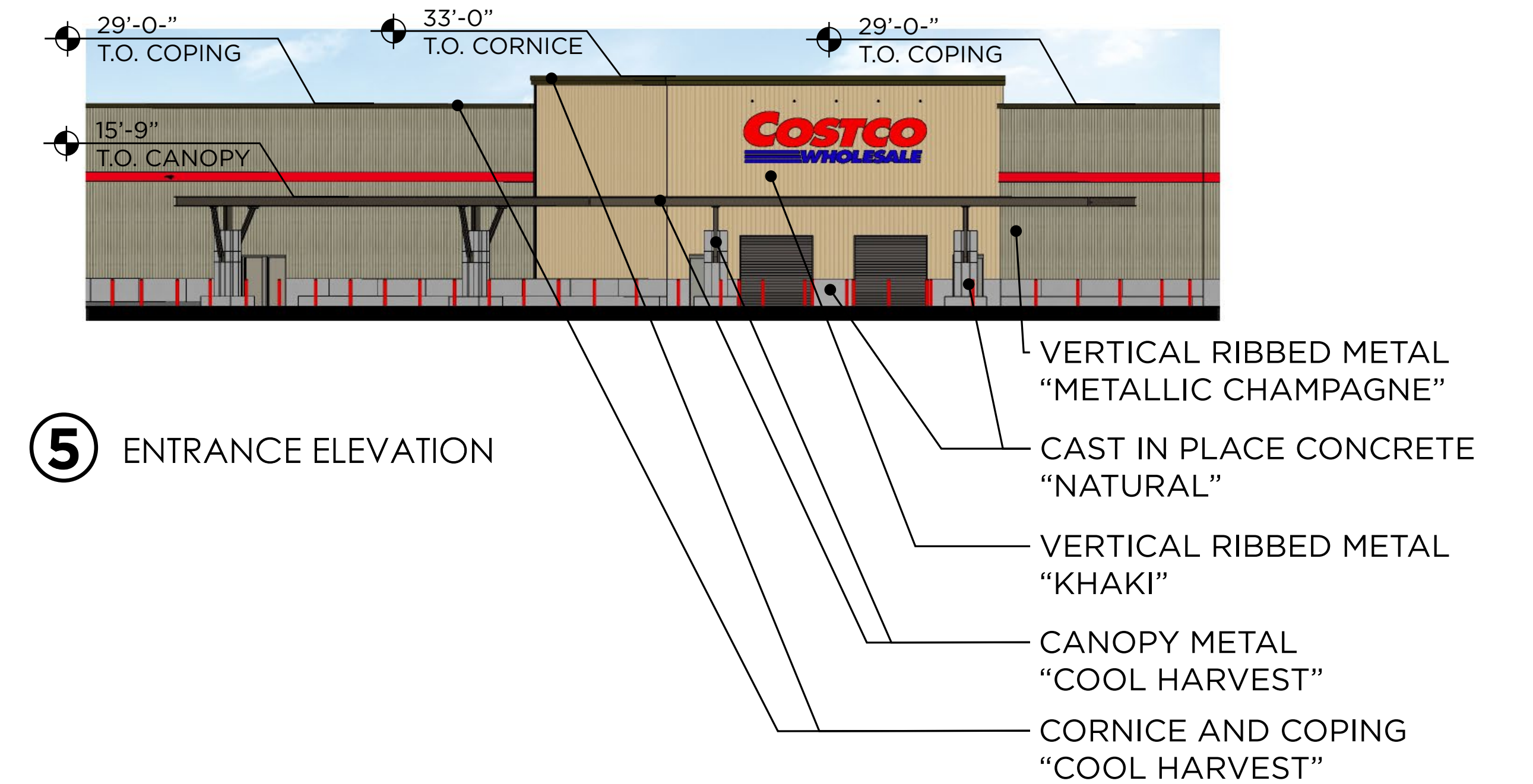
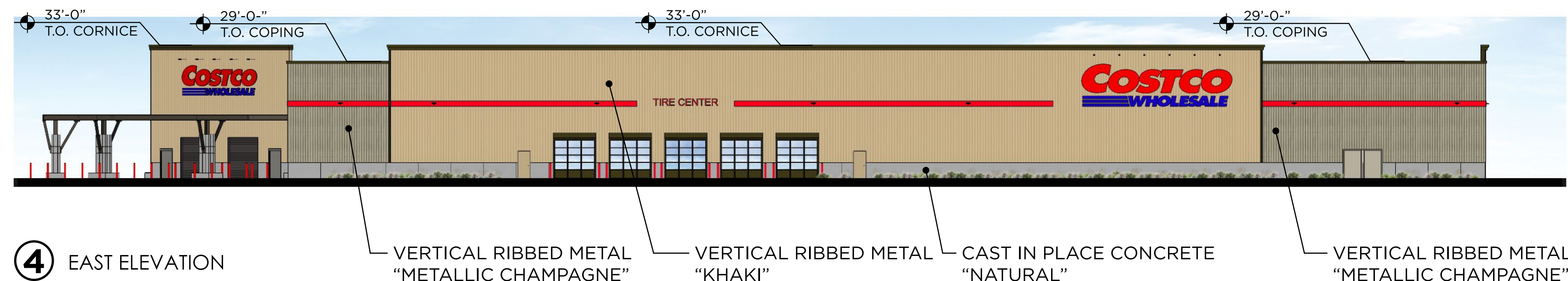
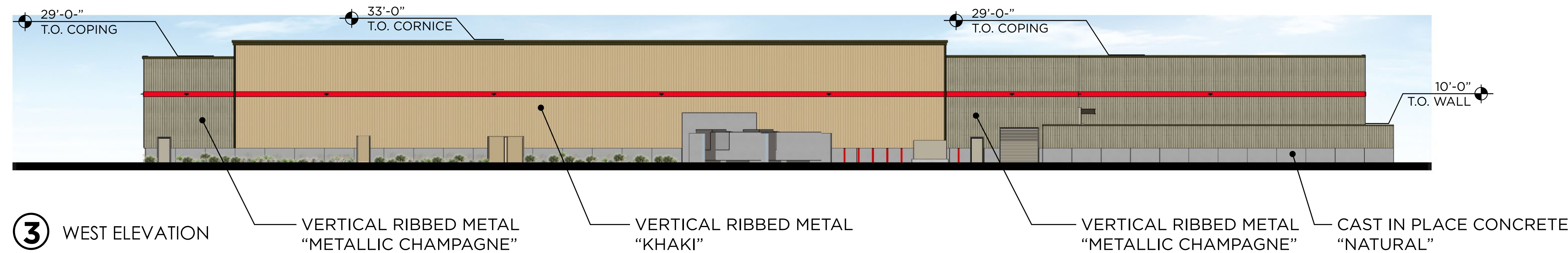
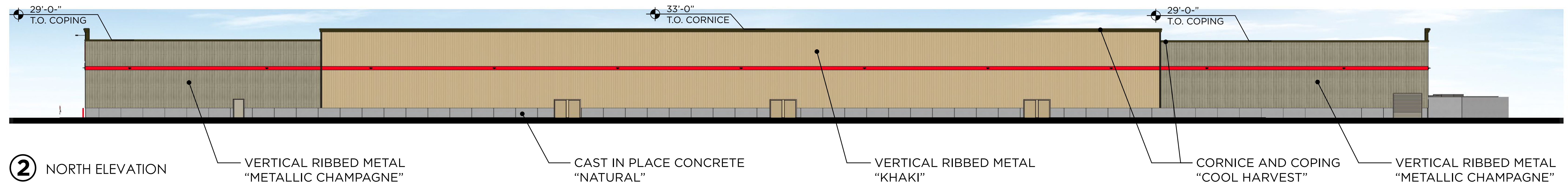


PROJECT 16-5253-01  
CLOVIS, CA

## CONCEPT FLOOR PLAN











① SOUTH ELEVATION



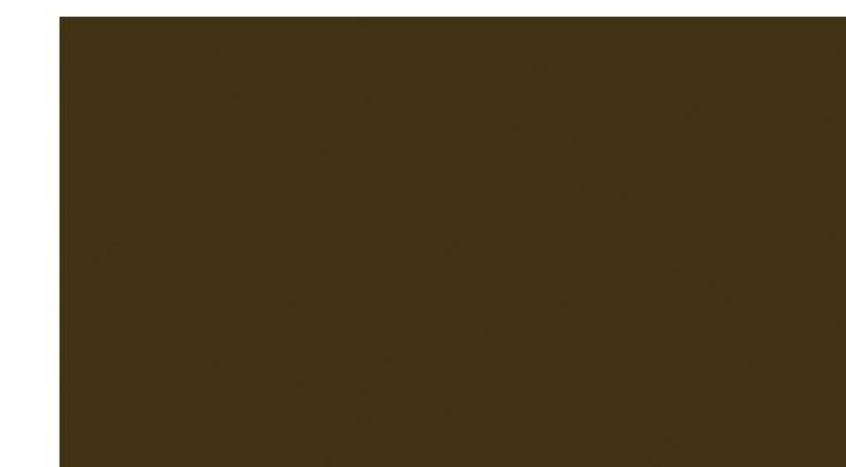
② NORTH ELEVATION



③ WEST ELEVATION



④ EAST ELEVATION



A- ACCENT FEATURES:  
COOL HARVEST



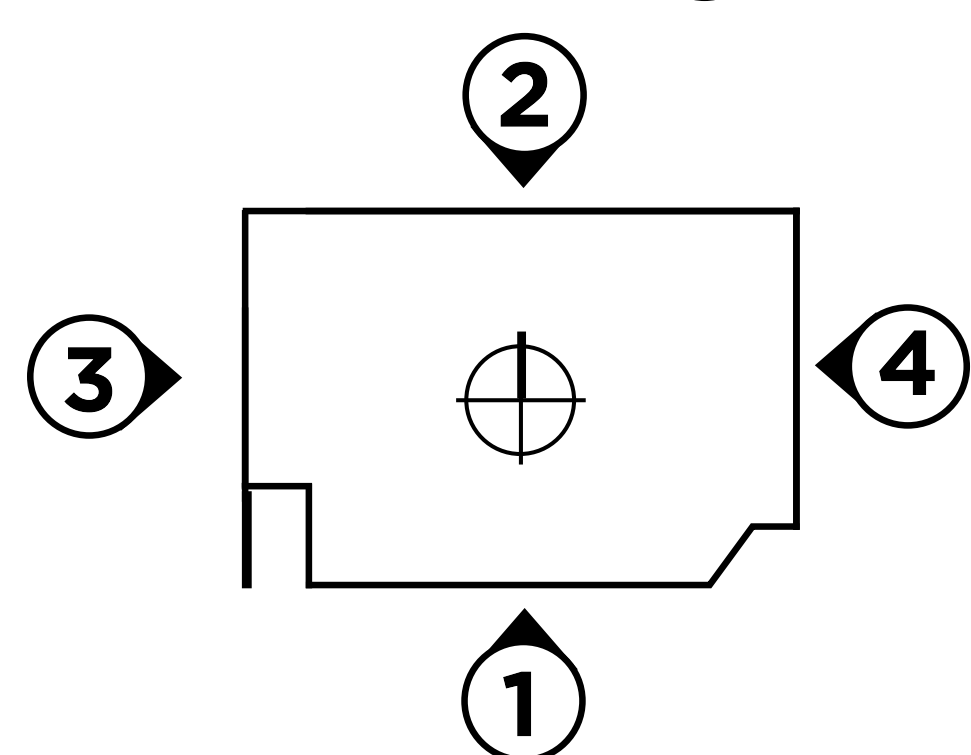
B- VERTICAL METAL PANEL:  
KHAKI



C- VERTICAL METAL PANEL:  
METALLIC CHAMPAGNE



D- CAST IN PLACE CONCRETE:  
NATURAL



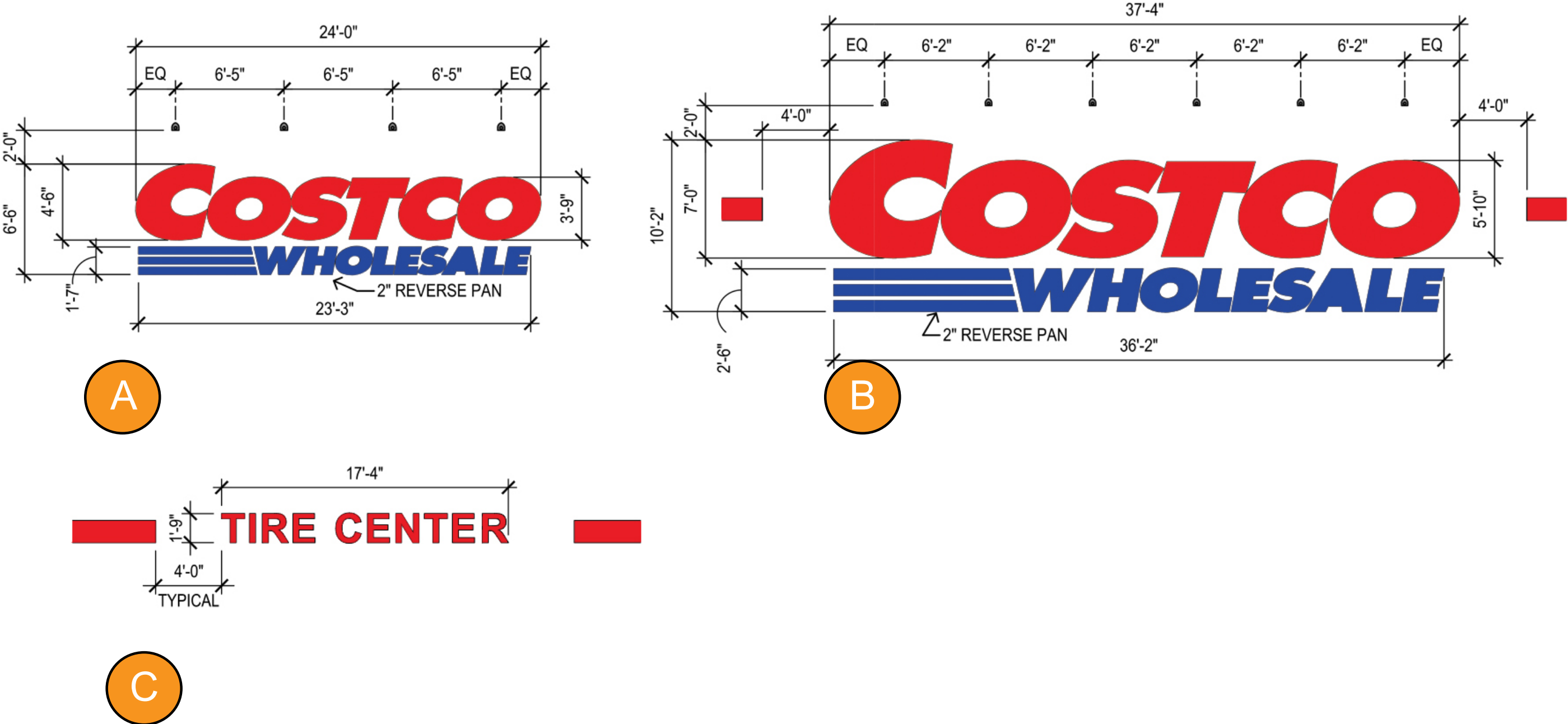




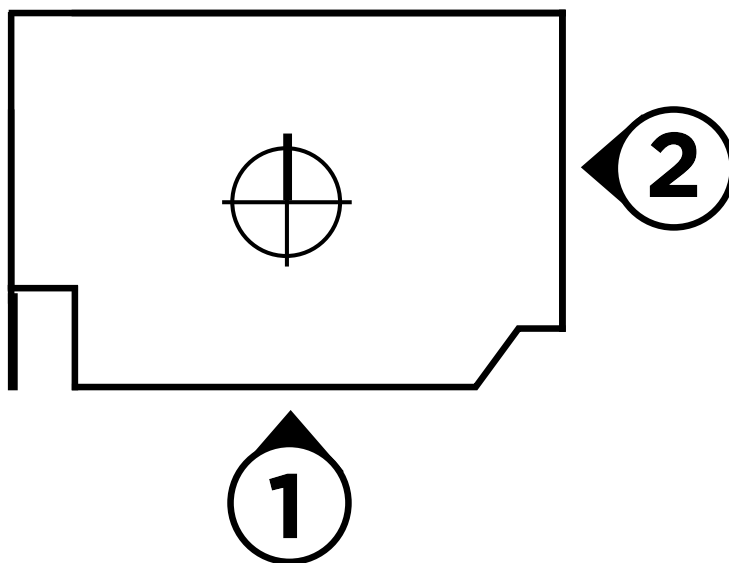
1 SOUTH ELEVATION



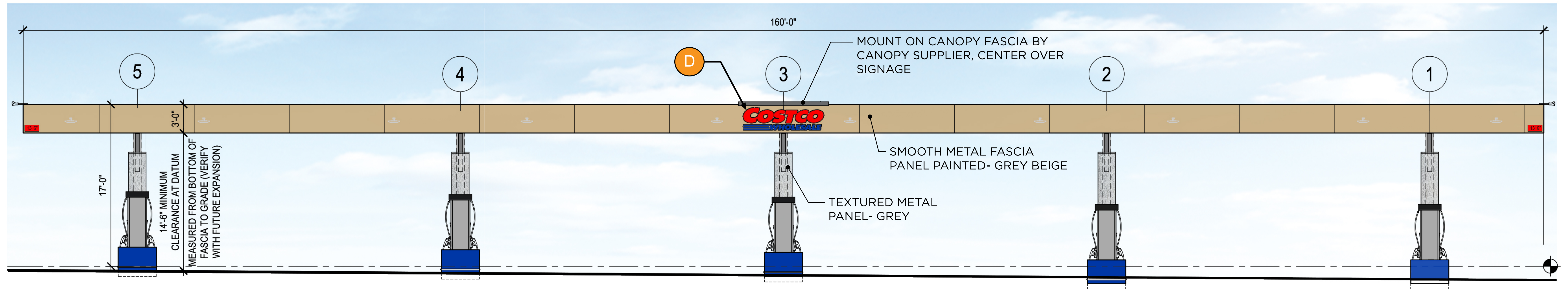
2 EAST ELEVATION



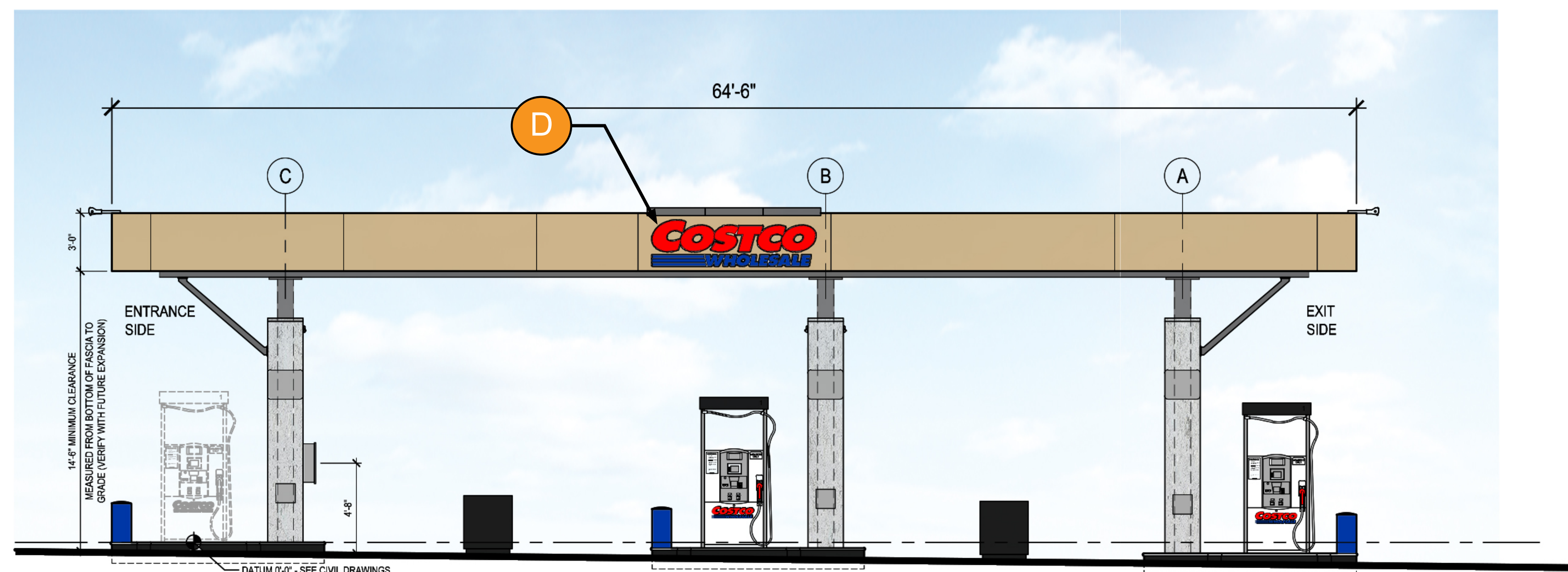
	SIGN	SIZE	AREA SF EACH	QUANTITY	TOTAL SIGN SF
A	COSTSO WHOLESALE	4'-6" C	158 SF	1	158 SF
B	COSTSO WHOLESALE	7'-0" C	381 SF	1	381 SF
C	TIRE CENTER	1'-9" C	31 SF	1	31 SF
TOTAL SF					570 SF



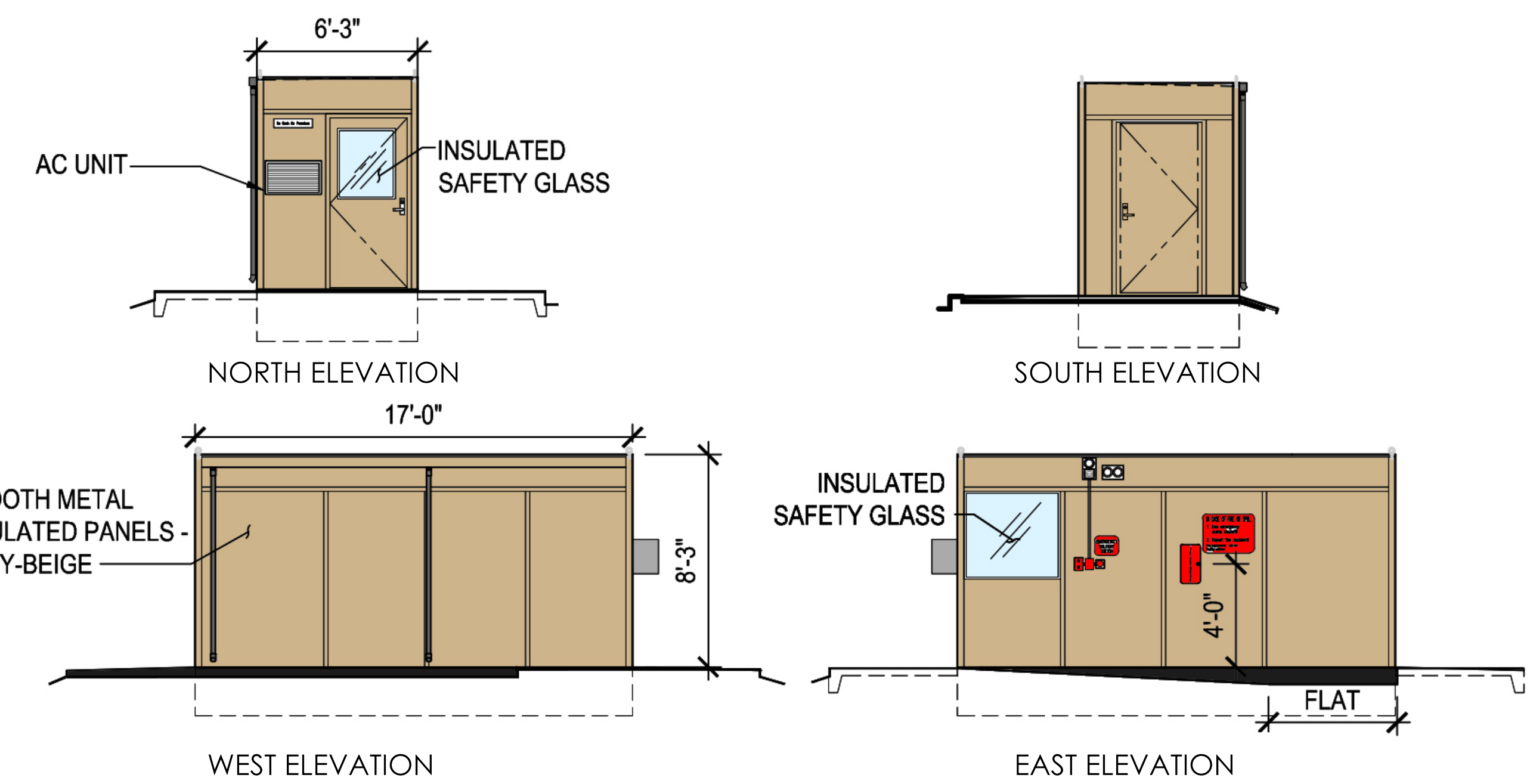




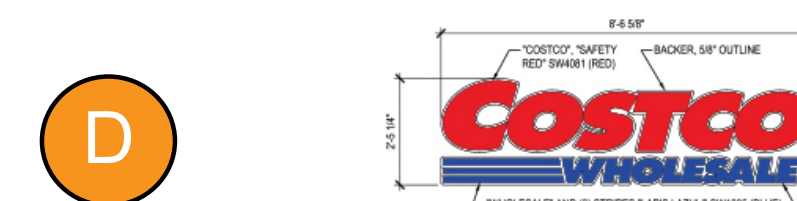
**1 CANOPY AND DISPENSER ISLANDS**  
SCALE: 1/8" = 1'-0" EAST ELEVATION



**2 CANOPY AND DISPENSER ISLANDS**  
SCALE: 1/8" = 1'-0" SOUTH ELEVATION

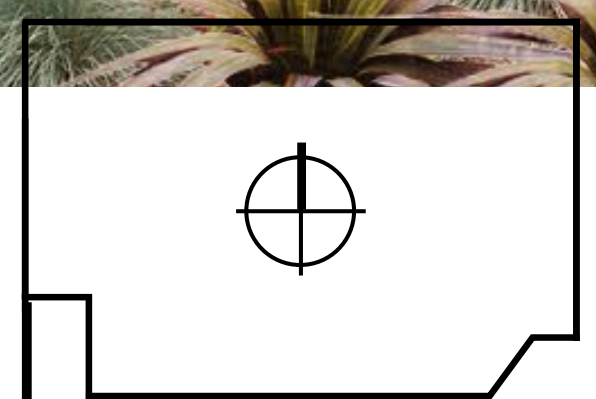


**3 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"



SIGN	SIZE	AREA SF EACH	QUANTITY	TOTAL SIGN SF
COSTSO WHOLESALE	1'-9" C	21 SF	4	84 SF
TOTAL SF				84 SF





FEBRUARY 16 2018  
PROJECT 16-5253-01

CLOVIS, CA

## CANOPY PERSPECTIVE

**MG2**

**COSTCO**  
WHOLESALE





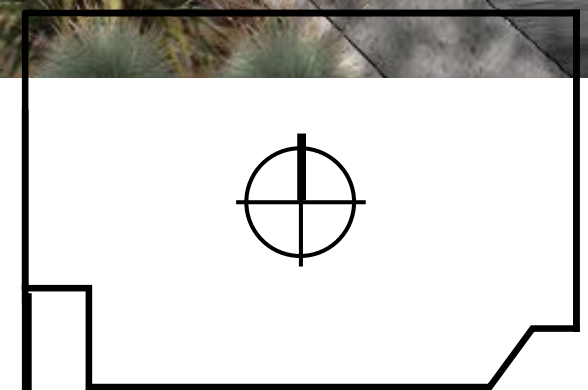
FEBRUARY 16 2018  
PROJECT 16-5253-01  
CLOVIS, CA

**MG2**

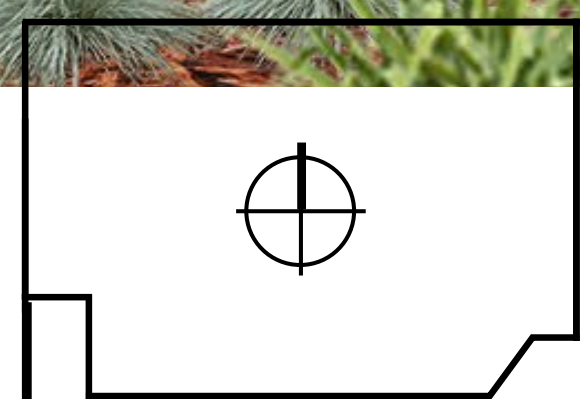
**CORNER PERSPECTIVE**

**COSTCO**  
WHOLESALE

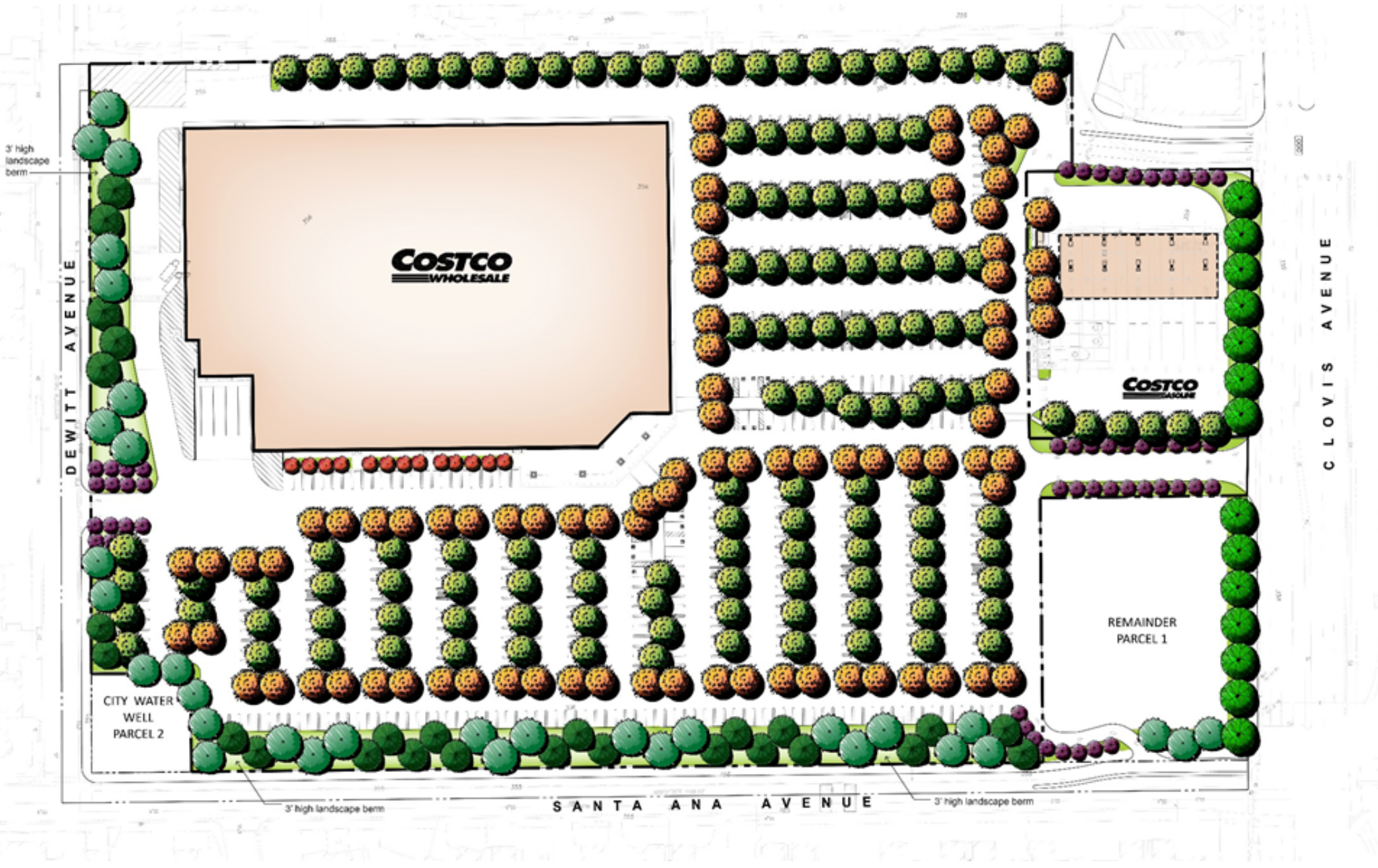












3' high  
landscape  
berm

DEWITT AVENUE

**Costco**  
WHOLESALE

**Costco**  
GASOLINE

REMAINDER  
PARCEL 1

CITY WATER  
WELL  
PARCEL 2

3' high landscape berm

SANTA ANA AVENUE

3' high landscape berm

CLOVIS AVENUE