



- CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 17, 2018

SUBJECT: Consider Approval, Res. 18-____, CUP90-05A, A request to approve a conditional use permit amendment to demolish and rebuild a convenience store and fuel station, with beer and wine sales for property located at 394 W. Ashlan Avenue. Jesse Ruelas and Catherine Ruelas, owners; SKW Clovis, LLC, applicant and representative.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:"	Conditions of Approval
Attachment 1:	Draft Resolution
Attachment 2:	Correspondence from Agencies
Exhibit "B:"	Site Plan
Exhibit "C:"	Elevations

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends approval of conditional use permit amendment CUP90-05A subject to the conditions listed in Exhibit "A."

EXECUTIVE SUMMARY

The applicant is requesting a conditional use permit amendment to demolish and rebuild the existing convenience store and fuel station for property located at 394 W. Ashlan Avenue. The conditional use permit request also entails the request to sell beer and wine within the proposed Seven Eleven convenience store. If approved, the site and elevation details will be evaluated with a site plan review amendment.

BACKGROUND

- General Plan Designation: General Commercial
- Existing Zoning: C-2 (Community Commercial)
- Lot Size: 0.94 acres
- Current Land Use: C-2 (Community Commercial)
- Adjacent Land Uses: North: Water Basin
South: C-2 (Community Commercial)
East: C-2 (Community Commercial)
West: City of Fresno Multi-Family Residential
- Previous Entitlements: GPA85-02A, R85-10 and CUP90-05

PROPOSAL AND ANALYSIS

Site History and Characteristics

The project site is approximately 0.94 acres and is located at the southeast corner of Ashlan and Peach Avenues within the surrounding Center Clovis shopping center. Anchor stores within the center include Winco and Costco. An approved Chevron fuel station, mini-market, and mechanical car wash are in current operations on the project site. The specific uses were approved on March 8, 1990, by the Planning Commission and the site layout was memorialized with site plan review SPR90-15.

Project Characteristics

The applicant is proposing to demolish and rebuild the convenience market and fuel station per the attached Exhibit "B." The mini-market and car wash structures will be completely demolished, while the existing gas canopy will remain adding two new gas islands to the existing six for a total of eight proposed gas islands. A new 2,400 sq. ft. Seven Eleven convenience market is proposed near the southeast corner of the project site.

The originally approved conditional use permit CUP90-05 approved 24-hour operations for the use. The operational hours will remain with the same.

Parking and Circulation

The Clovis Development Code provides specific parking requirements for service stations. The Project is required to provide one parking stall for every 200 sq. ft. of gross floor area. A total of 12 parking stalls is required for the proposed 2,400 sq. ft. convenience market. The applicant is proposing a total of 15 parking stalls for the site

which satisfies the parking calculation standards. Parking will be evaluated and memorialized during the site plan review process.

Alcoholic Beverage Sales

The applicant's request includes the sale of alcohol with this conditional use permit. The applicant currently has a pending Type 20 Alcoholic Beverage Control license request that will allow for the off sale of beer and wine subject to approval of the use permit. The Clovis Police Department has reviewed the application and does not have any specific concerns with the use and operation.

Signs

Signage shall conform to the City of Clovis sign standards and shall be subject to sign review prior to obtaining permits. The site is not permitted an individual freestanding identification sign however, a freestanding fuel price indicator sign is permitted and existing. The existing fuel price sign will remain.

Review and Comments from Agencies

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

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

California Environmental Quality Act (CEQA)

This Project is exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in *The Business Journal* on Wednesday, May 2, 2018.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The convenience market and fuel station has been operating since 1990. The proposal to demolish and rebuild the existing convenience market will provide for the rebranding of the Seven-Eleven facility and is consistent with the existing character of the subject site and surrounding development. The project is in keeping with the intent of the General Plan and zoning. In light of this, staff recommends approval of Conditional Use Permit CUP90-05A subject to the conditions of approval listed as Exhibit "A."

Findings for approval of a conditional use permit application are as follows:

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. That, based upon the Initial Study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

ACTIONS FOLLOWING APPROVAL

None

NOTICE OF HEARING

Property owners within 300 feet notified: 30
Interested individuals notified: 10

Prepared by: Lily Cha, Assistant Planner

Reviewed by: 
Bryan Araki
City Planner

F:\Planning Projects\CUP\CUP Previous to 2004\CUP 1990\CUP90-05A (SKW Clovis-7-11)\Documents\PC Staff Report CUP90-05A.doc

**FIGURE 1
PROJECT LOCATION MAP**

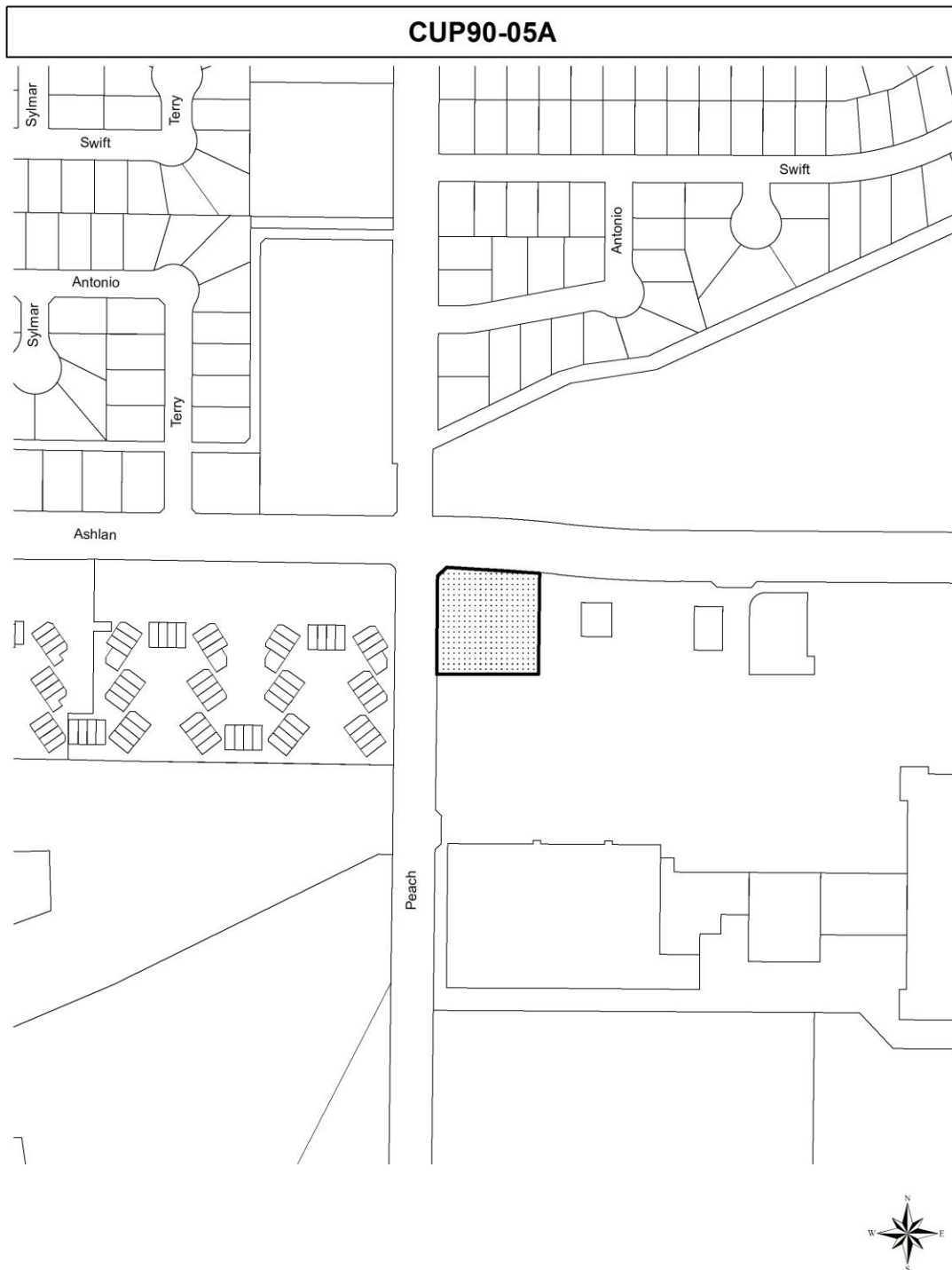


EXHIBIT A
Conditions of Approval – CUP90-05A

Planning Division Conditions

(Lily Cha, Division Representative – (559) 324-2335)

1. Conditional Use Permit CUP90-05A shall be reviewed after one year in operation for compliance with the conditions of approval. Planning staff shall conduct a review of the use and present these findings to the Planning Commission. Should the use be found to be in noncompliance, the Commission may schedule the use permit for revocation.
2. The applicant shall obtain site plan review approval prior to development of this site.
3. The conditional use permit is granted to allow for a 24-hour convenience store, fuel sales, and beer and wine sales.
4. Cessation or abandonment of this use for a period exceeding 60 days shall result in the scheduling of a revocation hearing for this site.
5. All signage for this use shall conform to the City of Clovis Sign Ordinance and shall require a separate sign review and permit.
6. The site is not permitted an individual freestanding sign for identification. However, the site is permitted one permanently mounted freestanding price sign per street frontage which lists information for each grade of gasoline.
7. The subject property is limited to one permanently mounted freestanding price sign per street frontage that lists information for each grade of gasoline, type of service available, and type of payment permitted, when there is a difference in price from each separate case.
8. CUP90-05A is approved per the site plan marked Exhibit B.
9. Any modification to the site plan including access points, reduction of parking, and/or additional square footage, will require an amendment to this conditional use permit.
10. The operator shall be responsible to assure there is no overnight camping on the site.
11. The fuel delivery vehicle shall pull completely onto the site during deliveries. No part of the vehicle shall overhang the public sidewalk.

12. With exception to temporary placement of deliverables, the operator shall not store materials and supplies outside the building.
13. A 3-foot tall screening shall be provided and maintained along street frontages of the site. This treatment shall be approve by the Director's discretion, the screen shall be one or a combination of the following: decorative masonry, earth berm, or landscaping.

**DRAFT
RESOLUTION 18-_____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
CONDITIONAL USE PERMIT TO DEMOLISH AND REBUILD A CONVENIENCE STORE AND FUEL
STATION, WITH BEER AND WINE SALES FOR PROPERTY LOCATED AT 394 W. ASHLAN
AVENUE**

WHEREAS, SKW Clovis, LLC, 5272 Huckleberry Oak Street, Simi Valley, California, 93063, has applied for a Conditional Use Permit CUP90-05A; and

WHEREAS, this is a request to approve a conditional use permit to demolish and rebuild a convenience store and fuel station with beer and wine sales for property located at 394 W. Ashlan Avenue, in the City of Clovis, County of Fresno; and

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

WHEREAS, a duly noticed hearing was held on May 17, 2018; 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. That, based upon the Initial Study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP90-05A, subject to the attached conditions labeled Exhibit "A."

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on May 17, 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: May 17, 2018

Paul Hinkle, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

CORRESPONDENCE

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

File No. 210.433

Page 1 of 3

PUBLIC AGENCY

ORLANDO RAMIREZ
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

SKW CLOVIS, LLC - TERRI DICKERHOFF
5272 HUCKLEBERRY OAK ST.
SIMI VALLEY, CA 93063

PROJECT NO: **1990-005A**

ADDRESS: **394 W. ASHLAN AVE.**

APN: **493-070-11**

SENT: **4/11/18**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
S	\$0.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
T	\$0.00	Grading Plan Review *	\$201.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$251.00		

* The Development Review Service Charge shown above is associated with CL SPR 1990-015A16 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 2/28/19 based on the site plan submitted to the District on 3/23/18 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. 1990-005A

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

Page 2 of 3

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

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

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

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

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

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


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

CL CUP No. 1990-005A

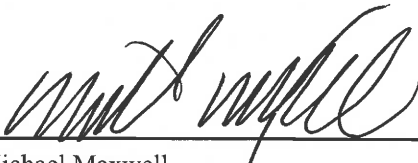
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 3

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



Debbie Campbell
Design Engineer



Michael Maxwell
Project Engineer

CL
CUP
No. 1990-005A

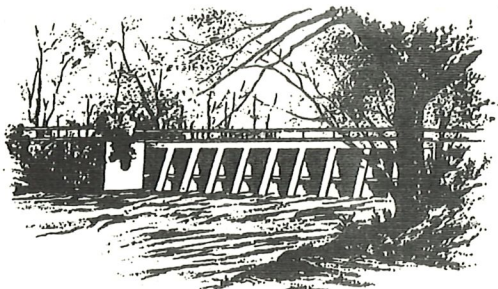
OTHER REQUIREMENTS
EXHIBIT NO. 2

In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material which generates contaminants will not be conveyed by runoff into the storm drain system.

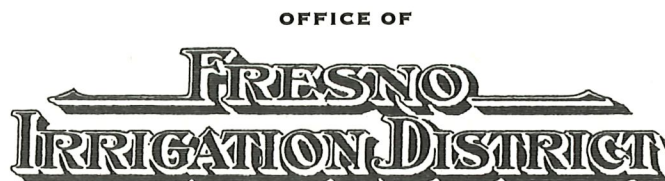
The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

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

Development No. Clovis CUP 1990-005A



YOUR MOST VALUABLE RESOURCE - WATER



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

April 9, 2018

Orlando Ramirez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Condition Use Permit Application No. CUP90-05A
N/E Gettysburg and Clovis avenues

Dear Mr. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Condition Use Permit Application No. CUP90-05A for which the applicant requests to demolish and rebuild a convenience store and fuel station, with beer and wine sales, APN: 493-070-11. FID has the following comment:

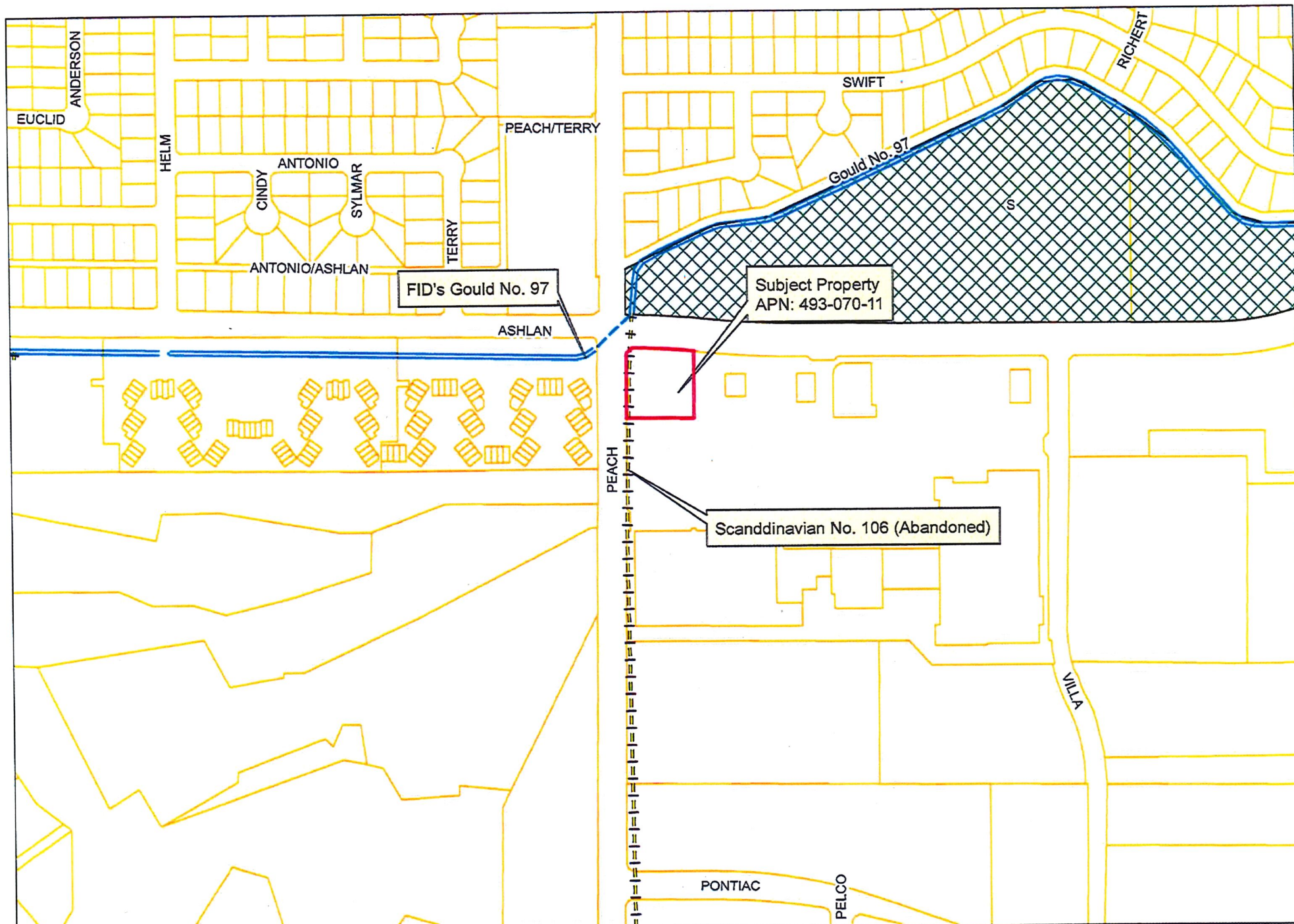
1. FID previously reviewed and commented on the subject property on October 17, 2017 as Development Review Committee Application No. 2017-46. Those comments and conditions still apply and a copy has been attached for your reference.

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.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

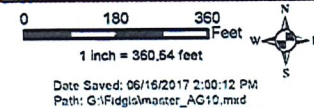
Attachment

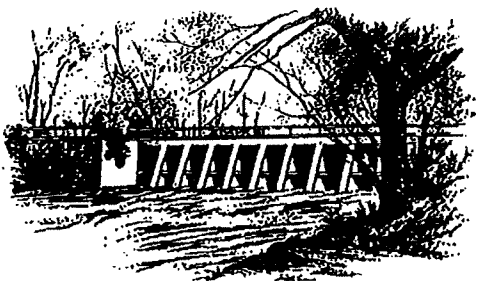


This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown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

Legend

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





YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

October 17, 2017

Lily Cha
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2017-46
S/E Ashlan and Peach avenues

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2017-46 for which the applicant proposes to demolish an existing 3,000 square foot c-store at the gas station and rebuild at the south property line and add an additional fuel MPD, APN: 493-070-11. 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.
1. For informational purposes, an abandoned pipeline known as FID's Scandinavian No. 106 runs southerly, crossing Ashlan Avenue and traversed along the western portion of the subject property, as shown on the attached FID exhibit map. FID records indicate this is abandoned and is no longer in use, however, the pipeline may still remain. Should any street and/or utility improvements be required along Ashlan Avenue, Peach Avenue, or in the vicinity of the pipeline crossing, the City may consider having the pipeline removed and plugged.
2. For informational purposes, FID's Gould No. 97 runs westerly and crosses Ashlan Avenue, Peach Avenue intersection approximately 100 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Ashlan Avenue, Peach Avenue, or in the vicinity of this canal, FID requires it review and approve of all plans.

G:\Agencies\Clovis\DRC Meetings\2017-46.doc

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

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment

April 11, 2018

Orlando Ramirez, Senior Planner
City of Clovis
Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

Project: Conditional Use Permit No. 90-05A and Site Plan Review No. 90-15A16

District CEQA Reference No: 20180347

Dear Mr. Ramirez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of the demolition of an existing convenience store, the construction, use, and operation of a 2,400 square foot convenience store and gas station, and the addition of two new fueling stations (Project) located at 394 West Ashlan Avenue, in Clovis, CA. The District offers the following comments:

District Comments

- 1) Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 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). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
- 2) Per District Rule 9510 (Indirect Source Review) section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District 9510 requirements and related fees do not apply to the Project referenced above.

Sayed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

Therefore you are required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. For more information please visit <http://www.valleyair.org/busind/pto/ptoforms/1ptoformidx.htm> or contact the District's Small Business Assistance.

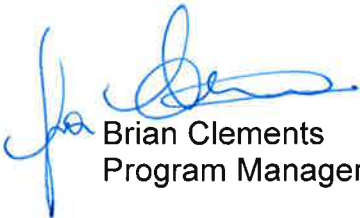
- 3) The proposed Project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 4) 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.

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 Stephanie Pellegrini at (559) 230-5820.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: sp

SCOPE OF WORK

- 1. DEMOLISH EXISTING CONVENIENCE STORE AND CARWASH BUILDING
- 2. ADD TWO MPDs (MULTIPLE PRODUCTS DISPENSER) TO THE EXISTING FOUR FOR A TOTAL OF SIX MPDs.
- 3. ENHANCE LANDSCAPING
- 4. CONSTRUCT NEW 2400 SF CONVENIENCE STORE
- 5. CONSTRUCT NEW TRASH ENCLOSURE

SITE DATA

APN: 493-070-11

SQUARE FOOTAGE: 40,953

ZONING: 1 (C-2) COMMUNITY COMMERCIAL

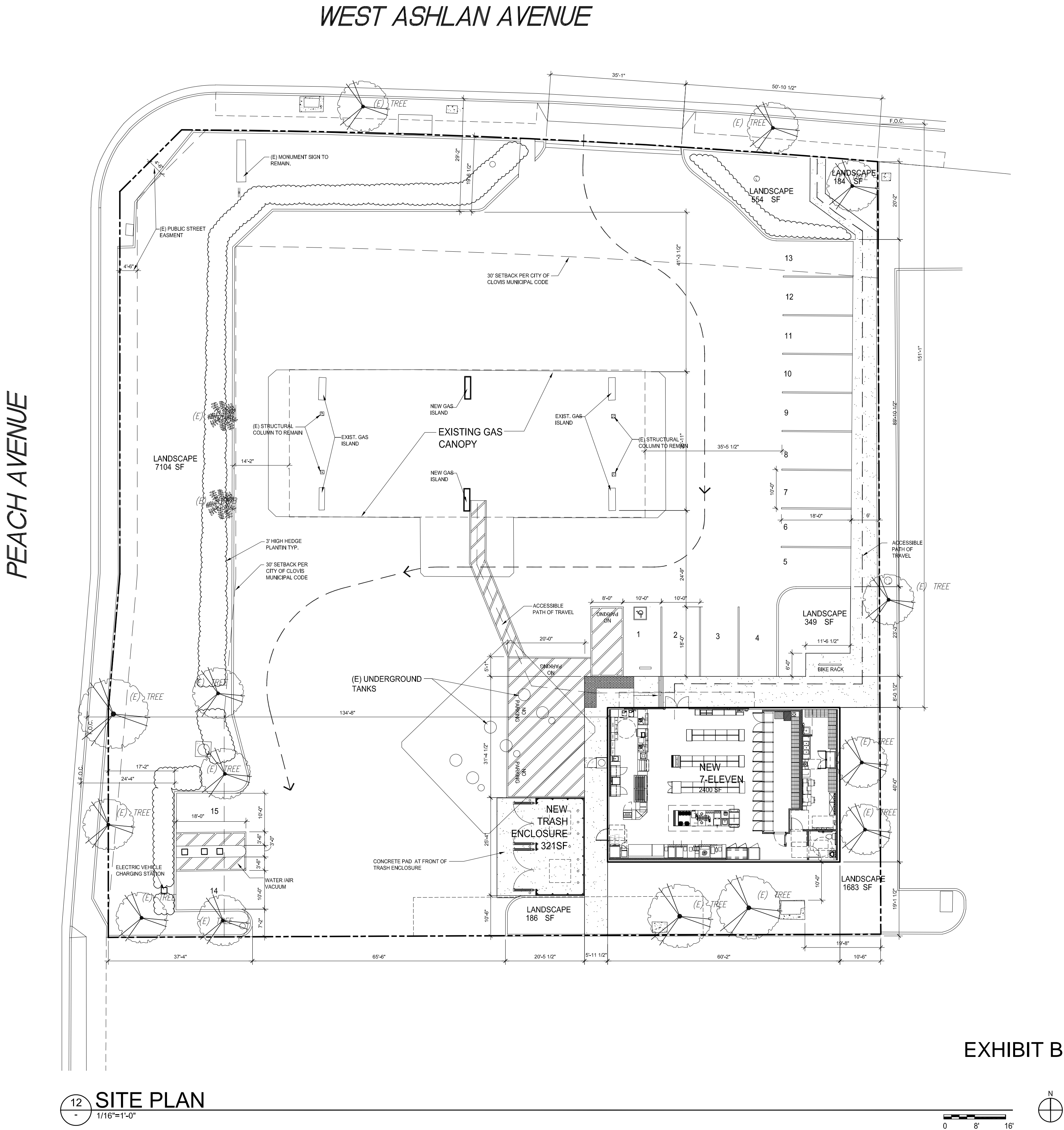
SETBACKS:
FRONT STREET 30'
STREET SIDE: 30' AND 20' PARKING
ZONING: NONE

MAX BLDG. HEIGHT: 35'

LOT COVERAGE CALCULATIONS

LOT SIZE:	40953	
BUILDING :	2400	5.80%
TRASH	321	0.80%
LANDSCAPE:	10,060	24.60%
HARDSCAPE:	28,172	68.80%

PARKING REQUIREMENT	
BUILDING SIZE:	2400 SF
REQUIRED PARKING 5.0 PER 1000 SF	12.00
PROVIDED PARKING	15
BICYCLE PARKING REQUIRED 5% OF PARKING	1
BICYCLE PARKING PROVIDED	2



E.A. DAVIDOVITS & Co., INC.
GENERAL CONTRACTORS
COMMERCIAL/INDUSTRIAL
555 PRIDE AVE., SUITE 200
REDWOOD CITY, CALIF. 94063
(650) 366-0808 FAX: (650) 365-1188
LIC #708744

7-ELEVEN STORE # 1042809
NEW CONVENIENCE STORE WITH GAS SERVICE

394 WEST ASHLAN
CLOVIS, CA.

REVISIONS

ARCHITECT	
DATE	March 8th, 2018
DRAWN	L.R.
JOB NO.	CHECKED
	E.A.D.

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SITE PLAN

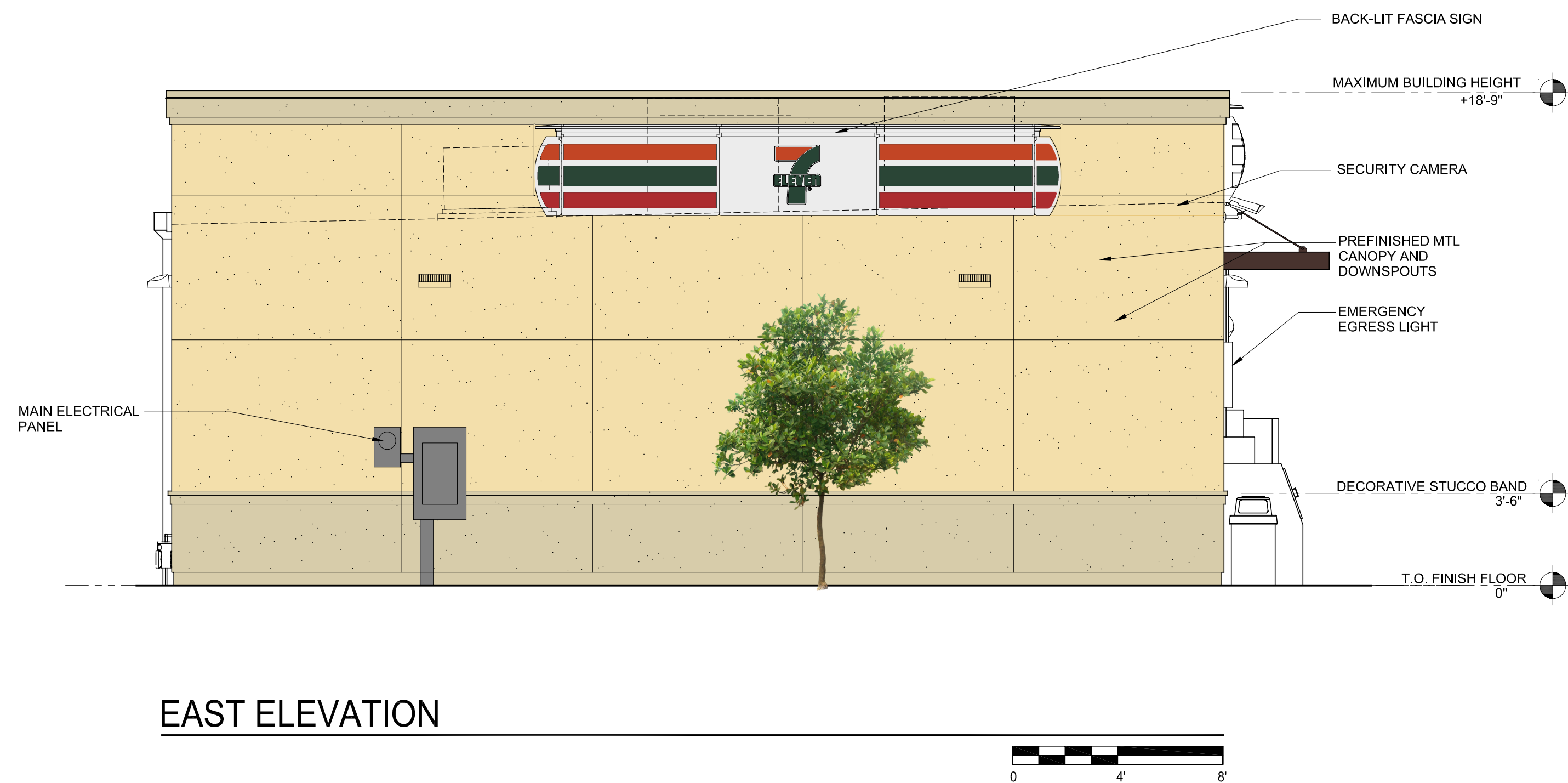
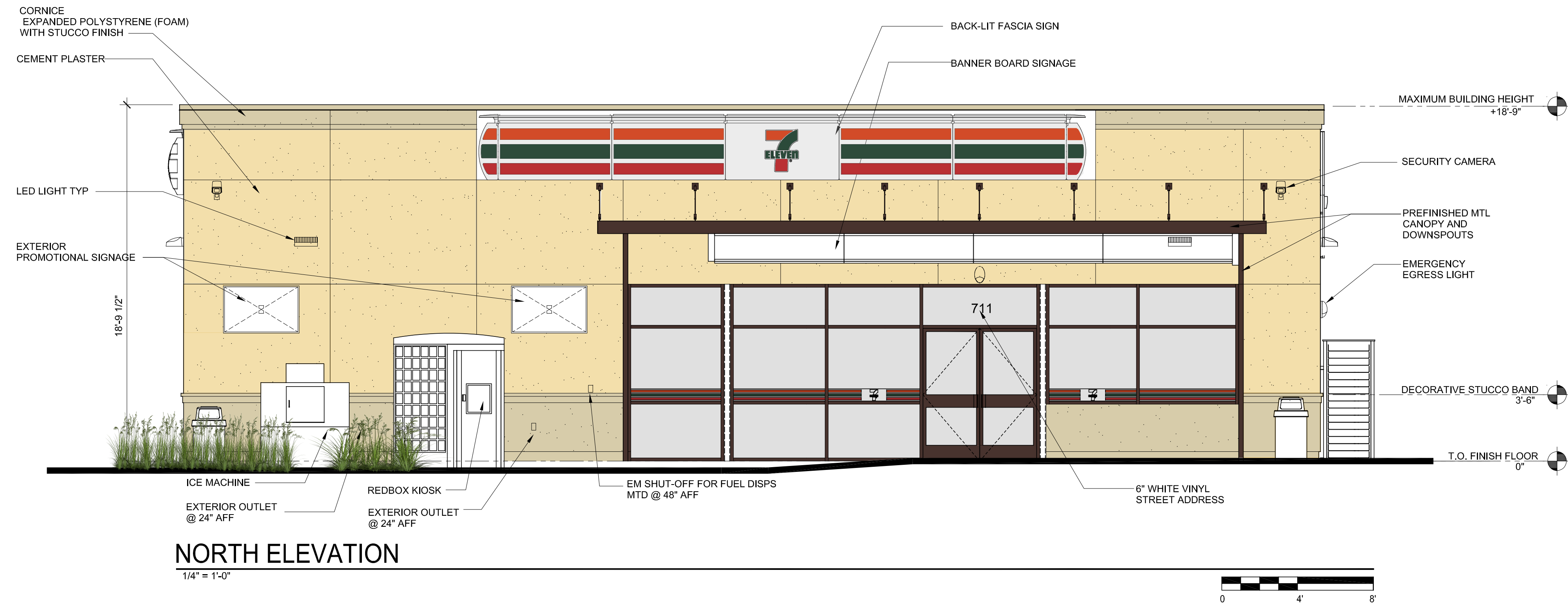


EXHIBIT C

7-ELEVEN STORE #
NEW CONVENIENCE STORE WITH GAS SERVICE
PEACH AVE. AND ASHLAN AVE.
CLOVIS CA.

REVISIONS

ARCHITECT

DATE	February 7th 2018	DRAWN	L.R.
JOB NO.		CHECKED	E.A.D.

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EXTERIOR ELEVATIONS

A-3

7-ELEVEN STORE #
NEW CONVENIENCE STORE WITH GAS SERVICE
PEACH AVE. AND ASHLAN AVE.
CLOVIS CA.

REVISIONS

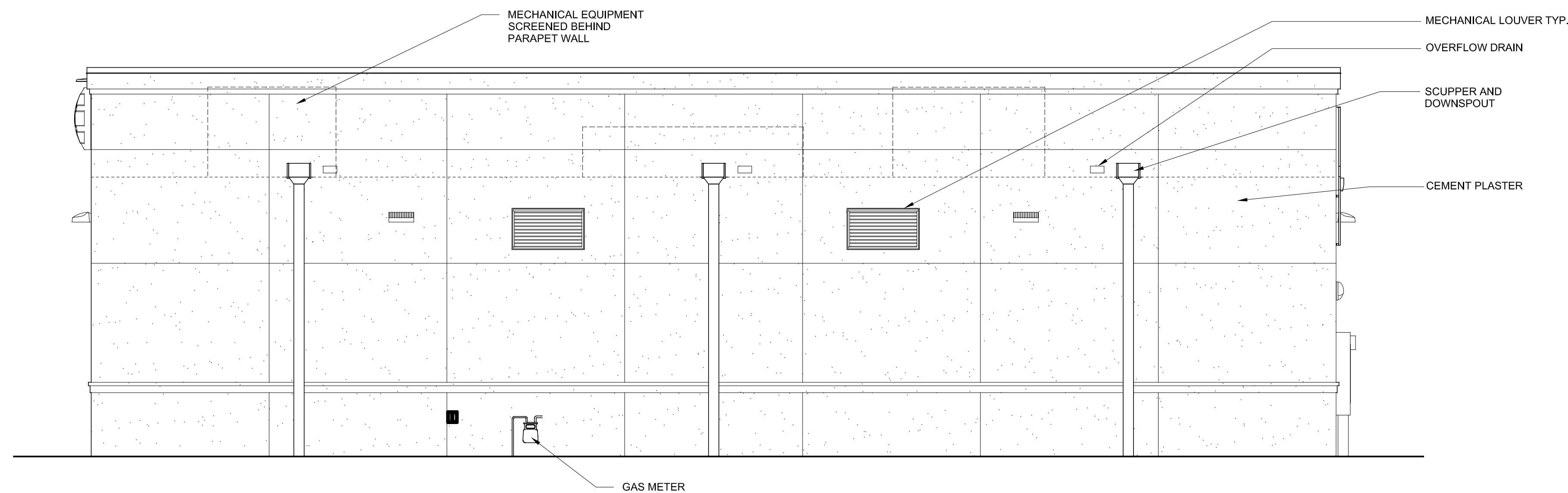
ARCHITECT

DATE	February 7th 2018	DRAWN	L.R.
JOB NO.		CHECKED	E.A.D.

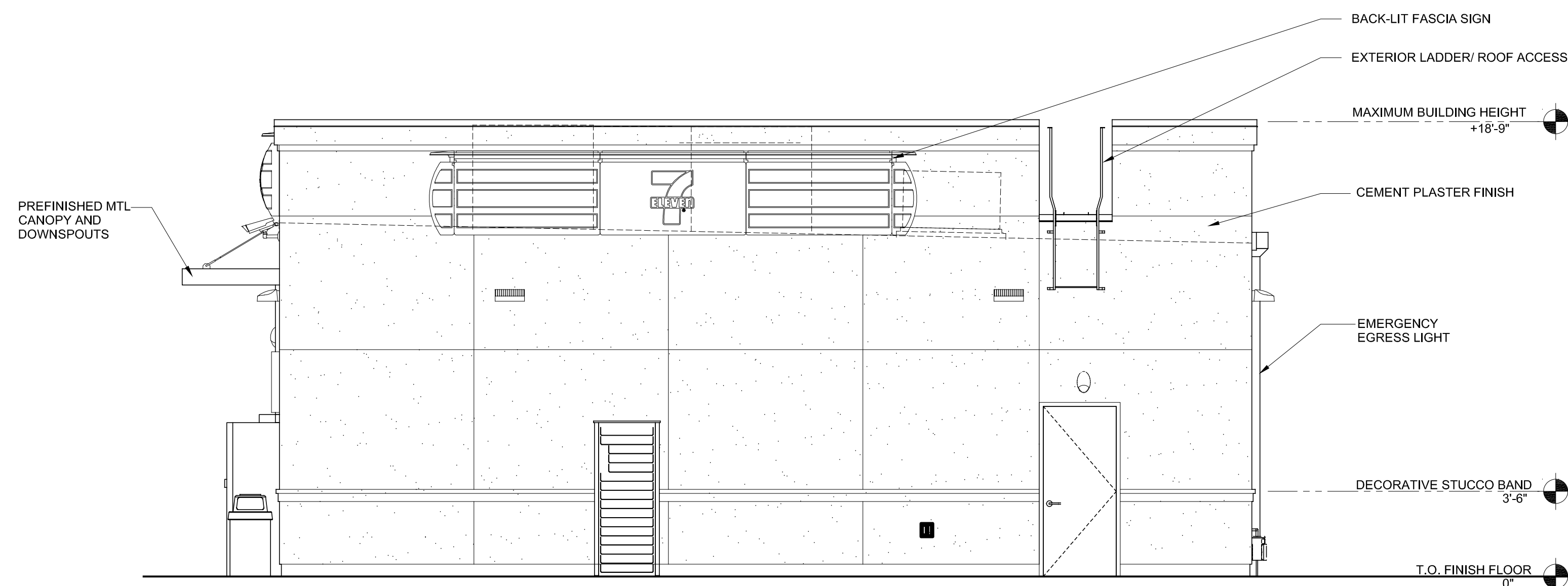
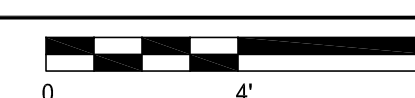
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EXTERIOR ELEVATIONS

A-3.1



SOUTH ELEVATION



WEST ELEVATION

