



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 27, 2024

SUBJECT: Consider items associated with approximately 333 acres of land located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway; otherwise known as the City of Clovis Research and Technology Park. Various property owners; City of Clovis, applicant.

a) Consider Approval - Res. 24-___, GPA2021-007, A resolution recommending City Council's consideration of an approval of an amendment to the General Plan to correctly designate the Research and Technology Park boundary in Focus Area 6, incorporate amendments allowing campus-affiliated housing within the Research and Technology Park and include the existing P-C-C and P-F zone districts as consistent zone districts within the MU-BC land use designation.

b) Consider Approval - Res. 24-___, OA2021-004, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Development Code as a cleanup action to further define the MU-BC land use designation to allow for certain ancillary campus-affiliated housing uses in the R-T zone district, add development standards for those campus-affiliated housing uses and establish an R-T overlay zone district.

c) Consider Approval - Res. 24-___, R2021-010, A resolution recommending City Council's consideration of an approval of a rezone of approximately 63 properties inconsistently zoned within the designated Research and Technology Park plan area from the R-A, R-1-AH, R-1-7500, R-1-8500 and C-P zone districts to the R-T zone district or R-T overlay zone district.

d) Consider Approval – Res. 24-___, A resolution recommending City Council's consideration of an approval of an amendment to the Clovis Research and Technology Architectural Guidelines to add development

and design standards for campus related housing consistent with the General Plan and Development Code.

Staff: McKencie Perez, MPA, Senior Planner

Recommendation: Approve

- ATTACHMENTS:
1. Res. 24-____, GPA2021-007
 2. Res. 24-____, OA2021-004
 3. Res. 24-____, R2021-010
 4. Res. 24-____, Guidelines
 5. Letters from community members
 6. Comments from Department/Agencies
 7. Environmental Document

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission adopt resolutions recommending approval of the general plan amendment, rezone, ordinance amendment, and guidelines amendment to the City Council.

EXECUTIVE SUMMARY

The proposed Research and Technology (“R-T”) Park Cleanup Project includes amendments to the City of Clovis General Plan, Zoning, Development Code, and Clovis Research and Technology Park Architectural Guidelines (“Architectural Guidelines”) for approximately 333 acres of land designated as the Clovis R-T Park (“Project”).

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to facilitate development within the R-T Park in an efficient manner.

BACKGROUND

In 1997, the City Council directed Staff to evaluate the potential of designating ±180 acres as a R-T Park. Following the preparation of a feasibility study, City Council directed Staff to proceed with implementation and the R-T Park was established by re-designating ±180 acres to the Mixed-Use land use designation to create the plan area in 1999. Subsequent approvals established zoning for the R-T park, expanded its boundaries, and accommodated the development of the California Health Sciences University (“CHSU”) within the R-T park, as follows:

- In 2001, the R-T zone district was created, and the first 80 acres of the plan area were rezoned to the R-T zone district.
- In 2008, the City Council adopted the Architectural Guidelines and in 2009 an additional ±153 acres (known as Phase III) were added to the plan area for a total of ±333 acres.

- In 2016, the City approved an administrative use permit (“AUP”) to allow the development of the CHSU, including the approval of a “campus master plan”. The campus master plan included a site for student housing on approximately 24.5 acres of the campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment.
- At its January 4, 2021 meeting, the City Council initiated the R-T Park Cleanup Project to amend both the Development Code and General Plan.
- At its February 8, 2021 meeting, the City Council also approved a Memorandum of Understanding (“MOU”) to memorialize the mutual understanding of the City and CHSU with respect to the development of an expanded campus, including campus-affiliated housing on up to 70 acres, and to serve as a guide for the development of the campus. The approval of an updated campus master plan, as well as approval of the individual projects within the master plan (including campus-affiliated housing) continue to be subject to City land use entitlements and environmental review under the California Environmental Quality Act (CEQA).

The proposed Project pertains only to the cleanup actions that are a result of several policy actions and changes spanning decades. The proposed Project would amend the General Plan, Zoning, Development Code, and the Guidelines. These actions are intended to retire existing, nonconforming zoning within the R-T Park and remove inconsistencies between the General Plan, Zoning, and Development Code to streamline future development within the R-T Park.

PROPOSAL AND ANALYSIS

In response to the direction provided by the City Council in 2021, the Project proposes to update the General Plan, Zoning, Development Code, and Architectural Guidelines to achieve consistency with the plans for the R-T Park area (Figure 1 below). The corrections will also clarify uses that are intended to be permitted as part of the CHSU campus.

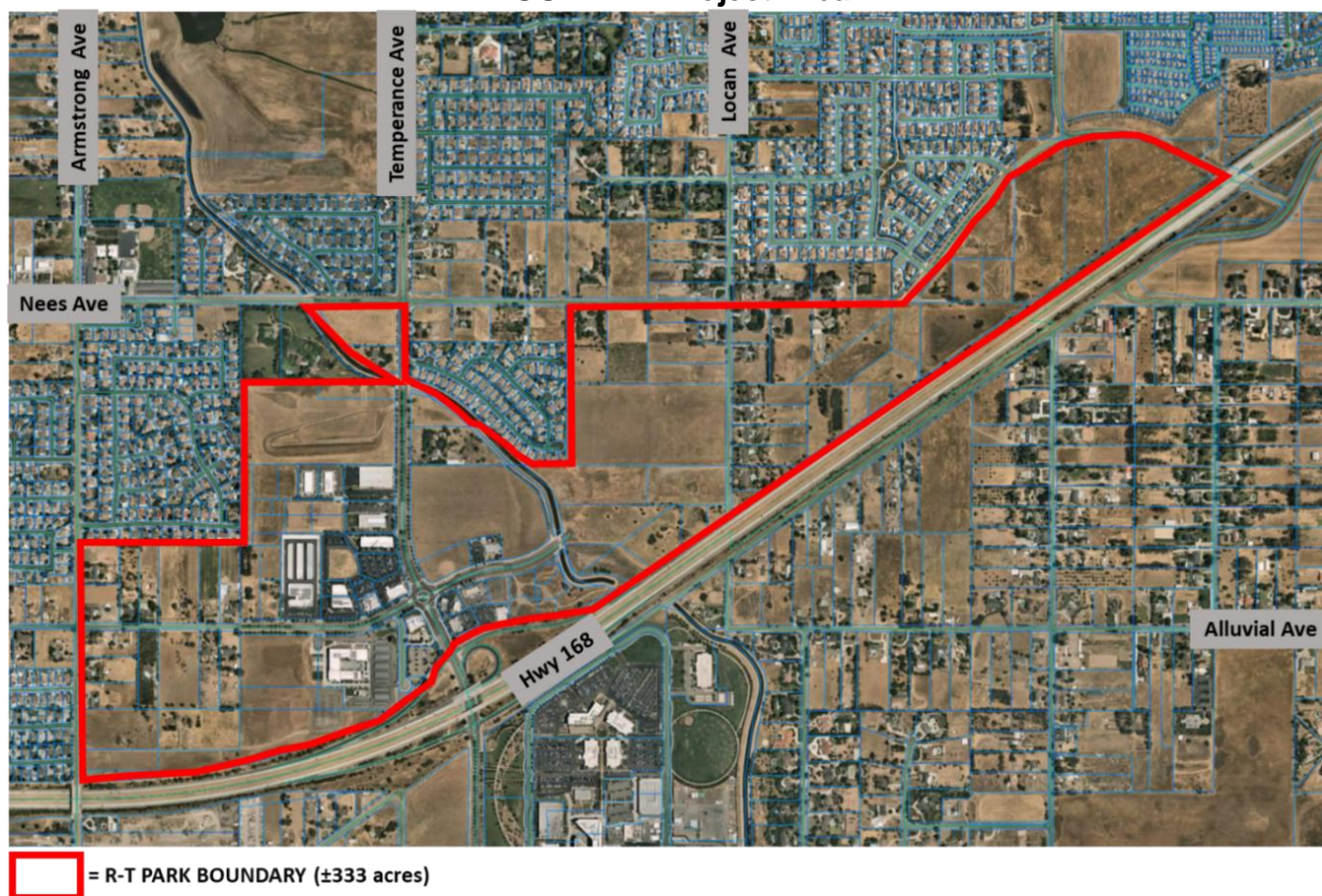
General Plan Amendment

The City’s existing General Plan was adopted in 2014. Based on the existing General Plan, the map depicting the boundary for the R-T Park (Focus Area 6) incorrectly shows the area that has been planned for the R-T Park. Therefore, a general plan amendment is needed to correct this technical inaccuracy. The amendment would also clarify that campus-affiliated housing is permitted within the R-T Park. Finally, the description of the Mixed Use/Business Campus (“MU-BC”) land use designation would be modified to confirm that the existing P-C-C (Planned Commercial Center) and P-F (Public Facilities) zone districts are consistent within this land use designation. The proposed modifications are outlined in detail in **Attachment 1A**. Below is a summary of the modifications:

- Modify Figure LU-4 (Focus Areas and Specific Plans) to include the entire R-T Park boundary for Focus Area 6.
- Modify Table LU-2 (Land Use Designations) of the General Plan to include educational and residential uses ancillary to the CHSU campus, including campus-affiliated housing as consistent uses in the MU-BC land use designation.

- Modify Table LU-3 (General Plan and Zoning Consistency) of the General Plan to include the P-C-C (Planned Commercial Center) and P-F (Public Facilities) zone districts as consistent zone districts within the MU-BC land use designation. These zone districts have already been applied to properties within the R-T Park and would not be expanded within the R-T Park area. The proposed amendment would simply confirm that these existing zone districts are consistent with the MU-BC land use designation.
- Modify Table LU-4 (Mixed-Use Focus Areas and Specific Plans) to include campus-affiliated housing as ancillary uses to the CHSU campus.

FIGURE 1 – Project Area



Development Code Amendment

The proposed Project would further define the MU-BC land use designation to allow for campus-affiliated housing in the R-T zone district, add design guidelines for campus-affiliated housing, and create a R-T overlay zone district. The objective of these actions is to create and maintain consistency among the applicable plans and policies while maintaining the intent of the City's vision for the R-T Park. Below is a summary of the modifications:

Section 9.14.010, Purpose of chapter, applicability

- Add language for projects within the R-T zone district specifying that compliance with the R-T Park Architectural Guidelines is required.

Section 9.14.020, Table 2-6, Allowable Uses and Permit Requirements for Industrial Zoning Districts

- Modify the “Schools, Specialized Education and Training” use to clarify that the use includes Campus-affiliated Housing and add a footnote.
- Add footnote to address Campus-affiliated Housing.

Section 9.14.030, Table 2-7, Industrial Zoning Districts, General Development Standards, Requirements by Individual Zoning District

- Update language in footnote #11 for the R-T (Commercial Component) to specify standards have been established.
- Add a “Campus-affiliated Housing – Single-Family” category with development standards.
- Add a “Campus-affiliated Housing – Multi-Family” category with development standards.
- Add footnotes to address the Architectural Guidelines, future deviations, and setbacks.

Chapter 9.18, Overlay/Combining Zoning Districts

- Add Section 9.18.060 for a R-T overlay zone district to facilitate a transition to the R-T Park zone district while allowing owners to retain their existing residential uses. The overlay will allow existing residential uses to remain in conformance with their residential zone district.

Section 9.120.020, Definitions of land uses, specialized terms, and phrases

- Revise the “Schools, specialized education, and training” definition to clarify that campus-affiliated housing is permitted as part of a university campus.

The proposed modifications are outlined in detail in **Attachment 2A**.

Rezone

The current general plan land use designation for the R-T Park is MU-BC, which allows a mixture of research and technology uses and will remain unchanged. The corresponding zone district should be the R-T zone district; however, there are parcels within the R-T Park that currently maintain residential zoning. Additionally, the 2014 General Plan does not specifically require that properties be rezoned to the R-T zone district, creating uncertainty as to whether alternate zone districts (Industrial, Manufacturing, Office) are acceptable means of implementing the General Plan for these properties. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Three (3) rezone options were made available for properties within the R-T Park that would be consistent with the MU-BC land use designation. Below is a summary of the options:

- Option 1 – Rezone the property to the R-T zone district. This is the option utilized for vacant properties or properties where the owners do not intend to preserve an existing residential use.
- Option 2 – Retain the base residential zoning and have a R-T overlay zone district allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards. This is the option selected by property owners that desire to retain an existing residential use of the property.
- Option 3 – The same as Option 2 but with the addition of a rezone agreement with the City. The rezone agreement provides an additional layer of assurance to property owners that relate to the continued use of existing residential uses.

After working with the affected owners to identify their preferred option, the City is proposing to rezone 63 properties within the R-T Park as summarized below and outlined in more detail in **Attachment 3A**. Approximately 57 properties within the R-T Park are already appropriately zoned and are not included in rezoning.

- Rezone 42 properties from the residential or office zone districts to the R-T zone district.
- Rezone 14 properties to include the R-T overlay zone district with their existing residential zone district (i.e., R-A/R-T).
- Rezone seven (7) properties to include the R-T overlay zone district with their existing residential zone district (i.e., R-A/R-T) and enter into an agreement with the City of Clovis.

Clovis Research and Technology Park Architectural Guidelines

Due to the cleanup of the various City plans, the Project proposes to update the Architectural Guidelines to reflect the design and development standards of the campus-affiliated housing. The modifications will add design and development standards for campus-affiliated housing, similar to those proposed in the Development Code. A more detailed outline can be found in **Attachment 4A**.

Public Outreach

Since the City Council meeting on January 4, 2021, staff has held five (5) public meetings. The first two (2) meetings were for property owners within the R-T Park where parcels are proposed to be rezoned. The next three (3) meetings were scheduled as neighborhood meetings for property owners within the R-T Park and property owners within 800 feet of the R-T Park boundary.

Property Owner Meetings

The property owner informational meetings were held on April 27, 2021, and September 9, 2021, at the CHSU campus. At the first meeting, City staff discussed the R-T Park background, reasons for the Project cleanup, pros and cons of the rezone, the future development of the R-T Park, and available rezone options. City staff requested feedback and input from the residents.

Generally, residents expressed concerns and questions pertaining to, but not limited to, property values, development timelines, and the loss of the existing residential use. At the second meeting, City staff provided a recap of the previous meeting, discussed the rezone options, and next steps. The CHSU representatives also attended the meeting and provided a presentation of their master plan.

Neighborhood Meetings

The first neighborhood meeting was held virtually on January 21, 2022. The second and third neighborhood meetings were held on March 2, 2022, and April 6, 2022, at the Dry Creek Elementary School. At the meetings, staff provided an overview of the Project, solicited feedback regarding the Project, and discussed the next steps. Representatives of CHSU also presented to the residents and had student and faculty speakers at the second neighborhood meeting. All three (3) of the neighborhood meetings were well attended, including several dozen participants (more than 100) each evening. The discussion was overwhelmingly focused on the potential for campus-affiliated housing (apartment-style housing) to be developed on approximately twenty (20) acres of property west of Temperance Avenue and south of Nees Avenue. Few comments addressed other topics associated with the Project.

Generally, residents expressed concerns and questions pertaining to, but not limited to, property values, development timelines, traffic, noise, and existing residential uses becoming non-conforming. Some neighbors expressed doubt regarding the need for as much student housing as had been envisioned by the MOU, and some suggested that the future units would be occupied by the general public rather than CHSU students. Staff has received 34 letters in opposition and 16 letters in support from members of the community, which are attached to this staff report for the Planning Commission's review and consideration (see **Attachment 5**).

A neighborhood meeting will be held prior to the City Council meeting for the proposed Project.

Relationship Between Neighborhood Concerns and the Proposed Project

Through the approval of the initial campus master plan in 2016, the City identified campus-affiliated housing as an appropriate part of the CHSU campus in the R-T zone district. The 2016 approval specifically provided for 24.5 acres of student housing on the east side of Temperance Avenue. In conjunction with the 2021 MOU, CHSU identified the need for additional housing and the City Council ultimately concurred. The MOU anticipates up to 70 acres of campus-affiliated housing, including approximately 20 acres at the Temperance and Nees location that the neighborhood has expressed concerns about.

Per the MOU, campus-affiliated housing is subject to a restrictive covenant which provides that no parcel or portion of land designated for campus housing may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days. Additionally, the operational rules for any multi-family campus housing shall include provisions for targeted marketing to students, faculty, and campus personnel as a first priority and leasing alternatives or terms available to students, faculty, and campus personnel that are not available to the general public.

The twenty (20) acre property west of Temperance Avenue that is the primary focus of neighborhood concerns is within the boundary of the area planned for the R-T Park and has a MU-BC general plan designation. The current zoning of R-A will be changed to R-T in conjunction with the project. Although the City determined in 2016 that campus-affiliated housing is an appropriate component of the CHSU campus within the R-T zone district, the General Plan and Development Code do not speak directly on that topic. To clarify this issue moving forward, the Project proposes to add language to the General Plan and Development Code confirming that campus-affiliated housing is permitted as part of the CHSU campus within the R-T Park. This clarification, together with the MOU which identifies campus housing on the property, have caused the neighbors to voice their concerns.

Public Meeting Notice

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has received four (4) comment letters from community members, which are attached to this staff report for the Planning Commission's review and consideration (see **Attachment 5**).

The City published notice of this public hearing in *The Business Journal* on Friday, May 31, 2024.

Review and Comments from Agencies

The Project was distributed to all City divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, County of Fresno, and the Fresno Local Agency Formation Commission (LAFCo).

Comments received are attached (**Attachment 6**) 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)

The R-T Park area underwent environmental review on two (2) separate occasions to consider the entire approximately 333 acres. The first approximately 188 acres of land designated for the R-T Park was approved and the environmental impact report (EIR) was certified by the Clovis City Council in June 1999. The R-T Park expansion, which added approximately 153 acres (known as Phase III), was approved in conjunction with the certification of a separate EIR in August 2009. Additionally, an EIR was certified for the General Plan in 2014, which considered the environmental impacts associated with buildout of properties with the MU-BC land use designation, including the planned R-T Park. The MU-BC designation provides for a range of industrial, commercial, and institutional uses, along with residential densities up to 25 dwelling units per acre.

The proposed amendments associated with this Project do not effectuate any physical change to the environment, but rather allow the R-T Park area to develop the way the General Plan intended. The proposed General Plan and Development Code text changes also clarify the City's policy interpretation as to the allowance for campus-related housing in conjunction with a university. While future development within the R-T Park could result in potential environmental effects, approving the proposed amendments themselves will not, because the proposed

amendments do not, in and of themselves, apply to any physical development or use. To the extent that individual projects are proposed in the future, including but not limited to an administrative use permit (AUP) for an expanded CHSU campus, those projects will be assessed and required to comply with the provisions of CEQA. Increases in intensity and density will be reviewed at the time of project submission and mitigated accordingly. The Project amendments merely create a framework that achieves consistency between the City's planning documents as they relate to the R-T Park and clarify the City's policy previous interpretations. As such, the proposed amendments will permit future applications to apply for development within the plan area but will not intensify existing uses at the time the proposed amendments are approved.

Based on these factors, the City has determined that the proposed Project amendments are consistent with the City's General Plan and that potential impacts associated with the project were evaluated in the EIRs prepared in conjunction with the 2001 and 2009 actions to establish the R-T Park and the 2014 General Plan EIR. No impacts peculiar to the Project, or impacts not previously evaluated, have been identified. Therefore, the proposed amendments for the Project are exempt from CEQA pursuant to a Finding of Consistency with the General Plan set forth in section 15183 of the CEQA Guidelines. Refer to the additional analysis outlined in **Attachment 7**.

Project Findings

General Plan Amendment Findings and Analysis

In order to approve an amendment to the General Plan, specific findings must be made. Those include the following:

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

The Project is consistent with the following goals and policies of the General Plan and would contribute to the economic vitality of an area that is planned for employment opportunities. The Project would also enhance the opportunities available for the existing educational institution.

- *Land Use Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.*
- *Land Use Policy 5.1: Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.*
- *Land Use Policy 5.2: Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.*

- *Economic Goal 2: A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.*
 - *Economic Policy 2.3: Clovis Community Medical Center. Maintain and enhance a collaborative relationship with Clovis Community Medical Center and other medical service providers to expand and attract health care businesses.*
 - *Economic Policy 2.6: Education linkages. Improve and use relationships with the Clovis, Fresno, and Sanger Unified School Districts; Willow International Community College; and other current and future educational institutions and organizations to enhance the education, skills, and qualifications of the regional and local labor force.*
 - *Economic Goal 6: Institutional capacity to achieve economic development goals and realize the community's vision.*
 - *Economic Policy 6.7: Long-term thinking. The city may prioritize investments in economic development, which may generate long-term returns, versus investments in shorter-term projects and programs.*
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with their requirements.

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

Because this finding applies to physical suitability of a parcel, this finding is not applicable to the proposed Project.

4. There is a compelling reason for the amendment.

The Project will correct inconsistencies between the aforementioned documents and bring the City's R-T Park into alignment with the goals of the Clovis City Council.

Ordinance Amendment Findings and Analysis

The following are findings required to approve an Ordinance amendment. Some of these findings overlap with those detailed in the previous *General Plan Amendment and Rezone Findings and Analysis* sections and will reference the information provided therein:

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

The proposed modifications are consistent with the goals, policies, and actions of the General Plan. Refer to general plan amendment Finding #1.

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

Refer to general plan amendment Finding #2.

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

The proposed amendments outline specific development standards for campus-affiliated housing, an ancillary use to the CHSU campus. No conflicts with any other provision of the Development Code have been identified.

Rezone Findings and Analysis

The subsequent findings are necessary to approve a Rezone amendment. It is essential to note that these findings overlap with those detailed in the preceding *General Plan Amendment Findings and Analysis* section and will reference the information provided therein:

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

The proposed modifications are consistent with the goals, policies, and actions of the General Plan. Refer to general plan amendment Finding #1.

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

Refer to general plan amendment Finding #2.

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

Refer to general plan amendment Finding #3.

REASON FOR RECOMMENDATION

At its January 4, 2021 meeting, Clovis City Council initiated the R-T Park amendments to both the Development Code and General Plan. Staff has incorporated the necessary changes to remove the inconsistencies that created uncertainty as to what development is intended to occur within the R-T Park area and what standards should be applied. The proposed Project will remove those conflicts and inconsistencies relative to the R-T Park and allow development to move forward more efficiently.

ACTIONS FOLLOWING APPROVAL

Staff will forward the Planning Commission recommendation to the City Council for their consideration.

FISCAL IMPACT

The proposed amendments were prepared by Staff and no fiscal impact would occur. The recommended amendments are expected to encourage and facilitate further development within the R-T Park, which would have an overall positive fiscal impact.

NOTICE OF HEARING

Property owners within 800 feet notified: 809

Prepared by: McKencie Perez, MPA, Senior Planner

Reviewed by: 

Dave Merchen
City Planner

RESOLUTION 24-__

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF GENERAL PLAN
AMENDMENT 2021-007, AMENDING THE 2014 CLOVIS GENERAL PLAN LAND
USE ELEMENT TO CORRECT THE BOUNDARY OF THE RESEARCH AND
TECHNOLOGY PARK, TO LIST CAMPUS-AFFILIATED HOUSING AS AN
ANCILLARY USE WITHIN THE RESEARCH AND TECHNOLOGY PARK, AND TO
IDENTIFY ADDITIONAL ZONE DISTRICTS AS BEING CONSISTENT WITH THE
MIXED USE/BUSINESS CAMPUS LAND USE DESIGNATION**

WHEREAS, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), initiated an application for General Plan Amendment (GPA) 2021-007 to amend the 2014 General Plan Land Use Element to correct the Research and Technology (R-T) Park boundary in Focus Area 6, to list campus-affiliated housing as an ancillary use within the R-T Park, and to identify additional zone districts as being consistent zoning with the Mixed Use/Business Campus (MU-BC) land use designation ("Project"); and

WHEREAS, the initiation of the Project was approved by the Clovis City Council on January 4, 2021, to correct inconsistencies between the General Plan and the City's Development Code and to allow development consistent with the R-T (Research and Technology) Park Zone District within the area planned for the City's R-T Park; and

WHEREAS, GPA2021-007 proposes to amend Table LU-2, Table LU-3, Table LU-4 and Figure LU-4 of the General Plan Land Use Element; and

WHEREAS, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009 for the R-T Park, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

WHEREAS, proposed GPA2021-007 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

WHEREAS, the City published notice of the public hearing for GPA2021-007 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

WHEREAS, a duly noticed public hearing was held on June 27, 2024; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

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

1. In accordance with section 15183 of the CEQA Guidelines, the proposed GPA2021-007 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of a general plan amendment, as follows:
 - a. GPA2021-007 is internally consistent with the goals, policies, and actions of the General Plan.
 - b. GPA2021-007 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. There is a compelling reason for the amendment, as the proposal corrects inconsistencies between the General Plan and Development Code and brings the City’s Research and Technology Park into alignment with the goals of the Clovis City Council.
3. The Planning Commission hereby recommends that the City Council approve GPA2021-007 as outlined in **Attachment A**.
4. The bases for the findings are detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by _____, seconded by _____ and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-____
DATE: June 27, 2024

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

Attachment A General Plan Changes

Section 1: GP Change #1: Land Use Element – Table LU-2

Amend the Land Use Designations legend to reflect a modified Description of Typical Uses for the Mixed Use/Business Campus land use designation.

Land Use Designation and Density / Intensity Range	Description of Typical Uses
Mixed Use/Business Campus (MU-BC) Max FAR 4.0 15.1–25.0 du/ac	Higher intensity mix of employment generating businesses drawing from land uses permitted in the Office and Industrial designations. Live/work is also permitted. Commercial uses are generally prohibited except as uses clearly ancillary to the employment-generating office and industrial uses. <u>Educational and Residential uses ancillary to the CHSU campus are permitted, including campus-affiliated housing.</u>

Section 2: GP Change #2: Land Use Element - Table LU-3

Amend the General Plan and Zoning Consistency legend to reflect a modified Zoning District for the Mixed Use/Business Campus land use designation.

General Plan Land Use Designation	Zoning District
Mixed Use/Business Campus (MU-BC)	Administrative/Professional Office (C-P) All industrial districts Urban Center (U-C) <u>Planned Commercial Center (P-C-C)</u> <u>Public Facilities (P-F)</u>

Section 3: GP Change #3: Land Use Element - Table LU-4

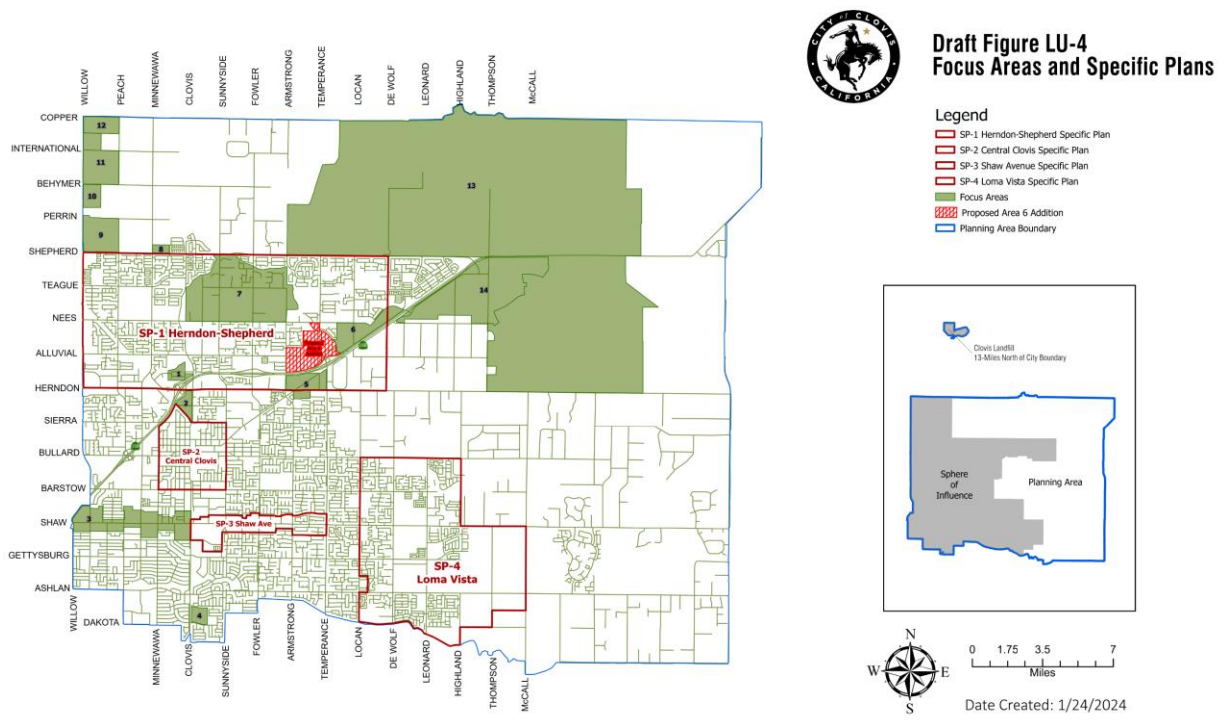
Amend the Mixed-Use Focus Areas and Specific Plans legend to reflect modifications to Focus Area 6.

Area	Primary Land Uses	Additional Uses Allowed	Design Features and Other Direction
6	Research and Technology Business Park Phase 3	- Live/Work - Existing residential uses	- Existing residential uses as of 2014 shall continue to be permitted uses. Live/work uses are permitted south of Nees Avenue on Locan

Area	Primary Land Uses	Additional Uses Allowed	Design Features and Other Direction
		<p>- <u>Campus-affiliated Housing (up to 25 du/ac)</u></p>	<p>Avenue. <u>Residential uses ancillary to the CHSU campus are permitted for campus-affiliated housing.</u> No other new residential is permitted.</p>

Section 4: GP Change #4: Land Use Element – Figure LU-4

Amend the Focus Area and Specific Plans figure to reflect the correct boundary for Focus Area 6.



RESOLUTION 24-__

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CLOVIS CITY COUNCIL’S APPROVAL OF ORDINANCE
AMENDMENT 2021-004, AMENDING CHAPTERS 9.14, 9.18 AND 9.120 OF TITLE 9
[DEVELOPMENT CODE] OF THE CLOVIS MUNICIPAL CODE TO MODIFY THE
MIXED USE/BUSINESS CAMPUS LAND USE DESIGNATION TO ALLOW CAMPUS-
AFFILIATED HOUSING USES IN THE R-T ZONE DISTRICT, ADD DEVELOPMENT
STANDARDS AND ESTABLISH A R-T OVERLAY ZONE DISTRICT**

WHEREAS, the City of Clovis’s, 1033 Fifth Street, Clovis, CA 93162 (“City”) current Development Code, located under Title 9 of the Clovis Municipal Code (“Development Code”), was adopted by the City Council on October 8, 2014 and has been amended from time to time pursuant to procedures and criteria included in Chapter 9.86 of the Development Code; and

WHEREAS, the City initiated an application for Ordinance Amendment (OA) 2021-004 to amend the Clovis Development Code to correct inconsistencies between the General Plan and Development Code and to allow for campus-affiliated housing in the R-T Park (“Project”); and

WHEREAS, the OA2021-004 proposes to amend Sections 9.14.010, 9.14.020, 9.14.030 and 9.120.020 of the Development Code and add Section 9.18.060 to the Development Code; and

WHEREAS, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

WHEREAS, proposed OA2021-004 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City’s General Plan in accordance with section 15183 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

WHEREAS, the City published notice of the public hearing for OA2021-004 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

WHEREAS, a duly noticed public hearing was held on June 27, 2024; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

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

1. In accordance with section 15183 of the CEQA Guidelines, the proposed GPA2021-007 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of an ordinance amendment, as follows:
 - a. OA2021-004 is internally consistent with the goals, policies, and actions of the General Plan.
 - b. OA2021-004 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. OA2021-004’s modifications outline specific development standards for campus related housing, an ancillary use to the California Health Sciences University campus. No conflicts with any other provision of the Development Code have been identified.
3. The Planning Commission hereby recommends the City Council approve OA2021-004 as outlined in **Attachment A**.
4. The bases for the findings are detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by _____, seconded by _____ and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-____
DATE: June 27, 2024

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

**Attachment A
Ordinance Amendments**

Section 1 – Amendment to Section 9.14.010, subdivision(B) 5

5. R-T (Research and Technology/Business Park) District. The R-T District is applied to areas appropriate for research- and technology-based land uses, within a business campus setting, that will ensure positive future growth in employment within the City; generate revenue to the City and higher than average wages or payroll; and ensure compatibility with local infrastructure, adjacent land uses, and natural resources. The R-T District is consistent with the Industrial and Mixed Use/Business Campus land use designations of the General Plan and the Business Campus designation of Herndon Shepherd Specific Plan. Development within the R-T District requires compliance with the R-T Park Architectural Guidelines.

Section 2 – Amendments to Section 9.14.020 (Table 2-6 & footnotes)

Land Use (1)(2)(3)(5)	Permit Requirement by District					See Section
	C-M	M-P	M-1	M-2	R-T	
Education, Public Assembly, and Recreation						
Schools, Specialized Education, <u>and Training, and Campus-affiliated Housing</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>A(6)</u>	<u>9.77</u>

Notes:

(6) Campus-affiliated Housing is only permitted in the R-T District when built in conjunction or ancillary to the California Health Sciences University and only when the requisite permits and restrictive covenants are obtained. Residential uses are required to be processed in conformance with Chapter 77 of this Code.

Section 3 – Amendments to Section 9.14.030 (Table 2-7 & footnotes)

**TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

Development Feature	R-T (11) (Commercial Component)
Minimum Parcel Size	6,000 sq. ft.
Minimum Parcel Width	60 ft. (minimum average)
Minimum Corner Parcel Width	100 ft. (minimum average)
Minimum Reverse Corner Parcel Width	100 ft. (minimum average)
Minimum Parcel Depth	100 ft. (minimum average)
Minimum Structure Size (gross floor area)	None
Setbacks Required	
Front	40 ft. Structures 30 ft. Parking (10)
Side (each)	10 ft.
Street side	40 ft. Structures 30 ft. Parking (10)
Rear	15 ft.
Maximum Parcel Coverage	33%
Minimum Distance Between Structures on the Same Parcel	None
Main Structure - Maximum Height	35 ft. (12)(13)
Fences/Walls/Hedges	See Section 9.24.060 (Fences, Hedges and Walls)
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)

Notes:

(11) Specific development standards may-be-have been established with the adoption of the R-T District for a site. Refer to the specific zoning for the site.

**TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)**

<u>Development Feature</u>	<u>R-T (14)(15) (Campus-affiliated Housing – Single- Family Component)</u>	<u>R-T (14)(15)(16) (Campus-affiliated Housing – Multi- Family Component)</u>
<u>Minimum Parcel Size</u>	<u>4,500 sq. ft.</u>	<u>8,500 sq. ft.</u>
<u>Minimum Parcel Width</u>	<u>50 ft.</u>	<u>60 ft.</u>
<u>Minimum Corner Parcel Width</u>	<u>50 ft.</u>	<u>65 ft.</u>
<u>Minimum Reverse Corner Parcel Width</u>	<u>50 ft.</u>	<u>70 ft.</u>
<u>Minimum Parcel Depth</u>	<u>90 ft.</u>	<u>120 ft.</u>
<u>Minimum (Gross) Density</u>	<u>-----</u>	<u>15.1 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>-----</u>	<u>25 DU/acre</u>
<u>Setbacks Required (16)</u>		
<u>Front</u>	<u>15 ft. (20 ft. min. to garage, measured from back of sidewalk)</u>	<u>15 ft.</u>
<u>Side (each)</u>	<u>5 ft.</u>	<u>5 ft. (15 ft. if abutting residential lot)</u>
<u>Street side</u>	<u>10 ft. 15 ft. (reverse corner) (12)(26)</u>	<u>10 ft. (18)</u>
<u>Rear</u>	<u>15 ft.</u>	<u>15 ft. (20 ft. if abutting residential lot)</u>
<u>Building to Building</u>	<u>-----</u>	<u>20 ft.</u>
<u>Maximum Parcel Coverage</u>	<u>45%</u>	<u>45%</u>
<u>Main Structure - Maximum Height</u>	<u>35 ft./2-1/2 stories</u>	<u>45 ft./3 stories</u>
<u>Accessory Structure – Maximum height</u>	<u>See Section 9.40.030 (Accessory uses and structures)</u>	<u>See Section 9.40.030 (Accessory uses and structures)</u>
<u>Fences/Walls/Hedges</u>	<u>See Section 9.24.060 (Fences, Hedges and Walls)</u>	<u>See Section 9.24.060 (Fences, Hedges and Walls)</u>
<u>Off-Street Parking</u>	<u>See Chapter 32 of this title (Parking and Loading Standards)</u>	<u>See Chapter 32 of this title (Parking and Loading Standards)</u>
<u>On-site Open Space</u>	<u>-----</u>	<u>260 sq. ft. of private or community open space per unit</u>

Notes:

- (12) Private garages located in the side yard area shall be set back at least twenty feet (20') from the property line on the side street and not less than five feet (5') from the rear property line of a reversed corner lot.
- (14) Specific residential development standards have been established in the R-T Park Architectural Guidelines and all residential development shall be developed in compliance with these design guidelines.
- (15) No additional deviations are permitted unless done through the Planned Development Permit or Variance process and approved by City Council.
- (16) No structure shall be located within 100 feet of the properties to the west of APN 564-033-11S.
- (18) A reverse corner parcel shall have a minimum street side setback of fifteen feet (15'), with a minimum of twenty feet (20') to the face of the garage door.
- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

Section 4 – Addition of Section 9.18.060**9.18.060 – R-T (Research and Technology/Business Campus) Overlay District**

- A. Parcels with the R-T Overlay District are allowed to continue their existing single-family residential use in perpetuity. The continued residential use shall terminate upon approval of an entitlement for use under the R-T District and they may not revert back to the residential use.
- B. A R-T Overlay District shall be designated on the Zoning Map by the addition of an “R-T” suffix to the base zoning district designator.
- C. Parcels with the R-T Overlay District are not required to rezone to remove the base residential zone district.
- D. Parcels with the R-T Overlay District shall be located within Focus Area 6 and shall have a base zone district of R-A, R-1-AH, R-1-7500 or R-1-8500.

Section 5 – Amendment to Section 9.120.020 (s)

Schools, —specialized education, ~~and~~ training and campus-affiliated housing. Business, professional, secretarial schools, and vocational/trade schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including: art, ballet and other dance, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, fitness, environmental awareness, and management). Also includes campus-affiliated housing, specifically

designed by, or in conjunction with California Health Sciences University for the purpose of providing housing to both attendees, staff, and/or instructors of the institution.

RESOLUTION 24-____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF REZONE
APPLICATION 2021-010, TO REZONE APPROXIMATELY 63 PROPERTIES FROM THE R-
A, R-1-AH, R-1-7500, R-1-8500 AND C-P ZONE DISTRICTS TO THE R-T ZONE DISTRICT
OR THE R-T OVERLAY ZONE DISTRICT FOR PROPERTIES LOCATED WITHIN THE
RESEARCH AND TECHNOLOGY PARK**

LEGAL DESCRIPTION:

See Attachment A

WHEREAS, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), initiated an application for Rezone (R) 2021-010 to correct the inconsistent zoning for sixty-three (63) properties within the Research and Technology (R-T) Park ("Project"); and

WHEREAS, R2021-010 proposes to rezone forty-two (42) properties within the R-T Park from the R-A (Single-Family Residential Very Low Density), R-1-AH (Single-Family Residential Very Low Density), R-1-7500 (Single-Family Residential Low Density – 7,500 square feet), R-1-8500 (Single-Family Residential Low Density – 8,500 square feet) and C-P (Administrative and Professional Office) Zone Districts to the R-T (Research and Technology/Business Park) Zone District; and

WHEREAS, R2021-010 proposes to rezone eleven (11) properties within the R-T Park from the R-A (Single-Family Residential Very Low Density) Zone District to the R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) Zone District; and

WHEREAS, R2021-010 proposes to rezone nine (9) properties within the R-T Park from the R-1-AH (Single-Family Residential Very Low Density) Zone District to the R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) Zone District; and

WHEREAS, R2021-010 proposes to rezone one (1) property within the R-T Park from the R-1-7500 (Single-Family Residential Low Density – 7,500 square feet) Zone District to the R-1-7500/R-T (Single-Family Residential Low Density – 7,500 square feet/Research and Technology/Business Park Overlay) Zone District; and

WHEREAS, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

WHEREAS, proposed R2021-010 is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

WHEREAS, the City published notice of the public hearing for R2021-010 in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

WHEREAS, a duly noticed public hearing was held on June 27, 2024; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City’s Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing (“Administrative Record”).

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

1. In accordance with section 15183 of the CEQA Guidelines, the proposed R2021-010 is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Project satisfies the required findings for approval of a rezone amendment, as follows:
 - a. R2021-010 is internally consistent with the goals, policies, and actions of the General Plan.
 - b. R2021-010 would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
 - c. The physical suitability of a parcel is not applicable to the proposed Project given that no physical development is proposed.
3. The Planning Commission hereby recommends the City Council approve R2021-010 as outlined in **Attachment A**.
4. The bases for the findings is detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-____
 DATED: June 27, 2024

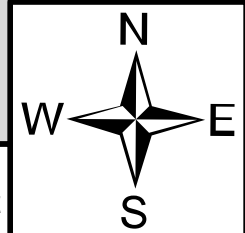
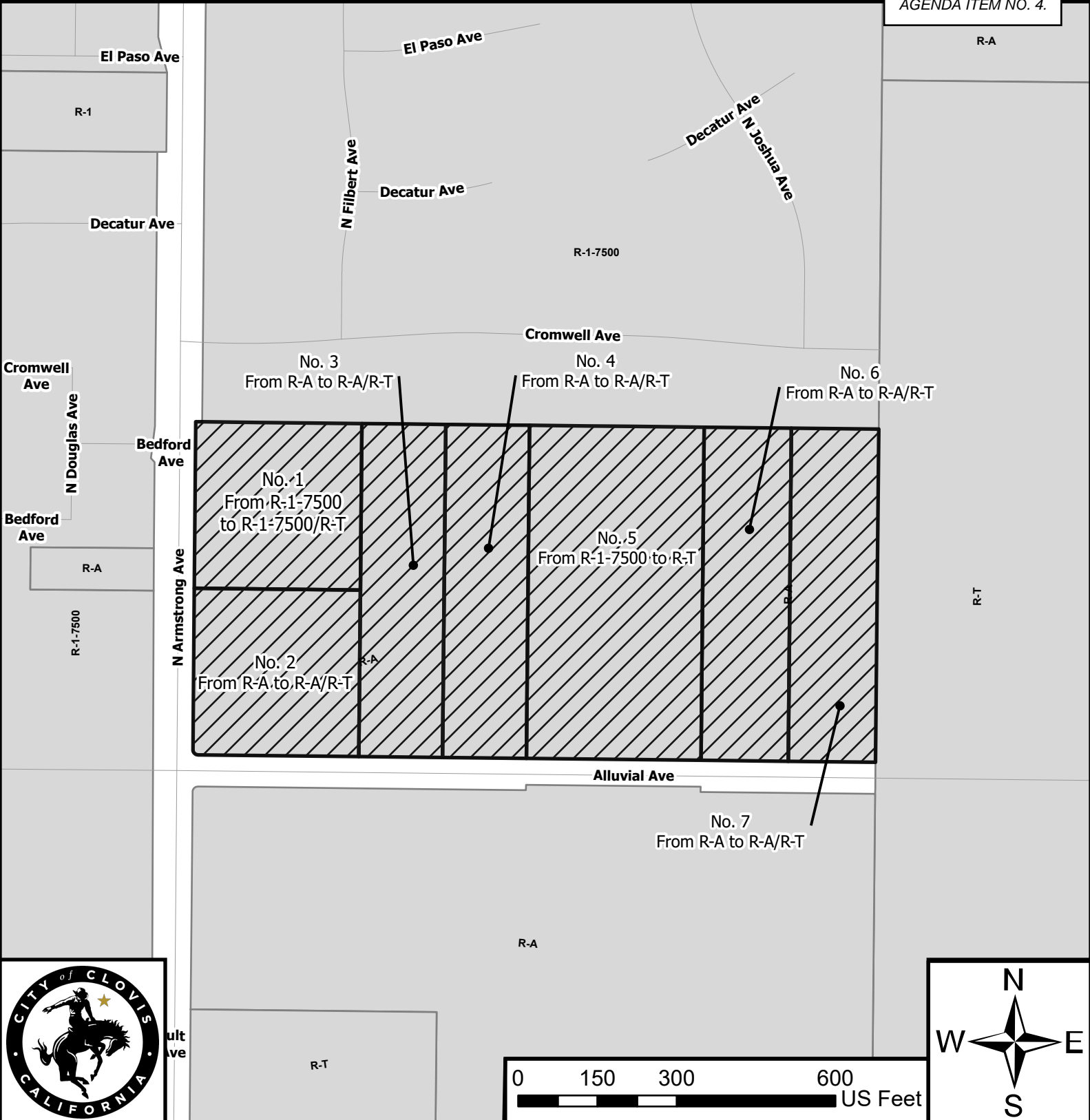
 Alma Antuna, Chair

ATTEST: _____
 Renee Mathis, Secretary

**ATTACHMENT A
LEGAL DESCRIPTION**

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

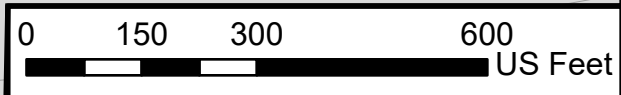
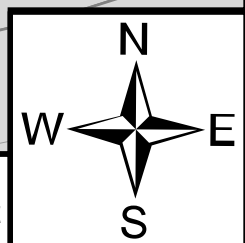
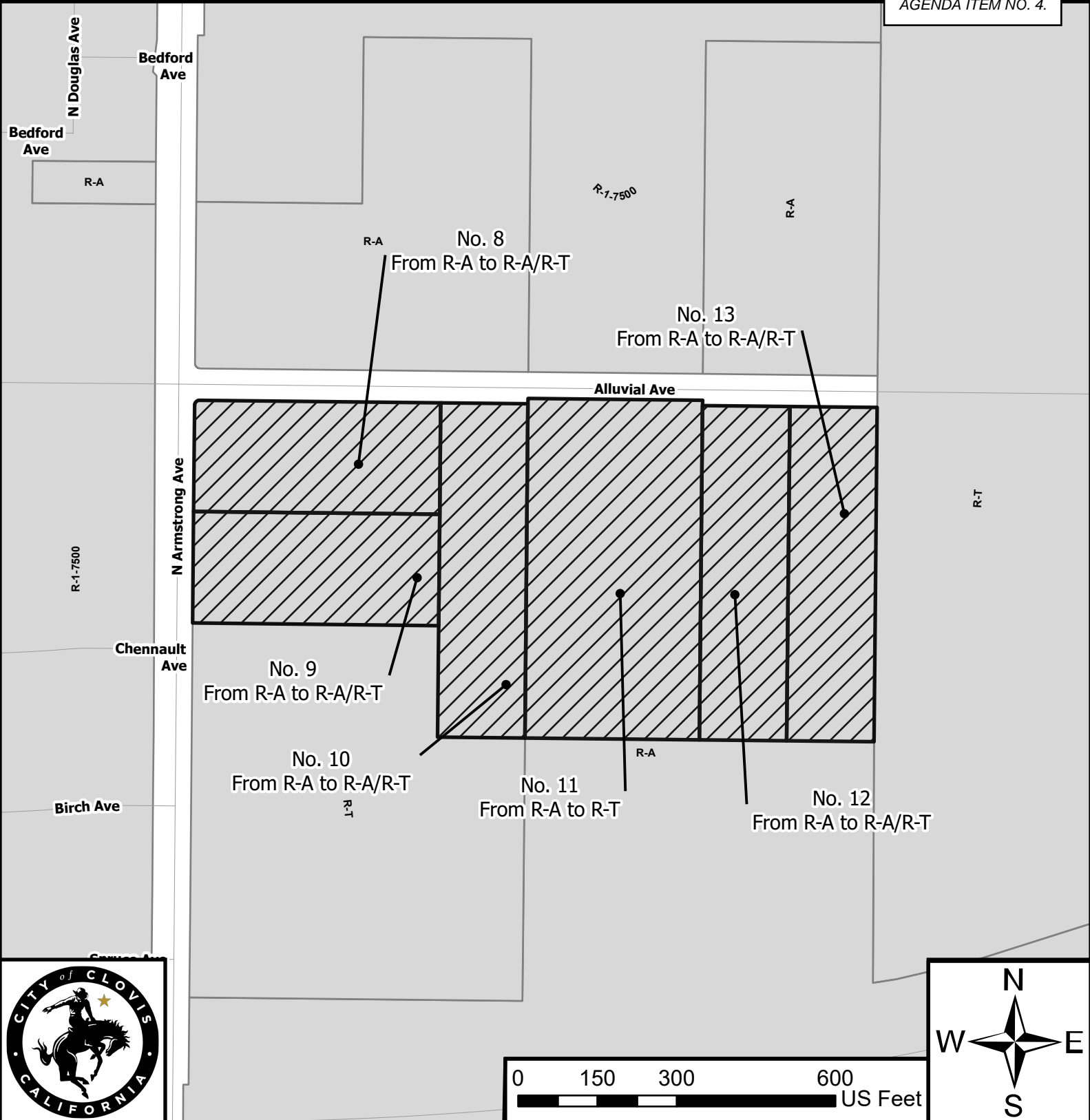


Legend

- 1) From R-1-7500 (Single-Family Residential Low Density) to R-1-7500/R-T (Single-Family Residential Low Density/Research and Technology/Business Park Overlay) zone district.
- 2) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 3) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 4) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 5) From R-1-7500 (Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district.
- 6) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 7) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- | — City of Clovis Limits

City of Clovis R-T Park Rezone

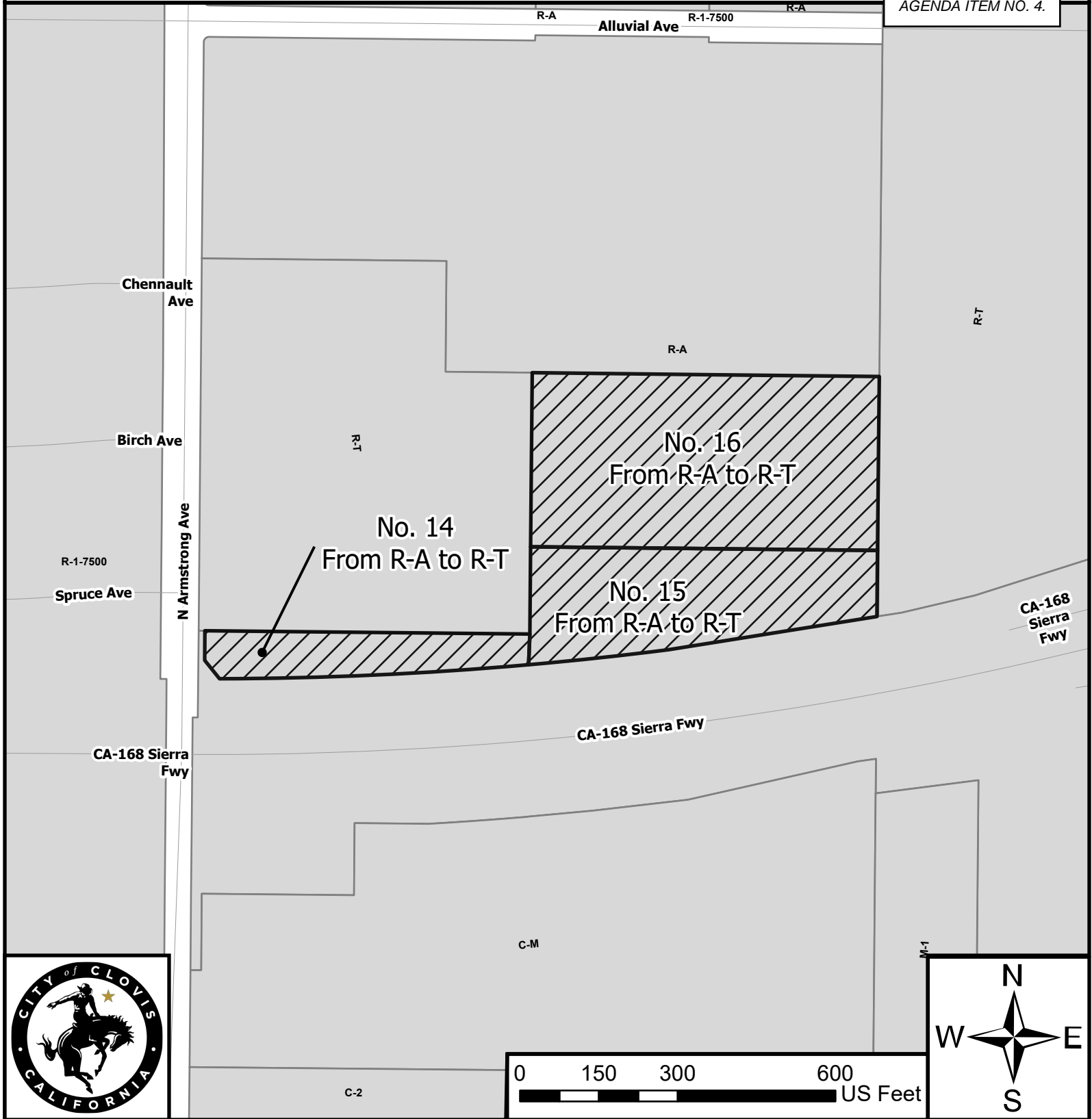
AGENDA ITEM NO. 4.







- Legend**
- 8) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 9) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 10) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 11) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 12) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 13) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - City of Clovis Limits

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

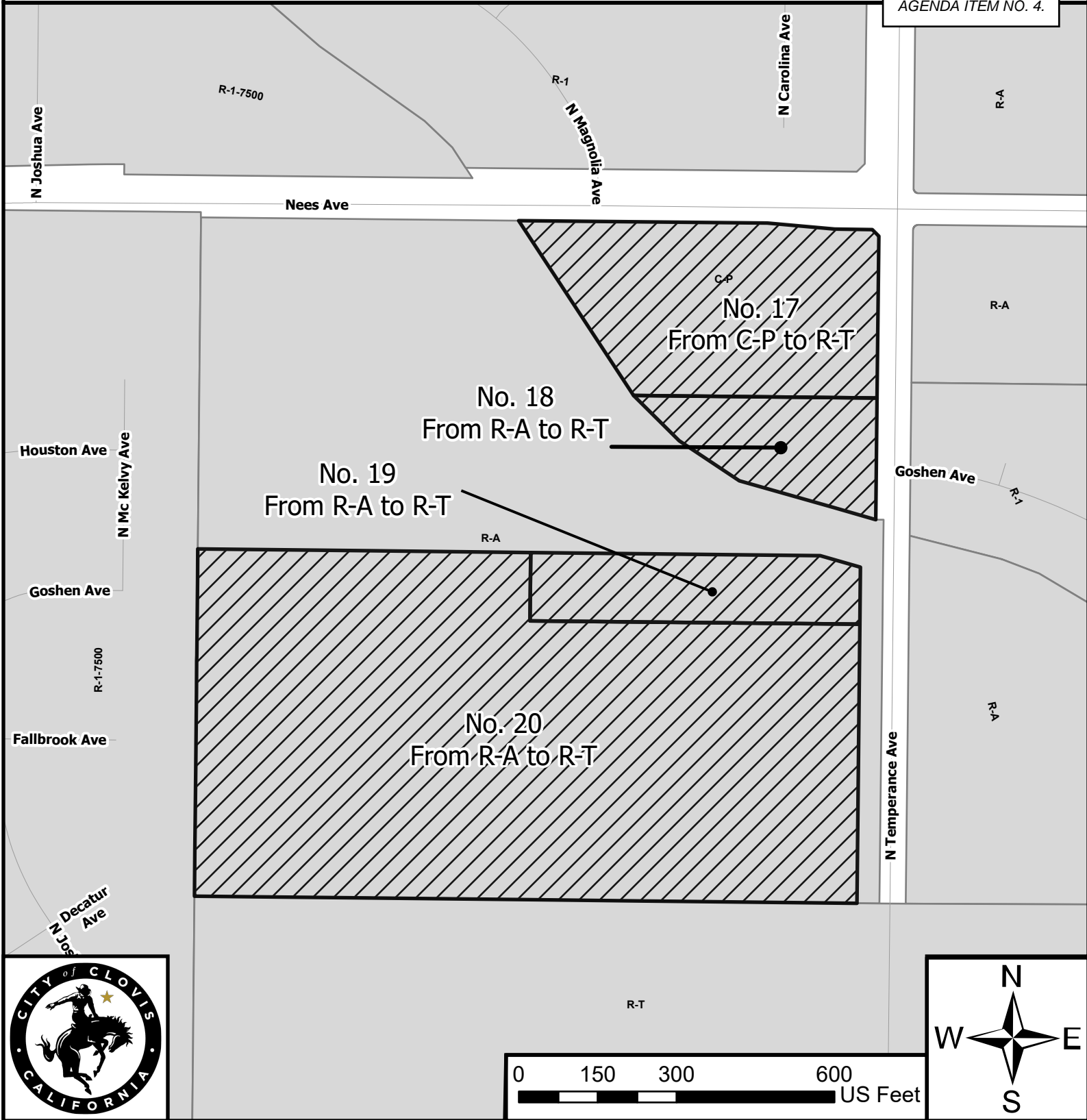


Legend






-  14) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  15) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  16) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  City of Clovis Limits

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

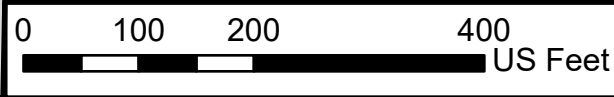
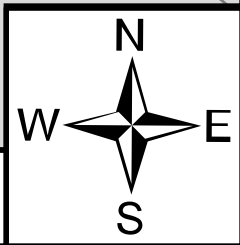
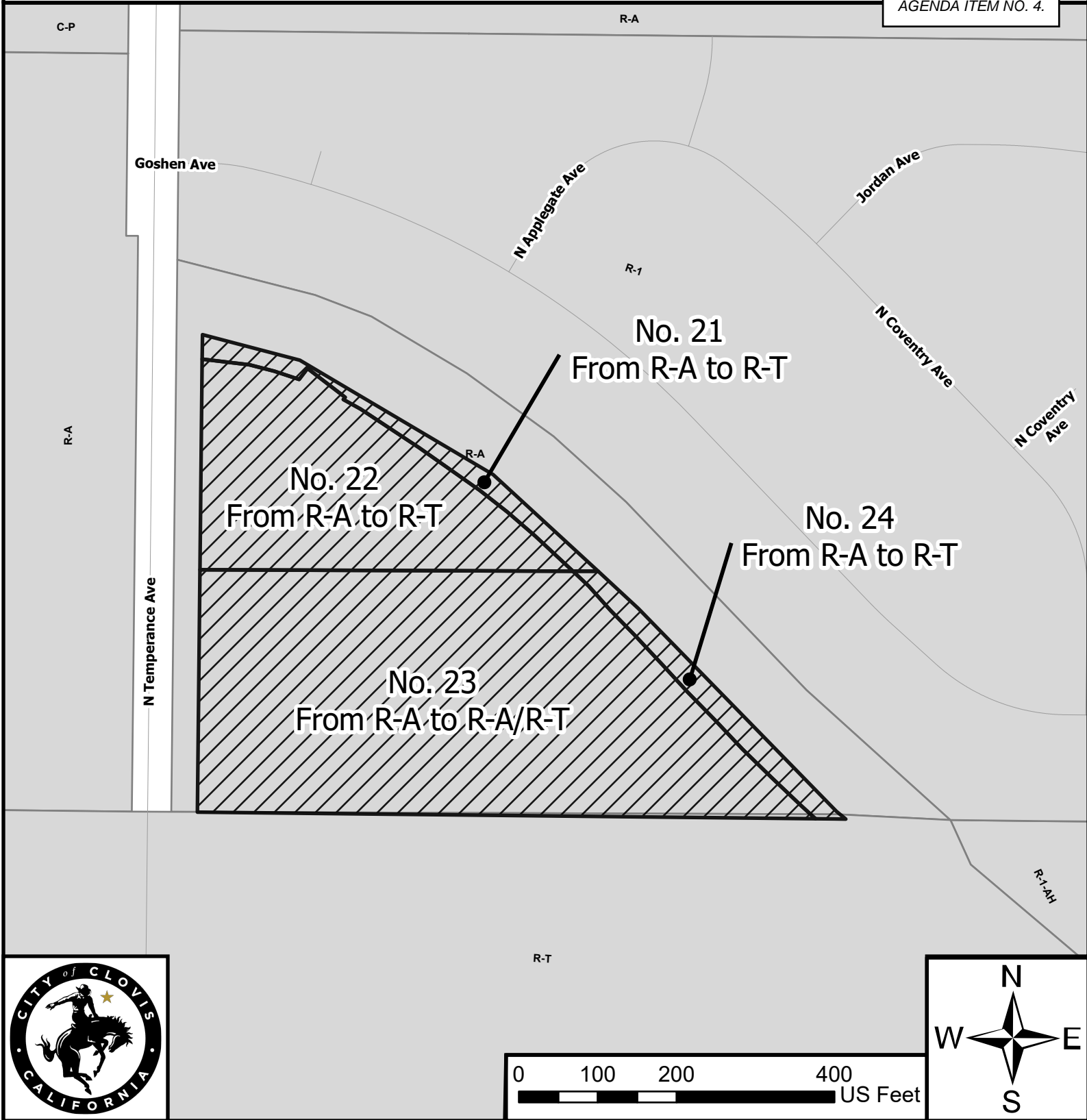


Legend

-  17) From C-P (Administrative and Professional Office) to R-T (Research and Technology/Business Park) zone district.
-  18) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  19) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  20) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
-  City of Clovis Limits

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

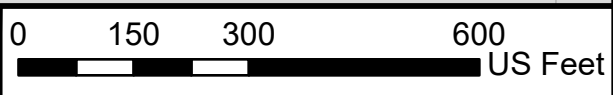
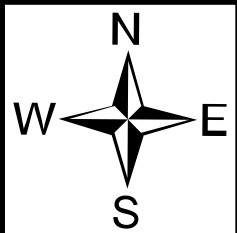
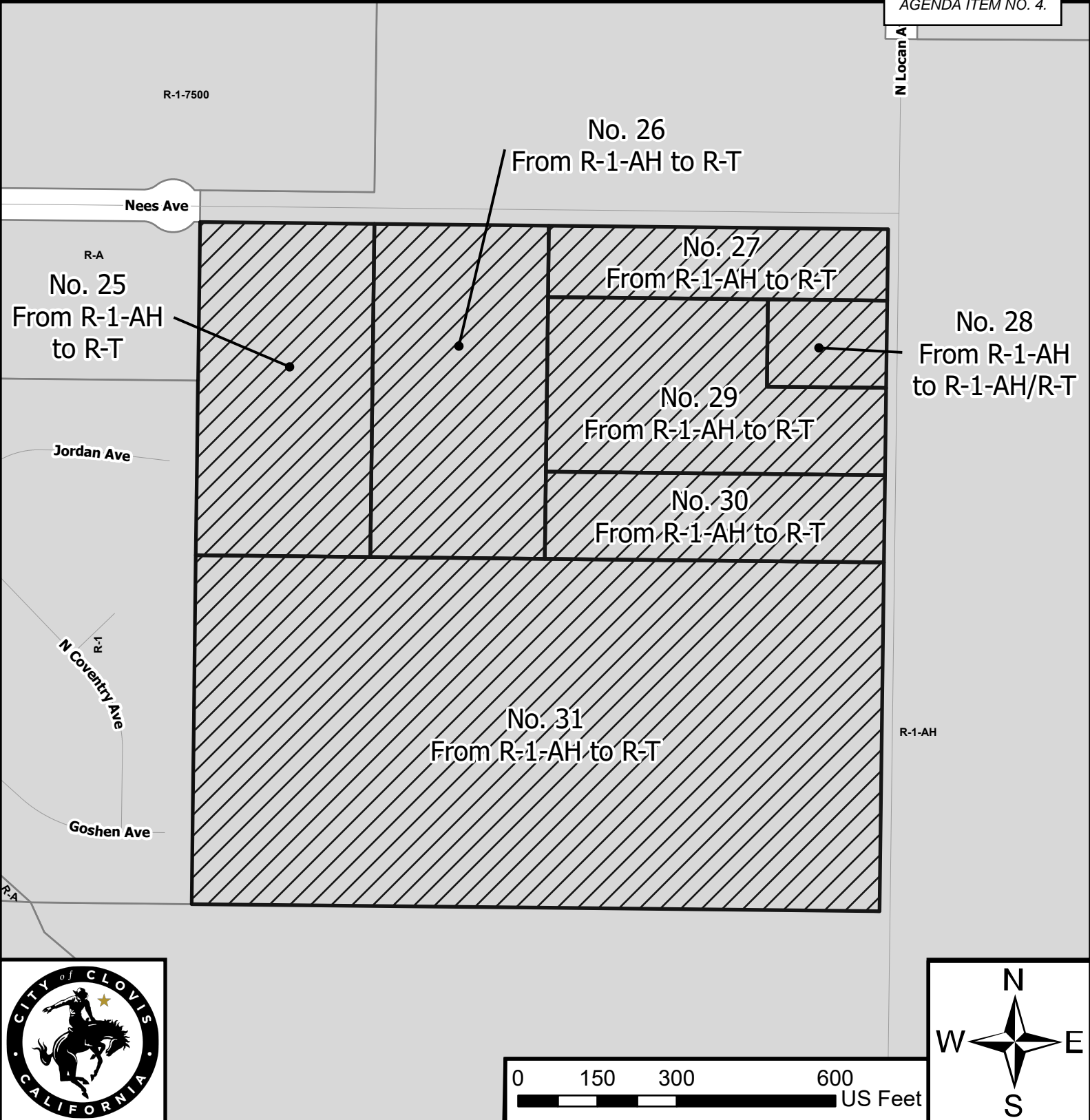


Legend

- 21) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 22) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 23) From R-A (Single-Family Residential Very Low Density) to R-A/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
- 24) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- City of Clovis Limits

City of Clovis R-T Park Rezone

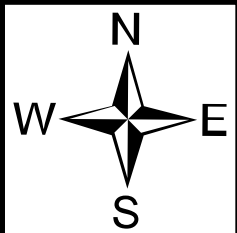
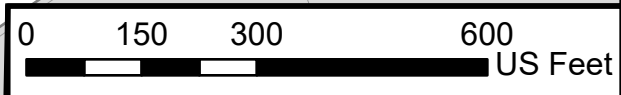
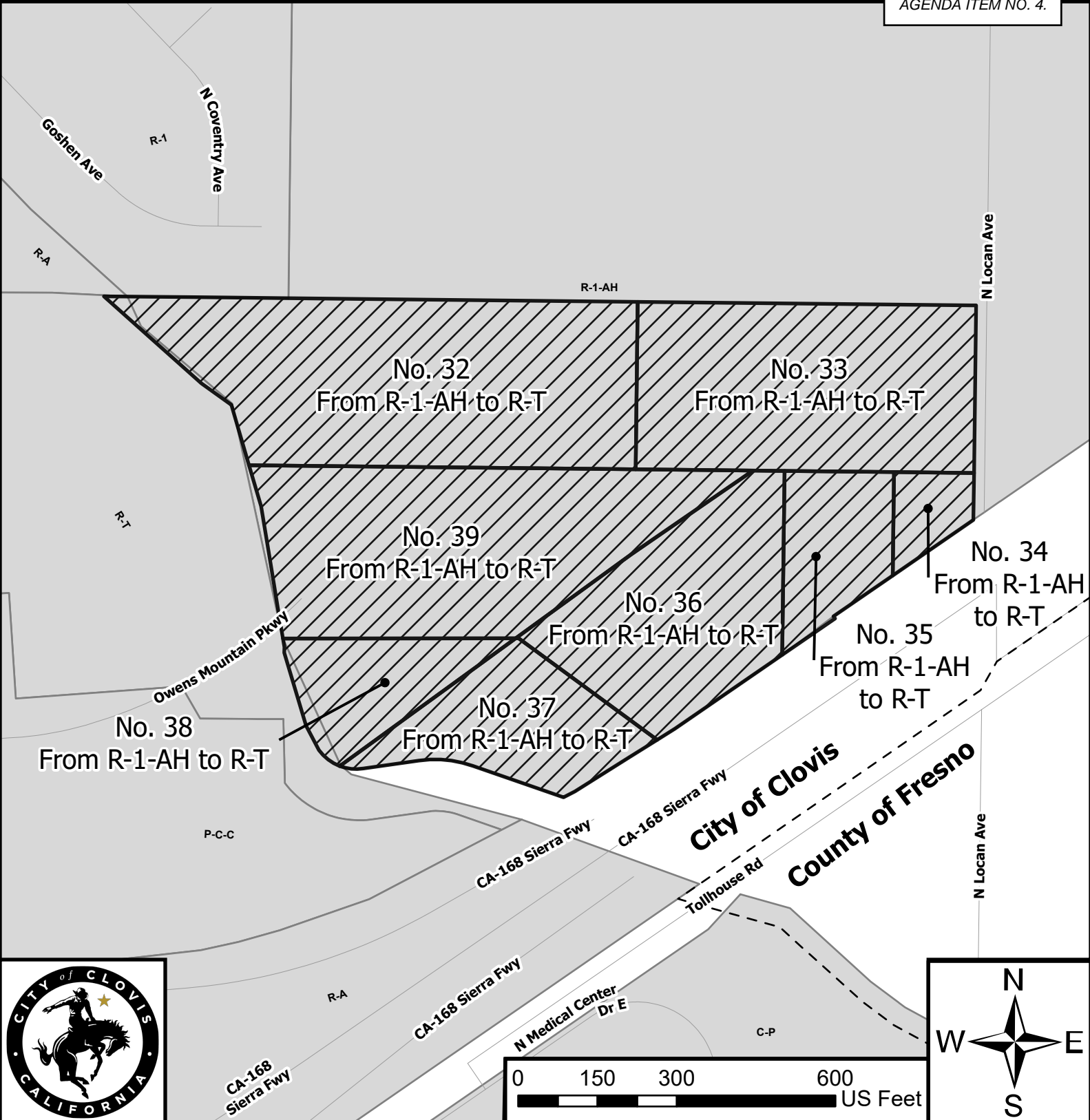
AGENDA ITEM NO. 4.



- Legend**
- 25) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 26) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 27) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 28) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 29) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 30) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 31) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - City of Clovis Limits

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.

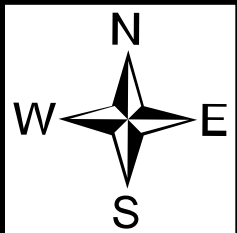
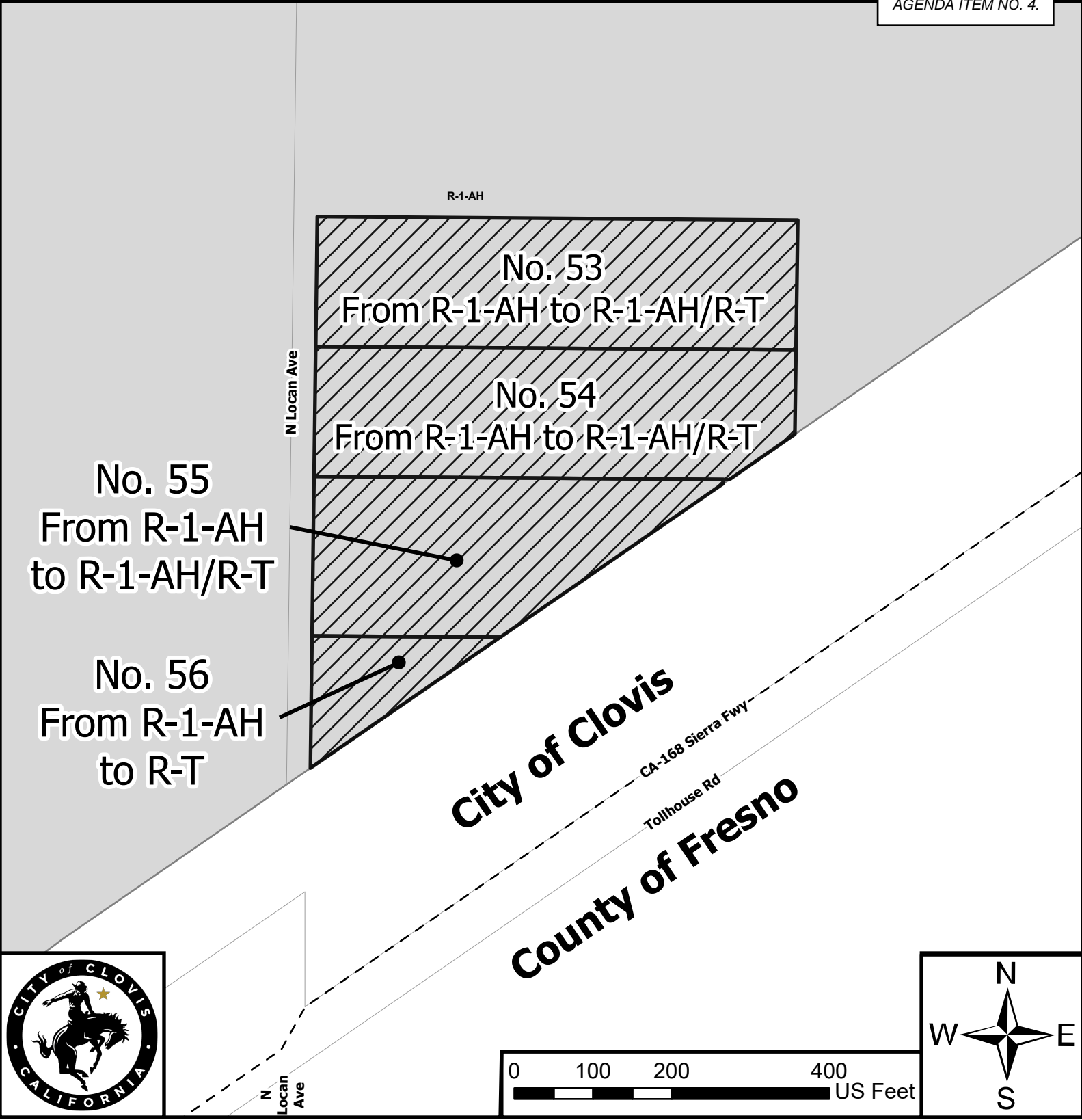


Legend

- 32) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 33) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 34) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 35) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 36) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 37) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 38) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- 39) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
- City of Clovis Limits

City of Clovis R-T Park Rezone

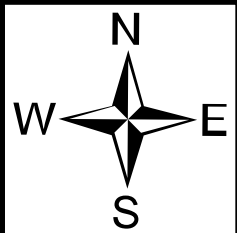
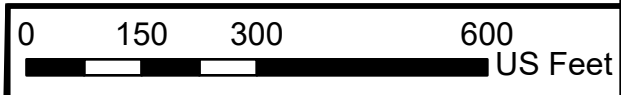
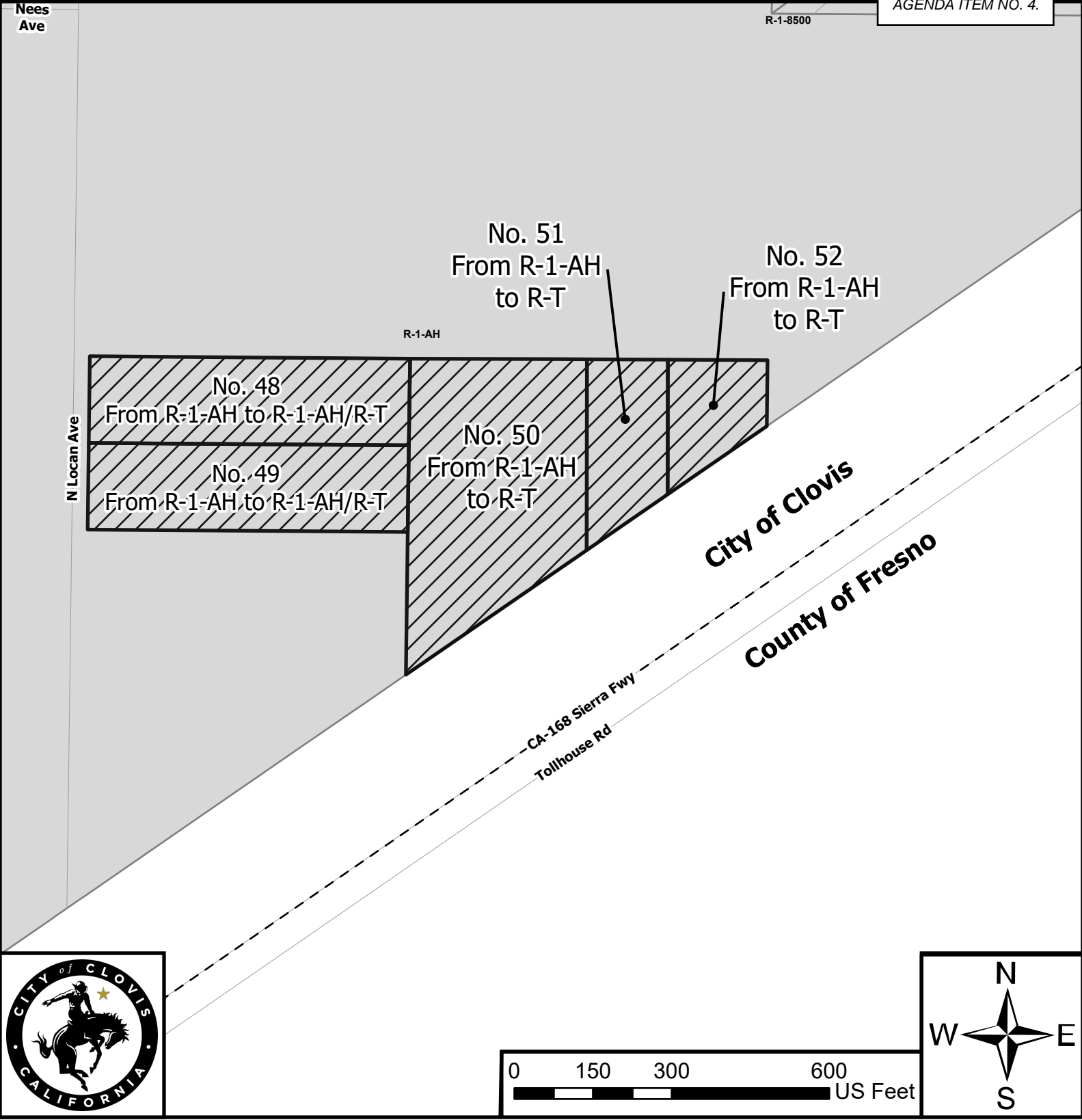
AGENDA ITEM NO. 4.



- Legend**
- 53) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 54) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 55) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 56) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - City of Clovis Limits

City of Clovis R-T Park Rezone

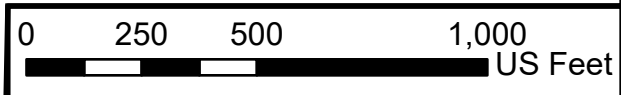
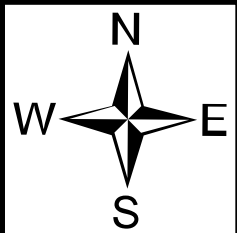
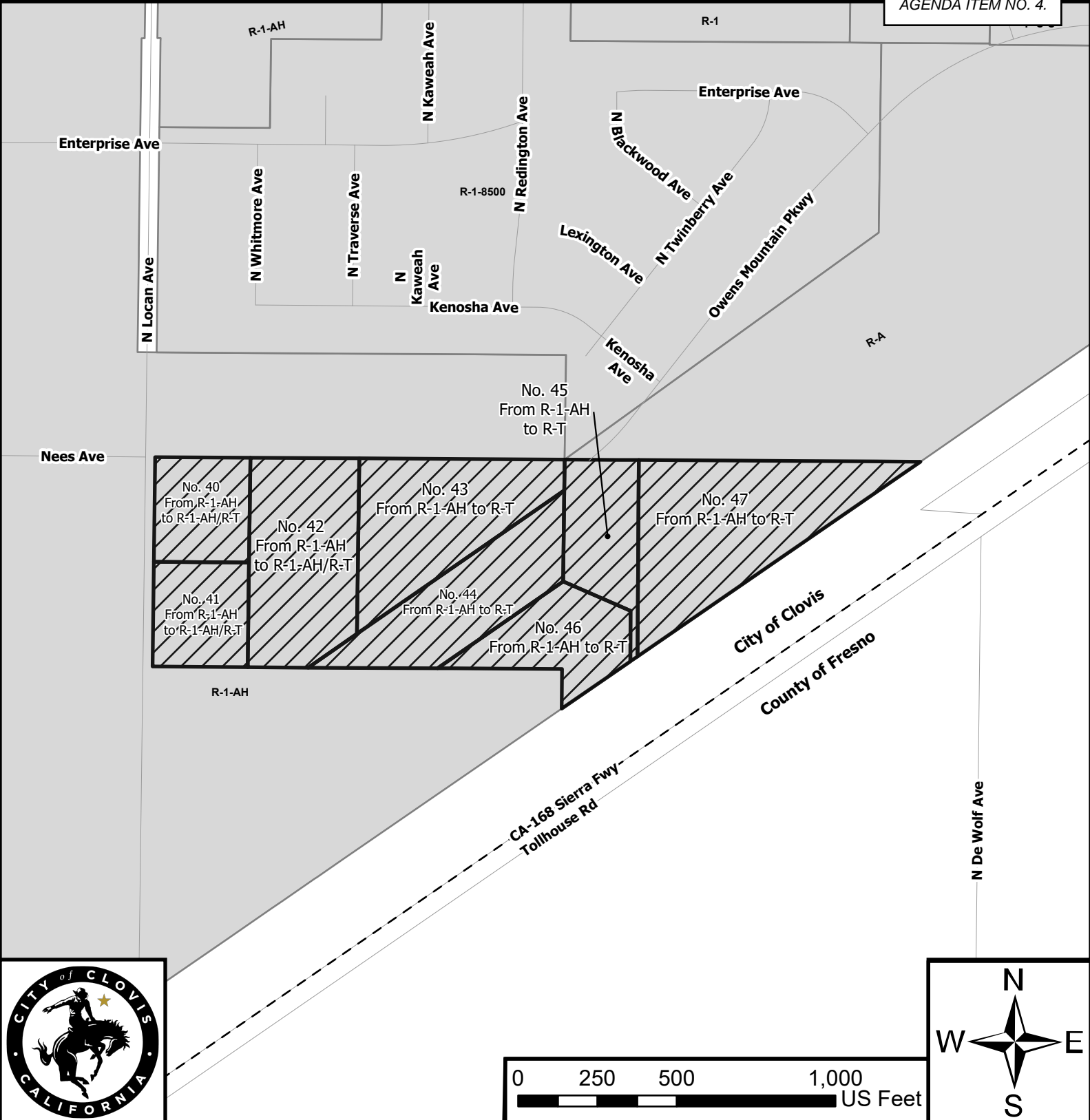
AGENDA ITEM NO. 4.



- Legend**
- 48) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 49) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 50) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 51) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 52) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - City of Clovis Limits

City of Clovis R-T Park Rezone

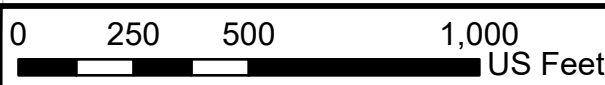
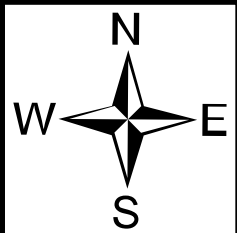
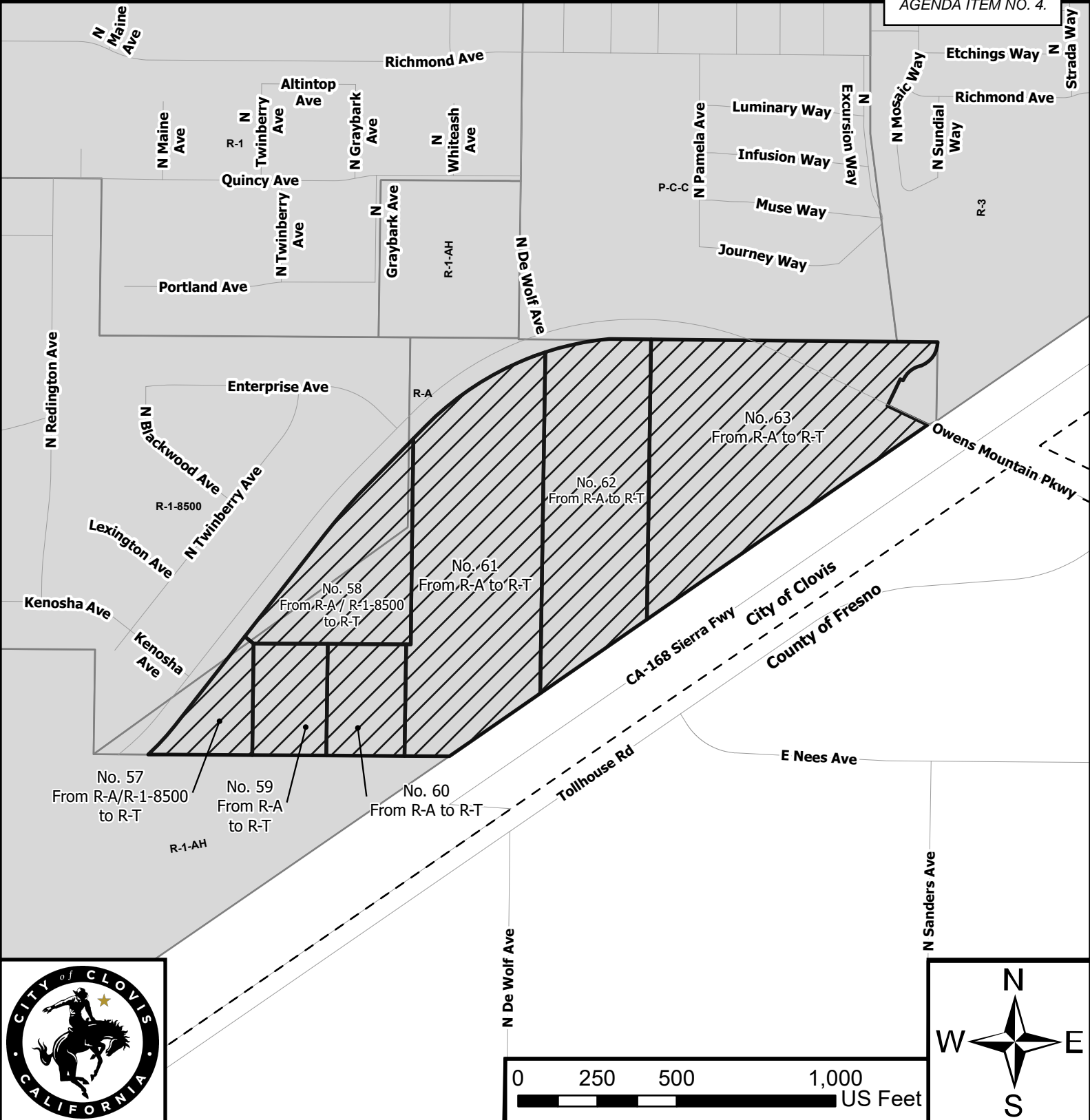
AGENDA ITEM NO. 4.



- Legend**
- 40) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 41) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 42) From R-1-AH (Single-Family Residential Very Low Density) to R-1-AH/R-T (Single-Family Residential Very Low Density/Research and Technology/Business Park Overlay) zone district.
 - 43) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 44) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 45) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 46) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - 47) From R-1-AH (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district.
 - City of Clovis Limits

City of Clovis R-T Park Rezone

AGENDA ITEM NO. 4.



- | Legend | |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 57) From R-A/R-1-8500 (Single-Family Residential Very Low Density & Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 58) From R-A/R-1-8500 (Single-Family Residential Very Low Density & Single-Family Residential Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 59) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 60) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 61) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 62) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | 63) From R-A (Single-Family Residential Very Low Density) to R-T (Research and Technology/Business Park) zone district. |
| | City of Clovis Limits |

RESOLUTION 24-__

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING THE CLOVIS CITY COUNCIL'S APPROVAL OF AN
AMENDMENT TO THE RESEARCH AND TECHNOLOGY ARCHITECTURAL
GUIDELINES**

WHEREAS, the City of Clovis, 1033 Fifth Street, Clovis, CA 93612 ("City"), on January 4, 2021 initiated an amendment to the Clovis General Plan and Development Code to correct inconsistencies between the General Plan and Development Code and to allow for campus related housing; and

WHEREAS, to avoid creating inconsistencies between the General Plan, Development Code and Research and Technology (R-T) Park Architectural Guidelines (Guidelines), the City is amending the Guidelines to be consistent with the General Plan and Development Code ("Project"); and

WHEREAS, buildout of the R-T Park was evaluated through two (2) separate environmental impact reports (EIR) certified by the City in 1999 and 2009, in conjunction with adoption of the Clovis General Plan and Development Code Update EIR (SCH No. 2012061069); and

WHEREAS, proposed amendment to the Guidelines is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency with the City's General Plan in accordance with section 15183 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has considered the Finding of Consistency in conjunction with the Project, together with comments received and public comments, and the entire public record; and

WHEREAS, the City published notice of the public hearing for the Project in *The Business Journal* on May 31, 2024, more than ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing in accordance with applicable law; and

WHEREAS, a duly noticed public hearing was held on June 27, 2024; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire administrative record relating to the Project, which is on file with the City's Department of Planning and Development Services, and reviewed and considered those portions of the administrative record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing ("Administrative Record").

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

1. In accordance with section 15183 of the CEQA Guidelines, the proposed Project is exempt from further environmental review under CEQA pursuant to a Finding of Consistency with the City’s General Plan.
2. The Planning Commission hereby recommends the City Council approve the Project as outlined in **Attachment A**.
3. The analysis in support of the Project is detailed in the June 27, 2024 staff report, the entire Administrative Record, as well as the evidence and comments presented during the public hearing, which are hereby incorporated by reference.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 27, 2024, upon a motion by _____, seconded by _____ and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 24-____
DATE: June 27, 2024

Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

Attachment A Guideline Changes

Section 1: Guidelines Change #1: Modify Section 8

The existing Section “8. Design Examples” will become Section “9. Design Examples”.
The new Section 8 will be as shown below:

8. Campus-affiliated Housing Development & Design Standards

8.1 Single-Family Housing

<u>DEVELOPMENT FEATURE</u>	
<u>Minimum Parcel Size</u>	<u>4,500 sq. ft.</u>
<u>Minimum Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Corner Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Reverse Corner Parcel Width</u>	<u>50 ft.</u>
<u>Minimum Parcel Depth</u>	<u>90 ft.</u>
<u>Minimum (Gross) Density</u>	<u>5.0 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>12.0 DU/acre</u>
<u>SETBACKS</u>	
<u>Front</u>	<u>15 ft.</u> <u>(20 ft. min. to garage,</u> <u>measured from back of</u> <u>sidewalk)</u>
<u>Side (each)</u>	<u>5 ft.</u>
<u>Street side</u>	<u>10 ft.</u>
<u>Rear</u>	<u>15 ft.</u>
<u>OTHER FEATURES</u>	
<u>Maximum Parcel Coverage</u>	<u>45%</u>
<u>Main Structure - Maximum Height</u>	<u>35 ft./2-1/2 stories</u>
<u>Accessory Structure – Maximum height</u>	<u>See Section 9.40.030</u> <u>(Accessory uses and</u> <u>structures)</u>
<u>Fences/Walls/Hedges</u>	<u>See Section 9.24.060</u> <u>(Fences, Hedges and Walls)</u>
<u>Off-Street Parking</u>	<u>See Chapter 32 of this title</u> <u>(Parking and Loading</u> <u>Standards)</u>

- No additional deviations are permitted unless done through the Planned Development Permit process and approved by City Council.

8.2 Multi-Family Housing

<u>DEVELOPMENT FEATURE</u>	
<u>Min. Parcel Size</u>	<u>8,500 sq. ft.</u>
<u>Min. Parcel Width</u>	<u>60 ft.</u>
<u>Min. Corner Parcel Width</u>	<u>65 ft.</u>
<u>Min. Reverse Corner Parcel Width</u>	<u>70 ft.</u>
<u>Min. Parcel Depth</u>	<u>120 ft.</u>
<u>Minimum (Gross) Density</u>	<u>15.1 DU/acre</u>
<u>Maximum (Gross) Density</u>	<u>25.0 DU/acre</u>
<u>SETBACKS</u>	
<u>Front</u>	<u>15 ft.</u>
<u>Side (each)</u>	<u>5 ft. (15 ft. if abutting residential lot)</u>
<u>Street side</u>	<u>10 ft.</u>
<u>Rear</u>	<u>15 ft. (20 ft. if abutting residential lot)</u>
<u>Building to Building</u>	<u>20 ft.</u>
<u>OTHER FEATURES</u>	
<u>Max. Parcel Coverage</u>	<u>45%</u>
<u>Max. Height (main structure)</u>	<u>45 ft./3 stories</u>
<u>Max. Height (accessory structures)</u>	<u>Per CMC</u>
<u>Fences/Walls/Hedges</u>	<u>Per CMC</u>
<u>Off-Street Parking</u>	<u>Per CMC</u>
<u>On-Site Open Space</u>	<u>260 sq. ft. of private or community open space per unit</u>

- No additional deviations are permitted unless done through the variance process and approved by City Council.
- Comply with the footnotes in the Development Code.
- No structure shall be located within 100 ft. of the properties to the west of APN 564-033-11S.

8.2 Design Standards

- A Residential Site Plan Review (RSPR) for single-family housing will be required to be reviewed for compliance with the R-T Park Architectural Guidelines. The RSPR is a separate entitlement from the tentative tract map.

- A Multi-Family Residential Design Review (MFRDR) for multi-family housing will be required to be reviewed for compliance with the R-T Park Architectural Guidelines. Multifamily projects that do not meet the objective standards shall be processed according to the review and approval requirements for site plan reviews.
- Materials and Colors
 - Both single and multi-family products shall comply with R-T Park Architectural Guidelines 1.4.3 and 1.4.4.
 - Emphasis in the proposed single-family components will be placed on use of masonry block, stone, and brick to blend with the theme of the broader R-T Park area, particularly the California Health Sciences University (CHSU) campus.
- Lighting
 - Lighting in both single and multi-family components shall be uniform throughout. Lighting for streets, both on and offsite, and trails shall be enhanced to provide a sense of place while maintaining adequate illumination.
- Building Design
 - Building height shall comply with R-T Park Design Guideline Section 1.3.
 - Roof elements shall comply with R-T Park Design Guideline Section 1.7.
 - The design of roof elements should be considered of equal importance to that of the elevations of the building.
- Monumentation
 - All signs shall comply with Chapter 9.34 of the Clovis Municipal Code.
- Landscaping
 - On and offsite landscaping shall be consistent and uniform throughout the neighborhoods, including the trail system, modeled on existing landscaping in the vicinity, particularly the CHSU campus.
 - All proposed development shall be evaluated by the appropriate design review committees and city staff.

Section 2: Guidelines Change #2: Modify Section 8 and Create Section 9

The existing Section “8. Design Examples” will become Section “9. Design Examples”.

89. Design Standards

From: Debbie Britz <mdcba@aol.com>
Sent: Wednesday, January 19, 2022 6:11 PM
To: Ricky Caperton
Subject: [External] Re:Amendments to the 2014 General Plan

To: Ricky Caperton, Clovis City Council, Planning Commission

As a long time resident of Clovis, 50 years with the last 40 years living at 2474 Nees Ave. It was brought to our attention through the postcard mailer we received this past Sat. Jan.15 for the City Council meeting to be held Fri. Jan. 21., on a matter that would greatly affect us. We had heard rumors from RE agents trying to purchase our property , which by the way will not be for sale in my lifetime, that apartments would be built behind our property. Our property is the complete Northern border of the RT Park/ West side of the Enterprise Canal. After reading the postcard mailer sent we were horrified that on Jan.4 ,2021 the Clovis City Council had moved ahead with looking into amendments/ rezoning of this General Plan. We never received any postcard mailer regarding that meeting. Granted we have seen many of those postcard mailers during our 40 years from the first meetings of Clovis Community Hospital, Highway 168, the conception of the RT Park, rezoning of properties, subdivisions being developed, Nees Ave being annexed into the City of Clovis then all our addresses were changed, Nees Ave. widening, etc., with many of these Planning Commission and City Council attended by us.

We made the decision to build our home at this location knowing that behind us someday there was going to be buildings that were to be Research and Technology in nature with mostly weekday hours, 5 days a week, people working in this area, not 18 acres of Multifamily Housing for hundreds if not thousands of people that would be living 24/7 in 3 story buildings directly behind our home and other homes on the western border, along with the moving of the Clovis Walking Trail along the back of the existing subdivision and our backyard!

The area has changed tremendously, if you have lived in the area during the last 10 years. The traffic is already horrendous on Temperance , Nees, then you add in hundreds of more cars with the only way to enter the landlocked property behind us is off of Temperance and maybe through 1 neighborhood street from Armstrong. I haven't even addressed the water or noise or increase to Clovis Unified School District. There surely are other properties vacant that would make more sense to house "students and faculty" for the "Medical School."

Thank you for your consideration-
Sincerely, Debbie and Martin Britz

From: Bob Davis <BobD@DavisCommodities.com>
Sent: Thursday, January 20, 2022 9:33 PM
To: Ricky Caperton
Subject: [External] Fwd: R-T Park meeting

Sent from Bob Davis' iPhone

Begin forwarded message:

From: Bob Davis <BobD@daviscommodities.com>
Date: January 20, 2022 at 9:27:58 PM PST
To: Bob Davis <BobD@daviscommodities.com>
Subject: Fwd: R-T Park meeting

Sent from Bob Davis' iPhone

Begin forwarded message:

From: Bob Davis <BobD@daviscommodities.com>
Date: January 20, 2022 at 8:07:36 PM PST
To: Chris Bauer <Cbauer1983@gmail.com>
Subject: Fwd: R-T Park meeting

<https://link.edgepilot.com/s/b16aa4f7/S7CCzweSB E2pGpLRZYxBgQ?u=http://www.rcaperton/@cityofclovis.com>

Subject: R-T Park meeting

Ricky,

I would like to enter a formal protest to this meeting. In particular to the shortness of notice as well as the time. Not even a weeks notice for such an issue of great consequence to the surrounding residential owners seems totally slanted towards the Developer. This is a departure from the City of Clovis' general plan for this area. Then slating that meeting for a Friday night from 6-7:30 seems to be a second protocol discouraging homeowner participation. There isn't even sufficient time to gather signatures for a formal rejection of this rezoning.

The property owners in this area are fully aware this is a master move by the Granville organization

to gain ground and build 3 story apartments in this area. Disguise this any way they wish but there is no secret here. This plan has so many flaws but the excuse of the Medical School is ridiculous. If the City of Clovis is truly interested in representing their citizens and not simply the developers, then I request allowing an extension for proper response from the residents this impacts.

Let me add that Gary McDonald's purchase of the Jura estate is well planned as he builds quality homes and this is adjacent to Dry Creek Elementary. So my statement was probably to general in nature, I apologize.

This current issue seems to concern one Developer in particular who seems to disregard the current residents. Please consider being fair to the many homeowners this impacts and reschedule this meeting allowing proper response.

Regards, Bob

Bob Davis, President
R A Davis Commodities, LLC
1645 Shaw Ave, Suite 103
Clovis, CA 93611
559-490-4500 office
559-490-7500 fax
559-647-7586 cell
bobd@daviscommodities.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: KD Pfaff <ffafpdk@yahoo.com>
Sent: Thursday, January 20, 2022 10:04 PM
To: Ricky Caperton
Subject: [External] Nees/locan

I protest this apartment building. This will bring down our housing and greatly impact our school districts. Take it elsewhere.

Thank you
KD Souza

[Sent from Yahoo Mail for iPhone](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: Christopher Bauer <cbauer1983@gmail.com>
Sent: Thursday, January 20, 2022 10:45 PM
To: Ricky Caperton
Subject: [External]

Mr. Caperton.

This letter is in reference to the locan/nees proposed zoning change

The proposed zoning change to allow for a high density apartment complex will negatively affect this area in multiple ways.

Our schools-

Currently, our schools are already highly impacted and trying to expand to keep pace with the current child age population. Adding on top of the already overwhelmed schools high density apartments would cause increased strain on the schools to provide the high level of education the city of clovis schools are known for.

Property value-

Having an apartment complex built so close to our home will cause a significant decrease in its value. Apartment complexes do serve a purpose and help with density issues. However, situating one in the middle of an otherwise completely single family home area does not make sense. There are other locations that would be far better for apartment complexes that are even closer to the medical school. If you want I will point them out on a map.

Traffic-

With the increased development in the area the traffic increase on Locan is already undeniable and quite honestly unacceptable for a two lane road without sidewalks. The city of clovis not requiring de Young to finish off the sidewalk was a huge error. Every morning when I see school kids walking on a dirt shoulder to catch the bus I cringe. Adding on top of that a high density apartment complex and a proposed round about at alluvial and locan, it would only get busier.

Lack of green space-

By developing an apartment, we would be losing valuable greenspace. Not only is greenspace nicer to look at than an apartment complex, but they offer many health benefits as well.

Clerical issues-

As currently zoned, this area is zoned low density single family homes. To change the plan to make room for an apartment complex doesn't seem fair to the residences in this area.

Additionally, to have a meeting via zoom on a Friday from 6-7:30 is ridiculous. In addition to this strange start time, the post cards regarding the meeting were only delivered on Saturday. This does not allow much time to get the word out to the affected residents. And time is needed in this instance as some of the owners in the area did not even receive a post card.

Thank you for taking the time to read this email.

Thanks, Chris

From: Christopher Bauer <cbauer1983@gmail.com>
Sent: Friday, January 21, 2022 9:22 AM
To: Ricky Caperton
Subject: Re: [External]

Mr. Caperton,
That is all very reasonable and I appreciate you taking the time to reply. As for the meeting tonight, we live at 2879 Enterprise Ave and never received the post card. Seeing as we are directly adjacent to the vacant land in question, we should have been notified. Also, this meeting is not listed on the city of clovis website or the planning commission website. Therefore, the amount of residents speaking tonight should not be taken into consideration since proper notification was not given. And to say our house was an error/outlier is not correct, because our two neighbors next to us on our side of the street didn't receive the post card either.

Thanks, Chris

On Jan 21, 2022, at 8:29 AM, Ricky Caperton <rcaperton@ci.clovis.ca.us> wrote:

Hi Chris,
To clarify, the new meeting will not be on Feb. 14th, but sometime during that week (still determining the exact day, which I will know later today). Also, tonight's meeting will not be cancelled per se, and for those that are on tonight we will run through the presentation - but we will give the option to folks calling in tonight to either stay on for tonight's meeting or they are welcome to join the February date. Hope that clarifies. We wanted to be mindful to those that may have already planned to call in tonight.

Ricky Caperton, AICP | Deputy City Planner
City of Clovis | Planning Division
p. 559.324.2347 | m. 559.593.5176
rcaperton@cityofclovis.com

-----Original Message-----

From: Christopher Bauer [<mailto:cbauer1983@gmail.com>]
Sent: Friday, January 21, 2022 8:26 AM
To: Ricky Caperton <rcaperton@ci.clovis.ca.us>
Subject: Re: [External]

Mr. Caperton,
I appreciate the extra time granted for the meeting. Does this mean that today's meeting has been cancelled? Or the February 14th meeting will be in addition to

the one tonight? Thanks in advance.

Thanks, Chris

On Jan 21, 2022, at 7:48 AM, Ricky Caperton
<rcaperton@ci.clovis.ca.us> wrote:

Good morning Chris, I am in receipt of your letter. We are in the process of scheduling another meeting for the week of February 14th to allow another opportunity to comment with greater notice and that will not be on a Friday. I will follow up today when that is scheduled.

Ricky Caperton, AICP | Deputy City Planner City of Clovis |
Planning

Division p. 559.324.2347 | m. 559.593.5176
rcaperton@cityofclovis.com

-----Original Message-----

From: Christopher Bauer [<mailto:cbauer1983@gmail.com>]

Sent: Thursday, January 20, 2022 10:45 PM

To: Ricky Caperton <rcaperton@ci.clovis.ca.us>

Subject: [External]

Mr. Caperton.

This letter is in reference to the locan/nees proposed zoning change

The proposed zoning change to allow for a high density apartment complex will negatively affect this area in multiple ways.

Our schools-

Currently, our schools are already highly impacted and trying to expand to keep pace with the current child age population. Adding on top of the already overwhelmed schools high density

apartments would cause increased strain on the schools to provide the high level of education the city of clovis schools are known for.

Property value-

Having an apartment complex built so close to our home will cause a significant decrease in its value. Apartment complexes do serve a purpose and help with density issues. However, situating one in the middle of an otherwise completely single family home area does not make sense. There are other locations that would be far better for apartment complexes that are even closer to the medical school. If you want I will point them out on a map.

Traffic-

With the increased development in the area the traffic increase on Locan is already undeniable and quite honestly unacceptable for a two lane road without sidewalks. The city of clovis not requiring de Young to finish off the sidewalk was a huge error. Every morning when I see school kids walking on a dirt shoulder to catch the bus I cringe. Adding on top of that a high density apartment complex and a proposed round about at alluvial and locan, it would only get busier.

Lack of green space-

By developing an apartment, we would be losing valuable greenspace. Not only is greenspace nicer to look at than an apartment complex, but they offer many health benefits as well.

Clerical issues-

As currently zoned, this area is zoned low density single family homes. To change the plan to make room for an apartment complex doesn't seem fair to the residences in this area.

Additionally, to have a meeting via zoom on a Friday from 6-7:30 is ridiculous. In addition to this strange start time, the post cards regarding the meeting were only delivered on Saturday. This does not allow much time to get the word out to the affected residents. And time is needed in this instance as some of the owners in the area did not even receive a post card.

Thank you for taking the time to read this email.

Thanks, Chris

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

From: Katherine A Hickman <katherineh@mail.fresnostate.edu>
Sent: Friday, January 21, 2022 8:12 AM
To: Ricky Caperton
Subject: [External] General Plan Amendment Rezone

I live on Enterprise Avenue and have for 39 years. I have been advised by neighbors that tonight, January 21, there is a virtual meeting that ultimately allows for building on Nees Avenue for "student housing". As you and Assimi are very aware this will back up to properties on Enterprise Avenue. I can't believe this is happening again in Clovis. If people in this area knew what you were doing, they would all object. How does one get noticed for these actions? I did not. When DeYoung came through and destroyed the area right behind us, we were not noticed nor were the next door neighbors even though it backed up to our properties. And of course, very developer friendly Clovis gave the go ahead. We vigorously object to this action.

If you have ever been at Shepherd and Willow Avenues you will note, because you cannot miss, the most un-aesthetically pleasing buildings in the county. They are straight out of east coast slums. Three stories of urban sprawl. I am sure Assimi with his money and power would have us believe that this is a good thing for a residential neighborhood. It is a horrible idea and a disruption beyond belief for residential neighborhood residents. Traffic congestion, noise, and effect on Dry Creek School at a minimum are impacted. Since you are the planners and I am the person whose quality of life is going to be affected, please answer my concerns or move them to the council level

- What happens to walkability in the neighborhood...you can't walk on Logan Avenue now as it has become too dangerous
- How are you protecting what is left of our open space...DeYoung finished off the open space behind me
- How much traffic will be generated and what will be done to reduce the increasing congestion on Nees and why increase traffic in a neighborhood?
- Are you aware of the social, crime and noise issues associated with "student housing"
- Where is the informed and concerned leadership in the City of Clovis

As a professor at a university I am well aware of the issues of 'student housing'. Ask university police what the issues are and please do not attempt to hide behind ..."well they are medical students". Have you ever driven by the old Valley Medical Center on Cedar Avenue in Fresno? The "student housing" across the street was a

constant source of problems and disruption as the Fresno Police Department can attest...the human factor exists in every group of students.

Again, if the City of Clovis has done any planning at all, they will recognize the impact of the development of student housing on Nees Avenue, the effect on increased traffic congestion, the increase in social problems and the devaluation of the properties behind the development. We do not support the rezoning of the area.

Please consider our strenuous objections. If there were an in-person meeting and there should be, I would voice my objection. Not sure if this action is related to the meeting at Dry Creek School in 2019, but surely the City noted at that time that neighbors are opposed.

Dr. Katherine Hickman
2939 Enterprise
Clovis, Ca. 93619

From: Ryan Davis <rydav21@gmail.com>
Sent: Friday, January 21, 2022 9:27 AM
To: Ricky Caperton
Cc: Danielle Davis
Subject: [External] Granville Apartments on Nees?

Hello Mr. Caperton,

Just last night I heard from fellow concerned neighbors about a proposal to rezone a parcel on Nees, between Temperance and Locan, as high density? And almost no notice was given to the surrounding community that this would impact? I'm hoping they are mistaken and this is much ado about nothing, because it makes no logical sense to insert apartments into 1 parcel of this rural area.

Dry Creek Elementary is the most impacted school in the entirety of Clovis Unified, and that particular section of Nees is already a terrible accident waiting to happen with many things wrong with it.

Countless other reasons I hope will be considered.

Thank you,
Ryan and Danielle Davis
559-575-3843

From: Stefanie Villanueva <stefanievillanueva@icloud.com>
Sent: Friday, January 21, 2022 9:31 AM
To: Ricky Caperton
Subject: [External] Protest for high density change

Hello,
My family lives on Portland Ave and we are very close to area in question. We formally protest the change from low density to high density for apartments to be built. We love our home and our neighborhood and do not think this change would be beneficial to our community. I am also upset that we were not properly notified about this huge change being proposed.

Thank you,
Stefanie Villanueva

From: Bruce J. Berger <bruceb@bjbergerlaw.com>
Sent: Friday, January 21, 2022 9:46 AM
To: Ricky Caperton
Subject: [External] January 21 informational meeting

Importance: High

Mr. Caperton:

My wife and I live on Enterprise Avenue (just west of Locan).

I've heard this morning that the informational meeting scheduled for this evening regarding plans for student and faculty housing has been rescheduled for February 14; can you please confirm or otherwise set me straight on that?

Also, we've heard rumors that Darius Assemi has plans to develop a 3-story apartment complex on the north side of Nees between Locan and Temperance; if this is true, we have concerns, in that such a development would abut the southwest corner of our property, and would threaten to cast shade on our ground-mounted solar panels (which, by the way, have been there for approximately 14 years). Moreover, such a complex presents a threat to our overall privacy, in that multiple story units would have a direct view into our back yard. Can you please update us on Mr. Assemi's plans, specifically for the north side of Nees?

Much appreciated,

BJB

*Bruce J. Berger
 Bruce J. Berger Law Firm, Inc.
 2147 Herndon Avenue
 Suite 103
 Clovis, California 93611
 Voice: (559) 326-7914
 FAX: (559) 533-0428*

*Orlando Office – By Appointment Only
 390 North Orange Avenue
 Suite 2300
 Orlando, Florida 32801
 Voice: (407) 459-8675
 FAX: (407) 730-3584*

=====
 CONFIDENTIALITY/IRC CIRCULAR 230 NOTICE: Any tax advice contained in this communication (including any attachments) is neither intended nor written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under federal, state or local tax law or (ii) promoting marketing or recommending to another party any transaction or matter addressed herein. E-mail may contain confidential information that is legally privileged. Do not read this e-mail if you are not the intended recipient. This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential and proprietary information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached

to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us by forwarding this to bruceb@bjbergerlaw.com or by telephone at (559) 326-7914, and destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

From: Eric Benson <cgebenson@yahoo.com>
Sent: Friday, January 21, 2022 11:40 AM
To: Ricky Caperton
Cc: Natalie Benson
Subject: [External] R-T Park Area Comments

Hello,

I received a postcard requesting comments for the R-T park boundary and the housing for the CHSU campus. I have 2 children at Dry Creek elementary school and their classes are already at capacity. This overcrowding reduces their ability to learn and receive individualized attention. Furthermore, the overcrowded classrooms are a perfect environment for disease transmission like COVID-19 or other variants that the future holds.

This zoning plan is the "foot in the door" to put more houses and more density in the area, and new home owners / developers will flood the existing schools and exacerbate an already bad situation. I believe that ANY new development should include funding (paid for exclusively by new home owners and developers) for new schools.

Furthermore, the City of Clovis planning department and developers have demonstrated with ALL new construction in the past 5 years that there is no value on trees. Lot sizes are made as small as possible to fit as big a house as possible on it with no allowance for trees. This urbanization makes the areas even hotter as all the hardscape traps warmth and radiates it back up in the evenings. **Trees have value**, they give animals a home and give free shade to everyone. They make cities cooler and nicer and reduce energy consumption - but they need room to grow - and when you zone a 3000 sq ft house to occupy a 4000 sq ft lot - the result doesn't just effect one house - it results in there being no trees in the ENTIRE subdivision. I encourage you to drive around any new neighborhood - Houses 8 feet from the sidewalk and 8 feet between adjacent roofs - where are the trees going to grow? The result is no trees above the roof-line for acre after acre. Please reverse this atrocious policy and set minimum lot sizes that have room for yards and mature trees.

Respectfully,

Eric Benson
(562) 381-5275

From: David Fujihara <dfujihara@chsu.edu>
Sent: Friday, January 21, 2022 1:45 PM
To: Ricky Caperton
Subject: [External] Granville

Mr. Caperton,,

Last night I became aware of a development coming on Nees between Locan and Temperance. I wanted to formally voice my concern as a home owner in the area. I am profoundly disturbed about the lack of infrastructure in the area for such a marked increase in population. Has this been taken into consideration? Are there plans to fully develop the side walks to keep pedestrians safe? I live off of Quincy Ave at 1430 N Redington Ave and I can assure you there is already a large amount of traffic speeding through my neighborhood. There is a large amount of children that use the walking path near my house and locan. I have seen many close calls of cars almost colliding with children in the area. If there is no further development of the land prior to a population increase I assure you it is just a matter of time before a child is struck by a vehicle.

I would strongly oppose any such development in the area and encourage the city to consider the safety of the community before proceeding.

Thank you,
David and Rachel Fujihara

From: Borjas Gym <mrsmonicaborjas@gmail.com>
Sent: Friday, January 21, 2022 2:08 PM
To: Ricky Caperton
Subject: [External] Protest Apartment Development

Hello!

I wanted to go ahead and send a quick email to strongly protest Granville's desire to shadily get to the City of Clovis to redefine the low density residential land to essentially high density for apartments to build on. Please do not let this happen. This is so close to my home and something that would decrease our home value as well as our neighborhood. It is my understanding that a select few of my neighbors received a notification of a meeting tonight. Why wasn't this sent to everyone in the neighborhood? This affects us all.

All the best,
Monica Borjas

Sent from my iPhone

From: Dean Tinnimit <deanster62@yahoo.com>
Sent: Friday, January 21, 2022 5:16 PM
To: Ricky Caperton
Subject: [External] Technology park questions

My main concern is rif raf in parking lots, ever since Owens parkway has been extended there has been lots of burn outs and or extra loud music on the roadway. Will there be anything built to prevent such activities or keep sound to a minimum?

Also, for those of us whom are not directly on the canal and those with yards that will back up to this park/complex can we have a our wood fence replaced with a "brick" or mortar wall to help alleviate car noise and or delivery trucks that may be going to this industrial park? If we can have that happen that would help some of my concerns to noises that may come from the area.

I realized from the very beginning when I purchased this home 15+ yrs ago that development would happen but thought it would be on the south side of the canal but didn't know it would be on the east side of the neighborhood as well so personally my home will have it directly behind and besides me, and as I have mentioned before my concern is noise. I noticed when such areas like this are developed that the neighborhood shares a mortar wall and I would like that to be part of this as well. I'm all for development for I know it's good for our city, but privacy and especially noise is my main concern and hopefully that could be addressed with a solid wall to help prevent noise for those of us that our yards will be backed up to this tech park.

Thank you for your time,
Dean Tinnimit

P.S. sorry for any grammatical errors because I'm trying to coach kids and do this on my phone. I actually have more questions but hopefully some of my neighbors will ask since I heard they have some of the same concerns and hopefully they will voice their opinions and concerns.

Sent from my iPhone

Dear Mr. Caperton,

I was notified by neighbors of the proposed plan by Granville to build a multi-story apartment complex on Nees between Locan and Temperance.

I strongly oppose the building of an apartment complex in this area for several reasons:

1. Infrastructure. Nees, east of Temperance, is a single lane country road. With all the development in the area, there is a heavy burden of traffic on this road and the quality of the road has suffered immensely. The traffic has become a safety concern to the children walking on the dirt shoulder of this road to school at Dry Creek Elementary. Adding an apartment complex to this area is foolhardy, with no consideration to the downstream effects of traffic congestion and unsafe conditions for pedestrians.
2. Environmental. These grasslands are home to small mammals, amphibians, and reptiles that have been pushed to the outer reaches of the city limits by excessive and unsustainable development. For example, the giant garter snake (*Thamnophis gigas*) is a threatened species in Fresno County and can be found in the area. Densely spaced construction with razing of the natural grasslands of the area negatively impacts their natural habitat and risks the survival of the species. This is only one example of the harms that can come to wildlife in the area. A full environmental impact review should be performed.
3. Water. Clovis planners must be using extremely optimistic projections for future water supply to continue approving housing projects at all. The historical record shows California has suffered through multiple hundred-year-long droughts in its history. We are currently in a significant drought now. Climate change has led to increasingly hot summers and worsened the cyclical drought conditions of our state. There will come a time when water is *actually* scarce and there isn't enough to go around. The coastal areas of our state will develop desalination plants to supply their water from the ocean. What will we do?
4. The Clovis Quality of Life. I can tell you that *no one* moved out to Locan and Temperance, once an extremely rural area, to be situated next to a multi-story apartment complex. This development would be an eye sore in the middle of the grasslands of the area. The values of the properties in the immediate area would suffer irreparable harm. People living in these types of houses on 1-2 acres live there for the privacy and rural life it provides. This used to be a central tenet of the City of Clovis, what is going on?

This area is zoned as low density residential land for a reason. It is an open area surrounded by fields with tall grasses and situated on a single lane country road. From the proposed area there are only a handful of distantly spaced houses in sight, with no semblance of urban development whatsoever. It makes absolutely no sense to build an apartment complex along this street. It will harm the environment, it will harm taxpayers by forcing additional development of infrastructure in the area, it is unsustainable growth of consumption of natural resources, and erodes the Clovis quality of life.

Never did I think I would see the day when large developers would try to build apartments out on Locan and Temperance. Does Clovis despise its rural residents?

I strongly ask all parties involved to reconsider the location of this building project.

Sincerely,
Gabriel Schroeder

From: Gena Behrens <genabehrens@gmail.com>
Sent: Monday, January 24, 2022 4:48 PM
To: Ricky Caperton
Subject: [External] Rezoning in Clovis

Dear Ricky,

I am writing on behalf of the public meeting that happened on January 21. I do not support the rezoning of the Temperance/Alluvial area for apartments. This is an area full of homes and commercial buildings and does not make sense to build apartments in the middle of these areas. There are plenty of apartments already in the area that can accommodate the school without taking away from businesses and the quiet for homeowners. The added traffic will cause even more congestion that we already experience.

Sincerely,
Gena Behrens
Diamond Crest Community

From: Daniel Valluzzi <daniel.valluzzi@icloud.com>
Sent: Tuesday, January 25, 2022 7:50 PM
To: Ricky Caperton
Subject: [External] 168 and Owens Mountain Parkway

Good evening,

I am a homeowner in the Harlan Ranch community. Is it true that you are attempting to rezone the land on 168 and Owens Mountain Parkway for college apartments?
Could you please email me more information about the proposal?

Thank you,
Daniel Valluzzi

From: Chuck F <fraternis3t6@gmail.com>
Sent: Tuesday, January 25, 2022 9:53 PM
To: Ricky Caperton
Subject: [External] Possible Student Complex 168/OwenMountain

Dear Sir/Madam,

It came to our attention that the city planner is in the process of rezoning the lot at 168/Owen Mountains Parkway. Just wanted to tell you clearly "NO"... As the residents in this neighborhood we will do our best to dispute this and vote to kick out the responsible members, planners and mayors.

Yours Sincerely,
Chuck

From: Janet Halsey <halseyelectric@sbcglobal.net>
Sent: Wednesday, January 26, 2022 11:09 AM
To: Ricky Caperton
Subject: [External] Change in zoning for student housing
Temperance/Alluvial

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Caperton,

I have some concerns about the new development ideas for the above project. It will need an awfully large allotment of the property for parking, plus ingress and egress. That will add a tremendous amount of traffic to that area in and around the traffic circle, as well as the rural streets nearby. Does anyone know how you plan to accommodate that? Are you also adding more Clovis PD to take care of that extra college age stuff which comes with college apartment housing so that we can protect the residential and business community near there? Who is the developer and what financial arrangement have been made with them to cover all of the community concerns? Is there a place of public records where I may go and view all of that information?

I appreciate your help in this matter.

Janet Halsey

From: path@psnw.com
Sent: Thursday, January 27, 2022 6:30 AM
To: Ricky Caperton
Subject: [External] 168 project

I attended the online meeting.

I did not hear these questions asked:

1. Is the faculty housing apartments or single homes? How many apartments or single homes?
2. Does the College already own the properties that are designated for student and faculty housing?
3. Is the Developer that is hauling in dirt on the lot on Temperance in charge of the project for the school at that site?

Thank you
Patricia Hulsey

From: Tim Douglas <timothyddouglas3@gmail.com>
Sent: Friday, January 28, 2022 1:36 PM
To: Ricky Caperton
Subject: [External] Research and Tech Park

Ricky--

I took part on the Webex last week and heard your answer to multiple questions regarding the work being done on this project. As a family who lives near this project, I must ask again: if there is no clear project defined, then why is so much dirt being brought to the site? What is the purpose of this activity?

Thanks.

From: Yvonne Haas <ynhaas@gmail.com>
Sent: Saturday, February 5, 2022 10:58 AM
To: Ricky Caperton
Subject: [External] R-T Park boundary

Hello Mr. Caperton,
We were unable to make the virtual meeting last month and I hear there will be another meeting soon. So i want to ask what is being planned for the empty land that is surrounded by 168 and Owens Mountain Parkway. Where there is an offramp to DeWolf? It is close to our house.

Dan & Yvonne Haas

From: Clovis Help Line <noreply@user.govoutreach.com>
Sent: Friday, February 11, 2022 1:48 PM
To: Ricky Caperton
Subject: [External] Clovis CRM: You have been assigned a new Request #: 6112327

Follow Up Flag: Follow up
Flag Status: Flagged

Request # 6112327 from the Government Outreach System has been assigned to you by George Gonzalez.

Request type: Problem

Request area: Planning (Other)

Citizen name: Christine Kucera

Description: Christy Kucera

Wed 2/9/2022 9:42 AM

My husband and I are against the rezoning of Hwy 168 and Owens Mt Parkway. Anything zoned high density is not appropriate for the neighborhood we live in. Please reconsider the type of area for your low income housing, which is what you really are proposing here. Something actually closer to schools, shopping, and large colleges. The above referenced area does not fall into that category. 350 units translates into 700 parking spaces. Residents would be parking on the streets where our children play putting children at risk.

Christine and David Kucera

Expected Close Date: March 1, 2022

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: path@psnw.com
Sent: Tuesday, February 15, 2022 4:42 AM
To: Ricky Caperton
Subject: [External] RT meeting

I am unable to attend the meeting due to care duties for my husband, but in talking with neighbors the questions you should be prepared to answer and my questions are:

Who currently owns the properties in question?

Who is requesting the zoning change?

Does the college have an option on these properties based on the zoning change?

Will the faculty housing be another 300 apartments in addition to the 300 being built for students?

Has anyone studied the traffic problems: For example, those who live in the 300 apartments on Temperance would have to go north clear up to Nees and make a U turn and come back south in order to access the apartments.

If you don't know the answers, then perhaps you can bring someone who can answer these questions as they are essential to transparency of what is going on.

P.Hulsey

path@psnw.com

From: Jimmy Corrao <jimmycorrao33@gmail.com>
Sent: Tuesday, March 1, 2022 7:29 AM
To: Ricky Caperton
Subject: [External] 3/2/22 Neighborhood Meeting

Hi Mr. Caperton,

I am unable to attend the neighborhood meeting at Dry Creek Elementary on 3/2/22 regarding the R-T Park and the high density housing. As a neighbor I am opposed to re-zoning to accommodate high density housing.

Jimmy

From: Manuel M. Martín-Rodríguez <m_artin3525@hotmail.com>
Sent: Wednesday, March 2, 2022 10:54 AM
To: Ricky Caperton
Subject: [External] Research & Technology(R-T) Park

Dear Mr. Caperton:

As a property owner in the boundary map for this development, I am writing to express my concerns about the proposal.

In the first place, I am concerned about the manner in which the developer has presented this proposal. Characterizing this development as faculty and student housing in connection with a recently opened, very small medical school in the area suggests an attempt to deceive the potentially affected neighbors and/or the City. The number of homes and apartments proposed is completely out of sync with the reality of student enrollments and faculty numbers in that school. Furthermore, there is no credible indication of demand on the part of students and faculty, which suggests those new lodgings are not necessarily needed for the stated purpose.

Secondly, I am very concerned about changes in density of population in the area. At this point, the area is characterized by single-family homes and some lingering small farms from an earlier era. The proposed development would change that urban landscape in several undesirable ways:

1. It would greatly impact the Dry Creek school and the school system in general, at a time when Dry Creek is already under stress.
2. It would increase traffic, pollution, and noise, thereby changing the current style of living that attracted current homeowners to the area.
3. It would have a negative effect on property values for existing homes.
4. It may have adverse effects on crime and accidents.
5. It would have an impact on resources and sustainability, right when a predicted long-term drought is already presenting challenges to the state and to the area.
6. The area has virtually no recreational areas at this point, and an increase in population would mean that the few existing trails would become even more overcrowded.

For these reasons, I am opposed to the proposed development, and I urge the city to explore more sustainable alternatives to developing that land.

Sincerely,

Manuel Martín Rodríguez

From: nms1969 (null) <nms1969@aol.com>
Sent: Thursday, March 3, 2022 6:32 AM
To: Ricky Caperton
Subject: [External] RT Park "Cleanup " meeting March 2, 2022

My name is Nancy Scheidt, I live at 1279 N. Joshua, I attended last nights meeting at Dry Creek Elementary regarding the subject issue. I would like a schedule of meetings regarding the proposed changes. This would include future neighborhood information meetings, planning commission meetings and any city Council meetings pertaining to the subject. If you could provide that schedule I would appreciate it. And just as a matter of understanding, as this project currently stands I oppose the prospect of high density housing in this area.

Thank you

Nancy Scheidt
1279 N Joshua
Clovis CA 93619
559-903-0050

Sent from my iPhone

From: Manuel M. Martín-Rodríguez <m_artin3525@hotmail.com>
Sent: Friday, March 4, 2022 7:59 AM
To: Ricky Caperton
Subject: Re: [External] Research & Technology(R-T) Park

Dear Mr. Caperton:

after attending the other night's meeting with the developers and the university administrators, I am writing to reiterate my concerns about the proposed project, as well as what was described at the meeting as "cleaning up inconsistencies" in the zoning and usage maps.

On this latter point, I was surprised to learn that neighbors in the affected zone had not been consulted. I thought I might have missed the notice for that meeting myself, but I learned that no meeting had ever been called to discuss this most important matter. I would urge you and the city to consider convening such a meeting so that you may hear the neighbors' opinion first hand. In my own view, there is no reason for cleaning up the inconsistency by changing the land usage to include apartment buildings; it would make much more sense to unify and clean up the the inconsistencies maintaining the research park use already in existence, with which the neighbors have expressed no issues that I know of.

As for the proposed development, I am now more convinced than ever that the developer is using the university as an excuse to build general-use apartments, and that the university is using the proposed development to cover up for poor planning on their part. Allow me to explain why I believe that to be the case.

1. The university claimed that they need faculty housing in order to attract first-rate professors. My objections: UC Merced opened 14 years ago with no faculty housing, yet it succeeded in attracting first-rate faculty, even if they had to do so to a less desirable location (in the estimation of many) like Merced. Moreover, I very much doubt that the medical school faculty would want to live on university property instead of owning their own homes. With the average medical school salaries, moreover, those faculty members would have no trouble finding and purchasing existing homes in Clovis or wherever they might prefer living.

2. The university claimed that they need student housing within walking distance to the campus, yet they failed to explain why they could not build dorms within their own property. UC Merced kept being mentioned as a point of comparison but, again, UC Merced built the dorms they needed within its own property prior to opening in 2005. Neighbors present at the meeting suggested workable alternatives the university appeared not to have contemplated, like building dorms near the hospital close-by (in which they claimed their students were doing 2-year residences). Building there (or anywhere else) and implementing a shuttle service or bus routes (like UC Merced has done for its off-campus students and faculty) would clearly take care of that problem.

3. The university and the developer, as mentioned, kept referring to UC Merced as a model but, as it was pointed out to them at the meeting, UC Merced was not built next door to existing

neighborhoods, but in the middle of nowhere. What we are worried about is precisely the fact that the project intends to transform our low-density neighborhoods into high-density ones.

4. The university and the developer attempted to sell their project using a set of promises that are only worth the paper they are printed on. For instance, they claimed (several times) that their students would become the doctors we need in our community and around the Central Valley. Yet, unless students are asked to sign a contract binding them to work in this area when they graduate there would be no way to prevent their taking jobs elsewhere. They also claimed that our property values would go up 20%, based on a study they had either commissioned or found somewhere. Again, unless they are willing to sign a contract with homeowners (many of whom actually own Granville Homes properties) to the effect that they commit to buying our homes at (at least) current value plus 20%, that study is meaningless.

5. When developers were asked about water issues, the main speaker (sorry I did not catch his name) deferred to their own engineering expert who said they did not have a plan as of now but that they would develop one. In any case, he said, they would use surface (not well) water. Now, in the middle of the worst drought ever, where do they plan to get surface water? The lack of planning in this and other serious matters should be of extreme concern to the city, as it is to the affected neighbors.

6. The developer acknowledged the strong likelihood that not all apartment units would be occupied by students, and that within 30 days they would be made available to the general public. This, as it was pointed out to them, would generate at least two problems: one, because Dry Creek is a rather desirable school, general-access apartments would be likely to attract families with young children who would benefit from the excellence of the school district without committing to long-term tax-paying to support it, as homeowners in the area (like myself) do; moreover, this would impact (perhaps severely) a school that is already stressed; the second problem pointed out is that when the proposed apartments get to be fully occupied by a mixture of students and the general public, and when the university increases its enrollment numbers, new students would have no place in which to stay, which clearly defeats the purpose of building external housing in the first place. Again, the university could build dorms (like all other schools do) on their own property and thus have full control of housing, but they do not seem to be willing to do so. Instead, they propose to solve their problem (lack of planning) by creating one for us. This is not acceptable to existing homeowners, and I believe the city should reject this plan as well as the proposed rezoning (even it is called "cleaning up inconsistencies").

Sincerely,

Manuel Martín Rodríguez

On 3/2/2022 11:09 AM, Ricky Caperton wrote:

Hi Manuel,
Thank you for your comment. I am in receipt of it.

Ricky Caperton, AICP | Deputy City Planner
City of Clovis | Planning Division
p. 559.324.2347 | m. 559.593.5176

rcaperton@cityofclovis.com

-----Original Message-----

From: Manuel M. Martín-Rodríguez [mailto:m_artin3525@hotmail.com]

Sent: Wednesday, March 2, 2022 10:54 AM

To: Ricky Caperton <rcaperton@ci.clovis.ca.us>

Subject: [External] Research & Technology (R-T) Park

Dear Mr. Caperton:

As a property owner in the boundary map for this development, I am writing to express my concerns about the proposal.

In the first place, I am concerned about the manner in which the developer has presented this proposal. Characterizing this development as faculty and student housing in connection with a recently opened, very small medical school in the area suggests an attempt to deceive the potentially affected neighbors and/or the City. The number of homes and apartments proposed is completely out of sync with the reality of student enrollments and faculty numbers in that school. Furthermore, there is no credible indication of demand on the part of students and faculty, which suggests those new lodgings are not necessarily needed for the stated purpose.

Secondly, I am very concerned about changes in density of population in the area. At this point, the area is characterized by single-family homes and some lingering small farms from an earlier era. The proposed development would change that urban landscape in several undesirable ways:

1. It would greatly impact the Dry Creek school and the school system in general, at a time when Dry Creek is already under stress.
2. It would increase traffic, pollution, and noise, thereby changing the current style of living that attracted current homeowners to the area.
3. It would have a negative effect on property values for existing homes.
4. It may have adverse effects on crime and accidents.
5. It would have an impact on resources and sustainability, right when a predicted long-term drought is already presenting challenges to the state and to the area.
6. The area has virtually no recreational areas at this point, and an increase in population would mean that the few existing trails would become even more overcrowded.

For these reasons, I am opposed to the proposed development, and I urge the city to explore more sustainable alternatives to developing that land.

Sincerely,

Manuel Martín Rodríguez

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

Rezone: Part One

The first part of the story of how the million-dollar development industry led to political corruption came to light after a Clovis city councilman demanded a bribe from a developer in return for a vote on a rezoning issue in 1993. The developer went to the FBI instead, and the FBI found a widespread net of crooked developers and crooked politicians.

"Local residents," said the Fresno Bee in an editorial in 1999, "have paid a heavy price through corrupt planning decisions that have turned much of the Fresno and Clovis area into a mishmash of strip malls and sprawl-causing housing developments that have stretched the infrastructure beyond its limits. . . . These crimes struck at the heart of our governmental processes, increasing public cynicism toward elected officials, staining even those who have played by the rules. As part of the ongoing investigation dubbed Operation Rezone, nine politicians, lobbyists and developers have pleaded guilty or been sent to prison. Their crimes range from wire fraud to obstruction of justice—all related to key City Council votes on rezoning and housing development.

John Bonadelle the "developer" who was convicted stated, "I have spent 50 years of my life helping build this community. (Fresno and Clovis)

Rezone : Part Two

The City Council voted in 2021 to approve a memorandum of understanding between the City of Clovis and the California Health Sciences University (CHSU) Owned by Darius Assemi acknowledging and allowing CHSU's plans for developing in the Research and Technology (RT) Park area at Alluvial and Temperance Avenues. The University will continue campus expansion plans, build additional health sciences colleges, and offer new student and faculty housing near campus. Phase two is planned to include student and faculty housing with 20 acres of multi-family homes and 50 acres of single-family homes. Phase three is planned to build future health sciences colleges and an ancillary commercial center on 23 acres. In all approximately 70 acres of Clovis real estate both rural and undeveloped and already established developed housing tracks would be affected. The school website appears to discuss 100-150 students at capacity and 20-30 part time professors that do not need housing.

Darius Assemi is President and CEO of Granville Homes – a real estate development company. His mission is to "build healthier communities in areas of concentrated poverty in Fresno County" hmm, not unlike John Bonadelle philanthropist and community good guy.

Darius Assemi owns the California Health Sciences University on acreage on Alluvial Avenue that he also owns. The Assemi family, Darius, Farid and Farshid are on the Board of Trustees for the California Health Sciences University. The land developing Assemi has a need for Rezoning and perhaps a general plan amendment so he can build not only his RT park but since he has purchased all the property on Nees and Temperance as well, it would be a sure bet that the rezoning is a lock.

Please do not attempt to tell us that the California Health Sciences University, owned by Darius Assemi and run by the Assemi family needs 286 apartments, 64 Townhouses and 250 single family homes to be successful. Do not test our intelligence by stating that a green zone will be developed as no sane person will walk, bike, or ride a scooter once these streets are developed. Maybe the state would believe this fairy tale, but I would point to Locan Avenue after De Young developed near the corner of Nees...it is a two-lane freeway. No green space and doesn't population increase traffic, noise, crime, and decrease green space?

Do the established housing developments on Temperance and Nees need multi story, commercial multi-use development on the corner across the street from them? Isn't that a problem for children walking to Dry Creek School that already has no room for existing students? Or do they even know? Usually, the City Planning Department does a good job of notifying affected homeowners after plan and rezone changes.

Back to rezone, Part Two. Does anyone in the City of Clovis or the County of Fresno believe that there is no conflict of interest in this rezone and development? How is this allowed? Do the members of City Planning or the folks who approved this mess does not recognize there will be no green space and not enough medical students to fill one apartment building. If its not that It must mean that something else is going on. In the City of Fresno at this very moment the FBI is investigating what has happened in their business of city development. Does no one in Clovis remember the Clovis City Councilperson who went to jail for similar problems? It is time to bring in the state of California and the FBI who are very familiar with this area. Perhaps they can bring some sanity.

From: Tim Douglas <timothyddouglas3@gmail.com>
Sent: Tuesday, March 8, 2022 9:45 AM
To: Ricky Caperton
Subject: [External] Research and Tech Park

Good morning--

I'm a resident in the neighborhood that will be impacted by the family housing proposal.

Frankly, this is not a good look for the project or for the developer. I attended the meeting at Dry Creek Elementary, and oddly enough, this issue never arose (please see link: https://link.edgепilot.com/s/5b9b9013/bHHM94n1IUy17EoPV_xV8g?u=https://www.fresnobee.com/news/local/article259158543.html).

I know you've seen this story and I would like to know a few things:

1. Why didn't the developer raise this issue during the Dry Creek meeting? Reasonable to assume this would have cast his "presentation" in a brand new light, yes?
2. Why didn't you raise this issue? In fairness, you might not have known about it, but I do want to ask.
3. Do you agree that this lack of accreditation will have a significant impact on the multi-family housing project and how it's being "sold" by the developer and how it will be viewed by the city? And if not, why not?
4. In your expert opinion, doesn't this project meet the CEQA/EIR threshold?

Finally, I strongly encourage you/the city to organize another community meeting in advance of the proposed planning commission hearing on this issue, which is set for April.

Thanks for your time.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

MAR 11 2022

ADMN/CITYMGR

Ten things that went majorly wrong at the RT Community Meeting (compiled from neighbor comments)

- 1 Darius Assemi...Mr. Assemi showed up in old jeans and a cotton tee shirt. Not sure who he thought he was meeting with, but he dressed down for the occasion. Most people in the audience were pretty sure he does not own ratty clothes so he must have borrowed them from his gardener.
- 2 Darius Assemi...would not stop talking over community members as they spoke. He did not want to give up control of the microphone and listen...he listened to himself and apparently thought he sounded pretty good as he would not stop talking. He was combative.
- 3 Darius Assemi...never did get to an explanation as to why all of the area in the "cleanup" had to be rezoned even though the property needed for 'student housing' is quite small. In his vision, students of professional status will not go to school unless they walk, bike, or ride a scooter, leaving all the rest of the students in the world to fend on their own in the hazardous journey to a school site. Interesting sidelight to his argument for 'walkability'...according to his own mapping, 'walkability' only occurs in Assemiland in a sort of square around a trail...no walkability outside of Assemiland meaning the rest of us have to negotiate on Temperance, Alluvial, Nees and Owens Mountain Parkway...imagine adding more traffic to the neighborhood area outside of Assemiland. You cannot walk to Clovis Community Hospital now or with this plan...you traverse three major streets and a freeway. If you were foolish enough to attempt to do so you would perish or at least need a medical student for the injuries. I am sure the medical students will be driving if they are smart and not too tired.
- 4 Darius Assemi had as asinine idea to create drama by bringing along a dozen white-coated medical students who explained they had no time to party as they were too tired. Mr. Assemi explained that medical students are 28 years old and do not party ever. They looked younger than 28. One female student cried. An instructor explained that she has been looking for affordable housing since 2015...no one in the audience wanted her for their doctor.
- 5 Darius Assemi threatened the audience by most counts five times by stating that the land under discussion presently is zoned for a hotel (most thought it was zoned residential) and went so far to show a slide not once but three times of a hotel to the audience. Maybe it was a hotel he built. At any rate when called on it by a community member he denied he was 'threatening'...maybe not, more like intimidating.
- 6 Darius Assemi requesting the police be called. They showed up right after he got into it with a tall guy in the back of the room that probably scared him with his very pointed questions. A K-9 officer really? Were we about to be arrested, resist arrest (hence the dog) or need to be controlled? Really negative response from the crowd, nice police officers though.

- 7 Darius Assemi proudly stating several times that he does not build low-income housing. He advised he has never built any housing for the poor, nor does he enter into Section Eight Housing contracts with the government. Never. So, we were all wondering about these upcoming contracts that are obviously going to be signed with various government-entities that require these considerations...maybe the over exaggeration of 'walkability' within Assemiland will be enough to overcome his never providing housing for the poor with the state but it gives Clovis a black eye. Embarrassing.
- 8 Darius Assemi's introduction of Florence T. Dunn, Present of the University. We don't believe Ms. Dunn is a medical person or at least she didn't give the impression that she knows much about things that were happening. She would not answer if the University was a for-profit or a non-profit organization, but she did state they were not making money. But as with most set ups of this type, government does make it very profitable whether or not the institution is 'showing a profit'. She got into an argument with a community member that was inquiring about their funding, pointed her finger and said, 'listen lady' referring to the woman who was talking...the woman advised Florence she had a real name and to never address her that way again. Florence was just upset that the group was finding out that Darius Assemi owns the university (she said a generous person opened their wallet.) They also copped to three Assemi's on the Board of Trustees for the University.. She is apparently unfamiliar with the Universities Strategic Plan that involves integrity, ethics, and stewardship (and conflict of interest).
- 9 The setup of the meeting was totally unprofessional. No one was in charge except Ricky Caperton who was there to make sure that everyone heard Darius Assemi. He may be a good city planner (pro development). But nonetheless, there was no organization, no order to how people were recognized to speak, no sign-up sheet for questions, no written minutes, no speaking lectern and certainly no good way to discuss the concerns that the audience had. It was immediately hostile.
- 10 This is the most concerning wrong. The City of Clovis delegated its authority to Darius Assemi. We were negotiating with the land developer who wants to destroy our neighborhoods! He bore *the signatur imprimatur* of approval from the Clovis City Council and apparently the Clovis Planning Commission. He was designated and ordained as the person in charge of Clovis development. How could this happen? Since when are private citizens (albeit rich and powerful) entitled to dictate to us other not so rich and powerful citizens? Where was our local government? Not there, unless you count, Darius Assemi.

So many unanswered questions of the City Council and the Planning Commission. We would refer this to a newspaper...but wait...doesn't Darius Assemi own one of those as well?

Just in from another citizen:

When driving east of Clovis Avenue and north of Herndon Avenue, I have noticed signs from Granville everywhere, side streets, main streets and soon to be destroyed neighborhoods. How did one developer get a stronghold on all of the prime real estate? It can be called the Assemi Annex of Clovis.

For this groups information, I checked with the Secretary of State website on contributions for 2021 for Granville Corporation, not individual Assemi's or family and board members of Assemi's or sub-contractors of Assemi or all the other ways that money comes in, just Granville.

I would think being a businessperson, that if a government entity knew they were going to be doing business with a corporation, that they would go out of their way to avoid any appearance of impropriety, not to engage in gifts or any financial support...it's called ethics.

In 2021, the second highest amount of political contributions by the Assemi Corporation in the county/state of all their many contributions went to Lyn Ashbeck, \$ 7000.00; also to Nathan Magsid \$2500.00 and Drew Bessenger \$2500.00. WOW. Maybe they didn't know they were doing business with Granville these days.

Scary wrong and the FBI thinks it has problems in Fresno.

FRESNO CA 936

9 MAR 2022 PM 1 L



976720208143236



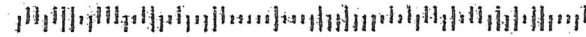
FOREVER

USA

AGENDA ITEM NO. 4.

Jose Flores
City Council
1033 Fifth St.
Clovis CA 93612

50612-130000



From: Mike Singh <mikefromindia@gmail.com>
Sent: Tuesday, March 29, 2022 10:05 AM
To: Ricky Caperton
Subject: [External] R-t Park amendments

Good Morning Mr. Ricky Caperton,
My name is Malkiat Singh and I am residing at 1303 N Twinberry Ave, Clovis CA 93619 with Aman Cheema and my three kids. I received an invitation to join the hearing of amendments to Zoning. R-T boundary map line directly rear to my Home. I disagree with this change due to the direct effect on my property because there will be more traffic and it will affect the safety of my kids. The multi-family apartments with high rise buildings will block the natural view of my neighborhood and it will be an external negative factor on the value of my property, and it will attract criminal and low income individuals. My question is why my neighbors and myself suffer from someone's benefits. I need a really good reason for this change and what will be done for our safety.

General Plan Amendment (GPA2021-007)

Rezone (R2021-010)

ORDINANCE AMENDMENT (OA2021-004)

R-T Park associated with CHSU.

I am against this change due to the safety of my family and my neighborhood.

Malkiat Singh

Aman Cheema

559-765-7633

From: Erika WHITNEY <corbenanderika@comcast.net>
Sent: Wednesday, March 30, 2022 8:44 PM
To: Ricky Caperton
Subject: [External] R-T Park Clean up

Hi Ricky,

Thank you for attempting to hold meetings and listen to the neighborhood residents that show up with concerns regarding the so called "student housing". I think people that are virtual should ask their questions in a chat format and not be given any kind of priority when the room is full of people wanting and waiting to speak.

California Health Sciences University has suspended a pharmacy doctorate program at its for-profit school in Clovis after failing to obtain pre-accreditation.

Great to know Assemi also owns the school. Did you see the article in the Fresno Bee? <https://link.edgepilot.com/s/d442f3af/tfV7dppV7EuW2DUSMmVVcQ?u=https://www.fresnobee.com/news/local/article259158543.html>

I am hoping on April 6th the meeting will have an organized approach to having residents ONLY speak and ask questions and voice concerns. Like a card number system, 2 minutes only. I was shocked that Assemi was given the microphone to speak at all. In fact I felt like the whole meeting was a waste of time when the college students, professor, President and Assemi spoke they took the whole hour and a half. That was unacceptable.

My questions are -

I live on Cromwell Ave. Currently my road is a dead end. Will the street go through to the apartments?

I heard 2 or 3 story, I heard 350 to 400 units, which is being proposed?

Where is the Economic Impact Report? Is that required?

What is the actual proposed timeline?

My husband and I have NO INTEREST in any additional retail. Is that a done deal as well?

We have been walking through the field for the last almost 20 years, what happens to the fox, owls, coyotes, squirrels, rabbits, hawks, geese, opossums, etc? Any concern or rules for the wildlife impact?

What is the process for how it will impact our schools? Dry Creek, Alta and Buchanan?

For new housing what is the rule - section 8 percentage?

Thank you for your time, I hope the next meeting goes better, we will not be there.

Corben and Erika Whitney

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: Samuel Coon <sam.coon1@gmail.com>
Sent: Monday, April 25, 2022 12:20 PM
To: Ricky Caperton
Subject: [External] RD Park, Temperance and Alluvial
Attachments: [Cromwell Extension 4-24-22.pdf](#)

Good afternoon Mr. Caperton,

I live at the dead end of Cromwell, and have three young kids. I have been to the neighborhood meetings and have some concerns about the safety in our neighborhoods if this apartment complex goes in. Can you answer these questions for me?

1 - We have been told for many years that any future development behind us would be required to have a 100' trail/green buffer behind us, and continue along the north edge of this property. This is what is shown on the City Trail maps as well. Can you assure us that this 100' buffer will be required regardless of what development is ultimately constructed?

2 - Can you assure us that there is absolutely no chance that Cromwell Ave could be extended east into any of these developments to allow any form of vehicular access whether it remains commercial/industrial or somehow goes to these apartments? I want to note the very obvious safety concern for any future vehicular access traveling through our neighborhood to an adjacent development.

See below for reference dated 4/25/22

Thank you very much for your response.
Regards,

Samuel Coon

From: Samuel Coon <sam.coon1@gmail.com>
Sent: Monday, April 25, 2022 7:02 PM
To: Ricky Caperton
Subject: [External] RT park continued

Mr. Caperton,

Thank you kindly for the quick response.

I am disappointed to hear that the City would entertain reducing the 100' buffer/trail. On Item #1, can you confirm a public trail (at whatever width) will still be required by the City at the west and north of the property as shown in the map?

On Item #2, although you said there are "no plans", we have been told for years that there are "no plans" for developments that the City is not planning on doing.

I would like to re-phase my question accordingly for clarification.

"If a developer ever proposed a development to the east of Northwood Estates, regardless of the type of development, would the City absolutely prohibit Cromwell from extending through? I understand there may not be a plan at this time, but am concerned that this may allow for a different outcome in the future. Can you definitively say that Cromwell will not be extended under any circumstance?"

Best,
Samuel Coon

From: Jeffrey Sherman <jeff.sherman@comcast.net>
Sent: Friday, January 21, 2022 9:01 PM
To: Ricky Caperton
Subject: [External] Re-Zoning Public Meeting (1/21/22) Follow Up

Mr. Caperton,

Just wanted to reach out after tonight's meeting. I am a resident in the Diamond Crest community (east of Locan and north of Nees.) I jumped onto the meeting late but did catch a lot of people's comments and questions and had some of my own that I thought I'd share.

First, I appreciated your professionalism and organization of the meeting. The complaints of the meeting being virtual seemed silly to me. We're all used to virtual meetings in our personal and professional lives now and "seeing the whites" of someone's eyes has zero to do with being responsible and safe during a pandemic. We aren't taking aim at each other and firing bullets so that was a weird portion of phrase to use in my opinion. I understood the point, as I'm sure everyone on the call did, about in-person meetings being more efficient and personal, etc. But comparing risk and reward for tonight's meeting, it felt appropriate for the choice of making it virtual.

Second, several people used phrases like "we all" and "our community thinks" which I personally did not appreciate as they don't speak or think for me or my family.

What I failed to hear from complaints and comments was what anyone's fears or concerns were based in. I myself don't automatically hear "student/faculty" housing and have a perception of low income (affordable housing) or lower home values or crime, etc. I feel like why shouldn't people be able to leave near us that are attending or working at a college campus? What I heard was privilege and entitlement in most of the comments.

Maybe it is my own inexperience of living near "student housing" that offers me no frame of reference as to the benefits or possible negative affects of this potential re-zoning but I thought you should at least hear from someone that lives right next to that area that has no issue with it.

Look forward to hearing from more in the community at future public meetings.

Regards,

Jeff Sherman
Clovis Resident

From: Renee Mathis
Sent: Monday, February 28, 2022 2:41 PM
To: Ricky Caperton
Subject: FW: [External] CHSU Expansion Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Found it!



Renee Mathis | Director
 City of Clovis | **Planning & Development Services**
 p. 559.324.2351 | f. 559.324.2844
reneem@cityofclovis.com

From: Jake Tracy <jake.tracy@gvhomes.com>
Sent: Wednesday, February 23, 2022 2:48 PM
To: caperton@ci.clovis.ca.us; Renee Mathis <ReneeM@ci.clovis.ca.us>; Jose Flores <JoseF@ci.clovis.ca.us>; Lynne Ashbeck <LynneA@ci.clovis.ca.us>; Drew Bessinger <DrewB@ci.clovis.ca.us>; Vong Mouanoutoua <VongM@ci.clovis.ca.us>; Bob Whalen <BobW@ci.clovis.ca.us>
Subject: [External] CHSU Expansion Plan

Clovis Council Members,

My name is Jake Tracy. I reside at 1712 North Ryan Avenue, Clovis CA. We moved from Fort Worth Texas a couple years ago and found the next best little piece of country to live in, Clovis, CA. Recently we've had folks come by the house talk about how the CHSU campus expansion will bring college housing, looting, retail, potentially liquor stores and crime with an increase of drunk driving on Temperance Ave.

I try and perform my civic duty when called upon. My neighbors, some of whom have completed programs at CHSU, speak very highly of the school, the faculty and the programs. My realtor tells me that property values will rise not fall and that the city of Clovis has always been super responsible in their real estate development practices especially near schools.

In short, I am in total support of the CHSU Campus expansion plan. One of my neighbors is Clovis PD and shared many reasons why crime will actually be reduced by the expansion and will make the area more walkable and bring some conveniences a little closer than driving down to Herndon passed the Hospital.

I'm also glad that Granville is the developer; they do an outstanding job when it comes to quality. Please feel free to contact me if you have any questions.

Thank you,

Jake Tracy
559.981.7499

CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) may be privileged and confidential, and are intended for the sole use of the addressee(s). If you have received this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon it is strictly prohibited. Moreover, any such inadvertent disclosure shall not compromise or waive the attorney-client privilege as to this communication or otherwise. If you have received this communication in error, please delete it and contact us by replying to the sender or by telephone at 559-440-8300. Thank you.

From: Kaylen at Beal Developments, LLC
<kaylen.bealdevelopmentsllc@gmail.com>
Sent: Monday, February 28, 2022 4:04 PM
To: Ricky Caperton
Cc: George Beal
Subject: [External] From the desk of George Beal: R-T Park

Good afternoon Mr. Ricky Caperton,
I own property and a business in this area and fully support this proposal of the General Plan Amendment (GPA2021-007), Rezone (R2021-010), and Ordinance Amendment(OA2021-004).
Thank you,
George Beal
(559) 288-0211

Beal Developments, LLC
Sterling Hartel Developments 1, Inc.

From: allison hindman <allakona@gmail.com>
Sent: Tuesday, March 1, 2022 10:07 PM
To: Ricky Caperton
Subject: [External] Granville Student Housing Project

Hi Ricky,

My name is Allison Hindman and I live in Deauville East off Temperance Ave. I am aware of and fully support Mr. Assimi with his idea to add the student housing near Temperance and Alluvial. I think it will be better for the community to have the students living walking distance to the university rather than driving in.

Myself and some neighbors met with Darius and discussed pros and cons. We are looking forward to having the retail business going in also to support the students and faculty.

Please consider this when making you planning decisions.

Thanks,
Allison

From: Steven Tripp <steven.tripp@rmking.com>
Sent: Wednesday, March 2, 2022 8:06 PM
To: Ricky Caperton
Subject: [External] Clovis RT park meeting follow up

Ricky,

Just wanted to reach out to you and first and fore most thank you for moderating these meetings and coordinating the information provided. I'm sorry for the behavior and rude actions of many of those involved and commenting during the QA sessions. The level of class and lack of respect for those just simply trying to do their job is embarrassing and so I just wanted to say sorry for some of the behavior you had to endure. There is a basic level of respect and adherence to social constructs that is needed to be displayed in order to have a public forum like this be a productive environment and all too often it was missing. If you could please provide the email for the presenter from CHSU and or forward this email to him it would be much appreciated. I believe he did a great job exhibiting restraint and making clear and concise points that unfortunately seemed to be at times falling of deaf ears. I was skeptical of the project at first but now believe it makes a lot of since and I just wanted to reach out share thanks and represent my thoughts. Hopefully this provides viewpoint of a community member that may not be present at the open forums but is thankful for the work you are doing.

Thanks for your time,

Steven Tripp

--

Steven Tripp
R.M. King Company
T. [559.266.0258](tel:559.266.0258)
F. [559.266.1672](tel:559.266.1672)

From: Christopher Nola <christopher.nola@bailsllc.com>
Sent: Thursday, March 3, 2022 8:51 AM
To: Ricky Caperton
Subject: [External] R-T Meeting at Dry Creek

Ricky,

I attended last night's meeting. I wanted to let you know that you did a wonderful job moderating the meeting. You were put in a difficult situation, and I appreciate your professionalism. It is not easy when you have some individuals whose opinion is overwhelmed by their emotions on the subject. Unfortunately they do not realize that their words can be disrespectful and disruptive. You are doing your job and representing the city of Clovis to the best of your ability.

Thank you for your commitment,

Christopher Nola, MBA, CEBS

Senior Applications Consultant | Bails & Associates

Christopher.nola@bailsllc.com

O: 559.977.1746

C: 559.977.1746



A Nordic Global Company

<https://link.edgepilot.com/s/135b21c0/GouA4YMKhES8B3YBameiXQ?u=http://www.nordicglobal.com/> |

https://link.edgepilot.com/s/a9eb792d/7JjGh5KeCk_wC1410K9kJQ?u=http://www.bailsllc.com/

[LinkedIn](#) | [Facebook](#) | [Twitter](#)



Alliance Partner
CloudSuite™ Specialized



Bails is proud to be recognized as a Top Performer in the 2022 Best in KLAS report. [\[Learn more\]](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: Nina Sensenbaugh CalBRE 01867955 Realtor - GRI
<nina@guarantee.com>
Sent: Friday, March 18, 2022 9:50 AM
To: Ricky Caperton
Subject: [External] Research & Technology area Temperance/Alluvial

Hi - I just wanted to reach out and show my support for the apartment complex that is under consideration to be built within the R&T property on the West side of Temperance. The campus is already there - and the students need to live somewhere. Having a place that is close enough to walk or short safe bike ride makes the most sense - helps reduce vehicle traffic and congestion. I also support the plan to have an extended trail system on the west edge of the apartment complex since we live near by and utilize the trails regularly.

We also wish the trail would be re-opened West of Fowler along the canal. We walk this regularly (prior to it being shut down) and having it closed means moving to an unsafe route - not safe for kids or adults. Is there any way to have this revisited?

Sincerely
Nina Sensenbaugh
Clovis Resident
2720 Muncie Ave



7050 N. PALM AVENUE • FRESNO, CA 93650
559-349-8815 • NINA@GUARANTEE.COM
NINASOLDIT.COM • CALDre01867955

Member of Guarantee "Top REALTORS of The Year" 2013-2021

Thinking about selling? Click [HERE](#) to see how much your home is worth.



Immediate Offer Certified Agent

NOTICE OF CONFIDENTIALITY

This email, and any attachments, are private and confidential; and is the property of the sender. It is for the sole use of the intended recipient identified above. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner; and taking any action in reliance on the contents of this email is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and delete all copies of this message and any attachments.

WIRE FRAUD DISCLOSURE

Communicating through email is not secure or confidential; therefore, Guarantee Real Estate, a Berkshire Hathaway Affiliate will never send instructions to you regarding wire transferring of funds or requests for confidential financial information such as credit card numbers or bank account or routing numbers by email. If you receive an email concerning any transaction involving Guarantee Real Estate, a Berkshire Hathaway Affiliate that requests financial or confidential information, do not respond to the email and immediately contact fraud@guarantee.com.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

From: Jenny McLelland <jennymclelland@mac.com>
Sent: Tuesday, March 22, 2022 7:09 AM
To: Ricky Caperton
Subject: [External] CHSU Campus R-T Park Apartments (PRO)

Hi -

I'm a resident of Harlan Ranch.

I think the campus housing planned for the CHSU campus is a GREAT idea and I hope that the city changes the zoning / General Plan to allow it.

Right now the parcel in question is a vacant lot. Changing the vacant lot into literally anything other than a vacant lot would be good for the city, the neighborhood, and the economy.

It's not like the CHSU students are going to be hosting massive fraternity parties and making noise - they're adult students in medical school who will be living normal, quiet lives and becoming the Valley's future doctors.

The more the CHSU campus / R-T park gets developed, the more good stuff will come to this part of town.

Apartments and other higher density housing are part of that development, and the apartments that are planned are classy, nice apartments that don't change the character of the neighborhood in any way.

Also - the more stuff we build at the CHSU campus, the more like we'll finish the bike trail from Harlan Ranch to the campus and hospital - which would be awesome for Harlan Ranch residents.

Thanks much!

Val Dornay

Attorney At Law
200 W. Bullard Ave., Suite A-2
Clovis, CA 93612
(559) 299-5300 • Fax (559) 299-1193
Email: vjdornay@aol.com

March 23, 2022

City of Clovis Planning Division
ATTN: Ricky Caperton
Deputy City Planner
1033 Fifth Street
Clovis, CA 93612

RE: APN 564-100-15


Dear Mr. Caperton:

I am the owner of the above-referenced lot situated in Clovis, adjacent to the CHSU campus.

I am hereby requesting that my property be included in the "Student and Faculty Housing" area of the R-T Park associated with the CHSU campus.

Thank you for your kind attention in this matter.

Very truly yours,



Val Dornay
Attorney at Law

VJD/mn

To: Mayor Flores
Mayor Pro Tem Ashbeck
Councilmember Bessinger
Councilmember Mouanoutoua
Councilmember Whalen
1033 Fifth Street
Clovis, CA 93612

RE: Various RT Park planning actions

Dear Clovis City Council,

My partner and I recently moved to NE Clovis and, after brief stays in both Harlan Ranch and Lafayette Square (Shepherd/Clovis), we settled in the Deauville neighborhood. Having the means to live nearly anywhere in Fresno County, we had numerous options of places to live but chose the City of Clovis and this neighborhood for a slew of reasons.

The driving force behind our recent move was the recent birth of our first child and the desire to establish a home to grow our family. We not only wanted our kids to attend Clovis schools but it was important for it to be a safe, walkable distance and the Enterprise Trail provides a nearly direct off-street route. We frequently use the trail system for recreation but also want to minimize our need to drive for basic necessities and restaurants. This was the primary reason we did not stay in Harlan Ranch as it has no commercial services for the neighborhood.

We are excited for the upcoming vision and support the planning staff's actions for our surrounding neighborhood and the opportunities it will bring. The introduction of more diverse housing options and the people that will join our community will undoubtedly make it more vibrant. The expansion of the medical school and further growth of the university campus will attract exciting new businesses and add valuable medical professionals and students to strengthen our community. The connection of a few missing links for the trail system will improve our walkability to the existing and any new commercial services. All of this undoubtedly translates to long-lasting improved property values which is also why our family purchased, and continues to own, four homes in the area within the past few years.

Sincerely,
Nathan Nycum
2331 Serena Ave.
Clovis, CA 93619

Cc: Ricky Caperton

April 11, 2022

Mr. Darius Assemi, Manager
University Student Housing, LLC
1396 W. Herndon Ave., Ste. 101
Fresno, CA 93711

Re: University Student Housing, LLC Multi-Family Residential Housing

Dear Darius:

Community Health System (CHS) supports University Student Housing, LLC's plans to offer multi-family residential housing to healthcare staff, students and faculty at its planned Nees and Temperance site, which is a stone's throw from CHS's Herndon and Temperance hospital, Clovis Community Medical Center.

We understand the need for more housing in this particular area of Clovis. As Clovis Community expands, so will the need for more healthcare staff on this hospital campus. While we understand that CHSU students and faculty will be offered priority status for obtaining housing, we greatly appreciate the potential for more nearby housing opportunities for our staff – especially since housing is at a premium in the greater Fresno – Clovis area.

Thank you for inviting Community to support this much-needed project. Please let me know if we can provide any additional information to help further this worthwhile effort.

Best regards,

A handwritten signature in blue ink, appearing to read "C. Wagoner", with a long horizontal flourish extending to the right.

Craig A. Wagoner
EVP, Chief Operating Officer

April 12, 2022

Mr. Ricky Caperton
Rcaperton@ci.clovis.ca.us
Deputy City Manager
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Support for RT Park Cleanup

Dear Ricky,

I am writing to you today to express my support for the City-led effort known as the “RT Park Cleanup.” As a citizen concerned with reasonable, logical growth, I’m excited about the prospect of filling in the open lots within the RT Park with projects that make sense and help our community flourish. As a business owner in the area – Riley’s Brewpub – I recognize that this type of growth will be instrumental in the success of both our neighborhoods and local businesses.

While I recognize that this proposed “cleanup” doesn’t approve a specific project or development, I’m hopeful that an approval will help facilitate the expansion of the California Health Sciences University. I believe the advancement of the University will help Clovis, and our whole Valley, succeed. From a business perspective, a well-trained, well-educated population is one of the biggest pieces of that success, so I am glad to support a school that will help train our future medical professionals.

For these reasons, I fully support this proposal.

Thank you,



Michael Shirinian
Owner, Riley’s Brewpub

cc: Hon. Jose Flores
Hon. Drew Bessinger
Hon. Lynne Ashbeck
Hon. Bob Whalen

From: Augusto Trigueros <christrig@att.net>
Sent: Wednesday, April 13, 2022 6:30 PM
To: Ricky Caperton
Subject: [External] Concerned resident

Hi my name is Chris from Wathen mansionettes Nees and Temperence. I'm am very disappointed that Granville are planning apartments called Affordable housing it's section 8. Transplanting citizens with government assistance to good neighborhoods brings riff raft and over populates the schools. Along with traffic and crime. I'd rather pay more taxes to keep Sacramento from forcing Clovis into this agenda. I will stand with others in regards to not allowing an apartment next to hard working residents that got there without help from their government. This is ridiculous.

Chris Trigueros

Clovis City Councilmembers and Clovis City Planners
1033 5th St.
Clovis, CA 93612

Dear Councilmembers and Planning Committee,

As a neighbor to the North of the campus expansion, I see only positive attributes with the proposed development of student housing and land development. As a nearby resident, I am enthusiastic about the proposal for expanded commercial businesses. I feel that our area is lacking certain amenities that would be provided should the apartment style housing be build. The idea of more restaurants and market style stores would provide our neighborhood with a variety of options when selecting to stay close to home for essentials. Having the ability to use our city planned sidewalks and trails is an influential reason I decided to live in Clovis. I love the connected trails and pathways our community provides for us. I understand that this proposed development will provide a more walkable and bikeable neighborhood and expand on the intricate trail systems we already have. Having housing near the campus should create less traffic with the idea that students would walk or bike to campus. The thought of "foot commuters" gives a feeling of liveliness and purpose to the project. Having graduate student housing near the university makes sense for our area, and I think it will create a greater sense of safety for residents, students, and faculty.

I realize there are objectors to the project, but they are misinformed. They fear increased noise pollution, decreased home values, or increased automobile traffic will be the outcome of this project, I believe the reality will be far different. This project will create local jobs, provide for more trail and park spaces, expand our opportunities for commercial business, and ensure better medical services by providing the ability for doctors to learn, live, work, and play in our beautiful city. I would like the councilmembers and city planners to approve the staff recommended "clean up" that will allow for campus housing and more retail stores in our neighborhood. Expansion is necessary for any developing and thriving community and having an opportunity to grow a high-level university in our backyards is an innovative way to show the residence of Clovis that we are committed to our futures. I, Makenna Bass, stand in favor of development of student and faculty housing, along with an expansion of commercial development near California Health Sciences University.

Sincerely,

Makenna Bass

Makenna Bass
2923 Moody Ave.
Clovis, CA 93619

From: Stasia Szpor <Stasia.Szpor@ccfmg.org>
Sent: Monday, May 9, 2022 1:04 PM
To: Ricky Caperton
Subject: [External] CHSU Campus Expansion opinion

Hello Ricky,

I am writing to express my support for California Health Sciences University's campus expansion plans. As a neighborhood resident (I live in the Deauville community off Temperance on the west side of Shepherd) and a finance professional with the medical community, I believe the project offers a variety of positive impacts:

- Creation of a complete neighborhood – addition of housing, retail/services, and trail system will help build a vibrant, connected community. New development will also pay its way in the expansion of infrastructure, making our streets and sidewalks safer.
- Addition of new retail and service options will help with the economic development of the area, including the creation of jobs and potential for local businesses.
- Growth of educational opportunities for medical professionals in the Valley, many of whom will stay local and contribute to the well-being of our already underserved community.
- Increase of our property values with the development of a professional school and surrounding amenities.

Please feel free to contact me with any questions. Thank you for all that you do to serve our beloved City of Clovis.

Respectfully and gratefully,

Stasia Szpor
Director of Finance
Finance
Stasia.Szpor@ccfmg.org
(559) 453-5200 ext. 11154
(559) 709-6982 cell

Central California Faculty Medical Group

University Centers of Excellence
<https://link.edgepilot.com/s/54ebad22/Qg88F404uUy-3lOqjhXnig?u=http://www.universitymds.com/>

*Advancing the health of the diverse communities
we serve through excellence in patient care,
education and research in an environment
of collaboration and respect.*

This email and its attachments may contain privileged and confidential information and/or protected health information (PHI) intended solely for the use of Central California Faculty Medical Group and the recipient(s) named above. If you are not the recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any review, dissemination, distribution, printing or copying of this email message and/or any attachments is strictly prohibited. If you have received this transmission in error, please notify the sender immediately at 559-453-5200 and permanently delete this email and any attachments.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

May 13, 2022

Terry Coleman
2726 Omaha Ave
Clovis, CA 93619
(559)355-4300

To Whom It May Concern:

I am writing this letter of support for the apartment project that is being proposed by Darius Assemi et.al. I have been to the meetings and understand the proposal for not only housing for students attending CHSU on Alluvial, but to meet the need for higher density housing for the growing population in Clovis. This location is well situated near the freeway and traffic is already being addressed due to the single-family housing development in that area for the past 6-10 years. I live just north of this proposed project and therefore understand that some type of housing will end up on that land.

Please feel free to contact me with any questions.

Terry Coleman

Public Hearing: CLOVIS PLANNING COMMISSION

I am disappointed but not surprised that the Clovis Planning Commission is having a hearing on the Research and Technology Park on June 27, 2024. This despite the commitment from the Clovis staff at our last meeting at Dry Creek School that a community meeting would be held with the neighbors prior to moving ahead. (Check your notes). Community members were not allowed to speak at this last meeting at all. The city repeatedly states its commitment to community input and community hearings prior to moving forward on massive changes to the community but fails to follow through. Is the planning commission aware of this?

Staffs last 'community meeting' was by staff presentation only on the past 20 or so years on how they been trying to make this happen for the developers against the wishes of homeowners. No input allowed.

Clovis staff has been steadfast in their attempts to help out those the developers who benefit most...not the neighbors, not the community. I take note that your announcement for the meeting is almost exactly what Darius Assemi has been proposing for years...kind of a cut and paste and the commission should be aware.

I have attended just about every community and public hearing on this for years. Sometimes the neighbors who are affected are noticed by the City and sometimes not, depending on what is on the agenda and who is the developer. For DeYoung Development, even though we had acreage that was connected to his development request, we received no notice. The neighbors, the same thing. We had to accidentally find out. This is pretty much along the same lines. The thinking must be that if you wait it out long enough you can slide it through or memories fade but not in this case.

Having lived at the same address for 41 years with acreage, we have extremely strong concerns with the usage of a 26-year-old environmental Impact report followed by a dated follow-up. Can you not agree that the land around the RTP which was filled with cattle when we moved here might be affected and the development cause impacts to our environment including water. The world has changed and so have our natural resources

and our environment. What is the fear of a new environmental impact report?

What about the traffic congestion. I note that Darius Assemi wants to put 'student' housing on the corner of Locan and Nees over a mile from the school affecting large and established neighborhoods. It is not walkable due to the traffic now on Nees. Wouldn't you want to know why that is and by the way see a copy of a lease agreement for student housing that does not require you to be a student. This fact is only known as the neighbors dragged it out of Assemi at a 'community' meeting that he ran for the City of Clovis. He was not about to disclose that on his own. And I don't consider a meeting run by the developer a community meeting nor should commission members. Are you aware what falls under the umbrella of student housing needs...retail, shopping centers...not libraries for students.

If the Fresno Bee articles on the development of Clovis have not reached you, I would hope that some kind Clovis staffer could bring this to your attention. It is shocking.

As a city planning commission member I am pretty sure you take some kind of oath or commit to acting in the community's best interests. Same for the city council. Isn't it time to address these issues?

Thank you for your time.

Katherine Hickman

McKencie Perez

From: Debbie Britz <mdcba@aol.com>
Sent: Saturday, June 15, 2024 7:59 AM
To: McKencie Perez
Subject: [External] Re:Clovis Planning Commission June 27, 2024

Attention:McKencie Perez Senior Planner , The Planning Commission

Just over 2 years ago, we, the residents of the R&T Park area, were asked to attend 'Neighborhood Meetings'

organized by the Clovis City Council to get feed back regarding a project proposed of a 350 unit apartment complex for 'student housing' on a 20 acre parcel in the sphere of the R&T Park. Fast forward to now and if I am understanding correctly ,the Planning Commissions recommendations for the items considered is to change the zoning for 333 acres in the R&T Park to 'Student Housing.' Those 'Neighborhood Meetings' I spoke of ,consisted of 2 that happened plus one that was promised by the City but never materialized. At those meetings many questions were brought up by the neighbors which were and still haven't been answered. Promises were made that a special web site specially designed by the city that would have all those questions/concerns that the neighbors brought up were to be answered but that never happened.

The general consensus at those 2 'Neighborhood Meetings' was not in favor of the 'Student Housing' Project due to just some of the many concerns , it wasn't following the plan of what the R&T Park had set forth from it's conception, studies done in1999 & 2009 were all outdated, traffic, water, sewer, issues and the impact of local schools were never addressed.

As a resident of Clovis for over 51 years, I am disappointed in what is happening to the 'Clovis Way of Life' I truly believe that the Founding Fathers of Clovis would not be pleased with the way it's turning out, with all the inconsistencies of the development , the traffic congestion, along with the preferential treatment of developers over the well being of the citizens of Clovis!

Sincerely,
Debbie Britz

McKencie Perez

From: Martin Britz <martinb@britzinc.com>
Sent: Tuesday, June 18, 2024 3:35 PM
To: McKencie Perez
Subject: [External] Proposed Housing Development

June 18, 2024

Clovis Planning Commission
Public Hearing Thursday, June 27, 2024 at 6:00pm

Re :Proposed Housing Development

I, Martin Britz, live at 2474 Nees adjacent to the Research and Technology Park. Before the land was designated a Research and Technology Park, I realized something would be done to this property. I did not oppose this zoning with the conditions and amenities such as a jogger or walking trail as a buffer and other specific requirements.

I oppose any housing within the Research and Technology Park. Allowing housing would be a change in Rezoning, not a Correction, not a Cleanup to the Research and Technology Park. Adjacent residents bought or built their homes based on No housing in the Research and Technology Park. The change is being requested by the developer who thinks he can tell the Clovis City Council what to do for his own benefit at the detriment of the neighboring residents and the Research and Technology Park.

Sincerely,

Martin Britz
2474 Nees
Clovis, CA, 93611

GILMORE • MAGNESS • JANISSE
A PROFESSIONAL CORPORATION

June 19, 2024

JAMES O. DEMSEY (RETIRED)
ROBERT J. TYLER (1938-2012)
GERALD D. VINNARD (RETIRED)
DAVID M. GILMORE
MARCUS D. MAGNESS
WILLIAM H. LEIFER*
RYAN M. JANISSE
CHRISTOPHER E. SEYMOUR

*OF COUNSEL

VIA USPS AND EMAIL

City of Clovis
Dept. of Planning & Development Services
City Hall
1033 Fifth Street
Clovis, CA 93612
davidm@cityofclovis.com

Re: Proposed Housing Development Near CHSU

Dear Sirs and Madams:

This office has been retained by residents who live near to the proposed housing near the California Health Sciences University (“CHSU”). It appears that the City of Clovis is moving forward with a project for housing within the Research and Technology Park (“R-T Park”) near CHSU that has expanded to 400 (3 story) high density multi-family units and 250 homes with no environmental assessments and no requirement that the housing be tied in any way to CHSU.

The project as presented now has significant environmental impacts such that a full EIR is required. The entire area has seen significant development over the last 25 years, including without limitation, many residential developments (Deauville, Deauville East, Harlan Ranch, and others) built to the northeast, the expansion of Clovis Community Hospital, additional medical office buildings near the hospital, the CHSU campus. The cumulative impacts of further high-density residential developments are obvious and must be considered.

The project is proposing to use a City-initiated “Clean-Up” process to administratively create a General Plan Amendment, a Development Code Amendment, a Rezone (by City), and change to the R-T Park Design Guidelines. All of these four documents prohibit housing in the R-T Park. This “Clean-Up” is being substituted for the requirement that an Applicant follows the formal Rezone Application process which requires special studies on impacts, and careful consideration to any “changes in zone or uses that could adversely affect the adjoining property as to value or precedent, or will be detrimental to the area.” The City has not provided

STREET ADDRESS
7789 N. INGRAM AVENUE
SUITE 105
FRESNO, CALIFORNIA 93711

MAILING ADDRESS
POST OFFICE BOX 28907
FRESNO, CALIFORNIA 93729-
8907

EMAIL ADDRESS
DGILMORE@GMLLEGAL.NET

TELEPHONE
(559) 448-9800

FACSIMILE
(559) 448-9899

GILMORE · MAGNESS · JANISSE
A PROFESSIONAL CORPORATION

City of Clovis
Dept. of Planning & Developments Services
June 19, 2024
Page 2

neighbors with a study on this project's direct effect on their property value or detrimental impacts. This "Clean-Up" process cannot be used to bypass the requirement of an EIR to study and reveal these impacts to the neighborhoods, as the EIR provides protections and impact mitigations for the neighbors.

The housing proposal requires a general plan amendment. The City of Clovis is not in compliance with its own requirements to make such a plan amendment. Just as two examples, the City's own policies require an assessment of whether the public facilities, such as sewer and water, are adequately served taking into account the project and future projects. It should go without saying that 650 housing units has a much larger impact on sewer needs and water usage than mixed business uses but no such analysis has been done. The City is required to assess the impact on the jobs to housing ratios. By eliminating the R-T Park and replacing it with housing, it is obvious that the ratio is impacted negatively on the job side of the analysis, but no analysis has been done. (See General Plan Land Use Element, Goal 6 – Policy 6.1B and 6.2B)

If the City continues to move forward without an environmental assessment, it would be in direct violation of the California Environmental Quality Act ("CEQA") Past EIRs dating back to 1999 are irrelevant to the proposed project scope, and ignore the cumulative growth and impacts. Despite the neighbors bringing many anticipated impacts to the City's attention during each of the three 2022 neighborhood meetings, with several more in writing, it is not the responsibility of the neighbors to attempt to identify the relevant impacts. Unless and until a proper EIR is done, provided for public comment and the significant impacts addressed, the request to change the general plan to approve 650 housing units must be rejected.

Very truly yours,



David M. Gilmore

cc: Clients



January 14, 2022

LU0021572
2604

Ricky Caperton, Deputy City Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Caperton:

PROJECT NUMBER: **GPA2021-007, R2021-010, AO2021-004**

General Plan Amendment GPA2021-007; Based on the existing General Plan, the R-T Park boundary was shown incorrectly. A General Plan Amendment is needed to correct this technical inaccuracy.

Rezone Amendment R2021-010; The current land use designation for the plan area is Mixed Use – Business Campus (MU-BC) which allows a mixture of research and technology uses, and will remain unchanged. The corresponding zone district should be R-T; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to R-T or apply an R-T Overlay zone allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards. **Development Code Update AO-2021-004;** The clean-up action being proposed would further define the MU-BC land use designation to allow for ancillary residential uses, rezone approximately 79 parcels to the R-T zone district, permit ancillary residential uses in the R-T zone district, and add design guidelines for ancillary residential uses.

APN: Multiple ZONING: MU-BC to R-T Park ADDRESS: R-T Park Corridor N of SR 168

Recommended Conditions of Approval:

- Construction permits for future developments should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for future development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve projects. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- If future applicants propose to 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),

Promotion, preservation and protection of the community's health

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

(559) 600-3271 ☐ FAX (559) 600-7629

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us ☐ www.fcdph.org

Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- Future projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project areas should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found, the applicants shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the future demolition of existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

REVIEWED BY:

Kevin Tsuda

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

(559) 600-33271



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 19, 2022

Ricky Caperton
City of Clovis
Planning Division
1033 Fifth Street
Clovis, CA 93612

RE: General Plan Amendment 2021-007, Rezone 2021-010, and Development Code 2021-004
N/E Herndon and Armstrong avenues
Impacted Facility: FID's Enterprise No. 109

Dear Mr. Caperton:

The Fresno Irrigation District (FID) has reviewed the General Plan Amendment 2021-007, Rezone 2021-010, and Development Code 2021-004 for which the City of Clovis proposes to correct inconsistencies between the documents and allow for student and facility housing per direction for City Council. The proposed actions are not for the purpose of an actual development, APNs: multiple. FID has the following comments:

Summary of Requirements:

- Existing Encroachments removed and/or relocated, if any
- Review and Approval of all Future Plans
- Execute Agreement(s), if necessary
- Project Fees
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.)

Area of Concern

1. FID's active Enterprise No. 109 runs northwesterly and traverses the project area, as shown on the attached FID exhibit map and will be impacted by future projects in the project area. FID requires it review and approve all future plans impacting this facility.
2. It is not clear whether the required amount of right-of-way has been reserved for the Enterprise Canal through the project area to have a full width (20 feet) banks on each side. The developments in the area must consider the impacts to the Enterprise Canal from urban development and allocate adequate right-of-way for the conversion of the area from a rural and agricultural setting to an urban development.
3. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way per FID standards.

4. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.
5. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.
6. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
 - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
 - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water, unless separated by a roadway with curb and gutter.
 - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
 - iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Shepherd Avenue bridge and another crew will come by to

remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

- b. Drive banks/maintenance roads and encroachments (both banks):
 - i. Both banks must be of full-width cross section to the outside limits of the canal easement.
 - ii. One or both of the drive banks must be sloped a minimum of 2% away from the canal, 4% maximum, with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.
 - iii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
 - iv. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
- 7. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.
- 8. Should a trail or walkway be placed adjacent to the canal, FID will require a minimum 4 feet tall pedestrian barrier for this development, located outside of its right-of-way, on both sides of the canal, for the length of the development. FID is open to suggestions regarding design.

General Comments

- 1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
- 2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.
- 3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.

4. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
5. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and rights-of-way but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
7. Footings of retaining walls shall not encroach onto FID property/easement areas.
8. Trees will not be permitted within FID's property/easement areas.
9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines, and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from District facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
11. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
12. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

Ricky Caperton
Re: GPA2021-007, R2021-010, OA2021-004
January 19, 2022
Page 5 of 5

13. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

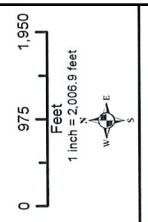
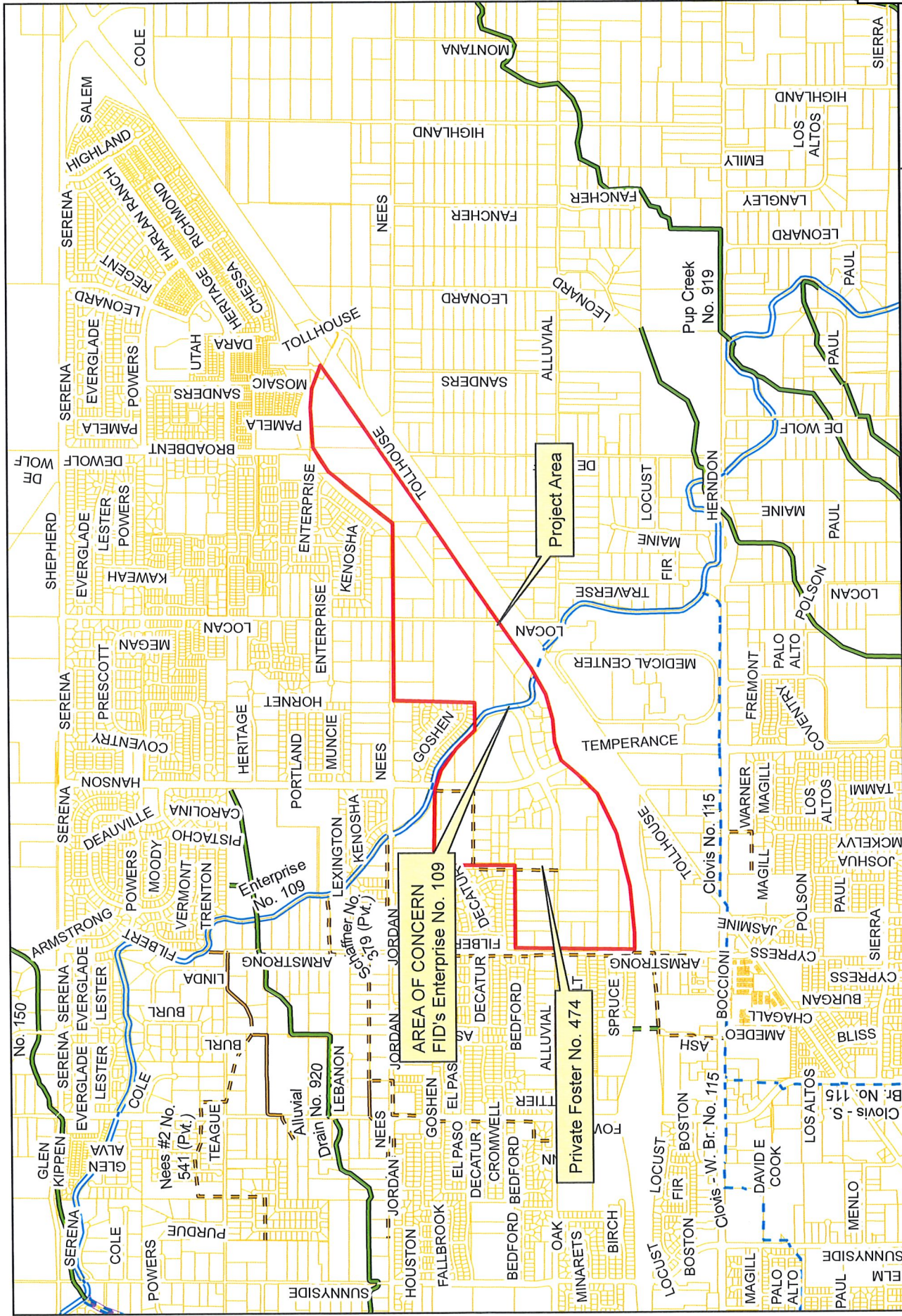
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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.

Path: G:\Figs\0220103 FID Master.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 0404

Legend

- Parcel (Yellow box)
- Stream Group (Blue line)
- Other-Creek/River (Green line)
- Other-Pipeline (Blue dashed line)
- Abandoned Canal (Black dashed line)
- Private Canal (Blue solid line)
- Private Pipeline (Blue dashed line)
- FID Pipeline (Blue solid line)
- FID Boundary (Red dashed line)
- Railroad (Black line with cross-ticks)
- Streets & Hwys (Black line)
- FMFCD Acquired Basins (Green hatched box)
- FMFCD Proposed Basins (Yellow hatched box)



FRESNO IRRIGATION DISTRICT



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

Distribution Date: **12/29/2021**

PLANNING APPLICATION REQUEST FOR COMMENTS
Project Manager - Ricky Caperton, AICP, Deputy City Planner

PLEASE ROUTE TO:

- | | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| (In House) | (Out-of-House) |
| <input checked="" type="checkbox"/> Planning Division | <input checked="" type="checkbox"/> Fresno Irrigation District |
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist. |
| <input checked="" type="checkbox"/> Engineering Divisor | <input checked="" type="checkbox"/> Pacific Gas & Electric |
| <input checked="" type="checkbox"/> Utilities Division | <input checked="" type="checkbox"/> AT&T |
| <input checked="" type="checkbox"/> Solid Waste Divisor | <input checked="" type="checkbox"/> Clovis Unified School District |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Cal Trans |
| <input checked="" type="checkbox"/> Police Department | <input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist. |
| <input checked="" type="checkbox"/> City Landscape Com | <input checked="" type="checkbox"/> State of California Department of Fish and Game |
| <input checked="" type="checkbox"/> Legal Description Review | <input type="checkbox"/> LAFCO (when annexation is involved) |
| <input type="checkbox"/> Other (Specify) | <input checked="" type="checkbox"/> County of Fresno Development |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Fresno County Environmental Health |

Item(s): GPA2021-007 Location: Clovis R-T Park (see attached map)

APN: Multiple Zoning: Multiple General Plan: MU-BC RHNA Site: _____

Name of Applicant: City of Clovis Phone/Email: (559)324-2347/ rcaperton@cityofclovis.com

Applicant Address: 1033 Fifth Street City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: See attached project description.

This item is tentatively scheduled for a public hearing to be consi City Council.

The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project manag 1/21/2022

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Ricky Caperton, AICP, Deputy City Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2866



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

Distribution Date: **12/29/2021**

PLANNING APPLICATION REQUEST FOR COMMENTS
Project Manager - Ricky Caperton, AICP, Deputy City Planner

PLEASE ROUTE TO:

- | | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| (In House) | (Out-of-House) |
| <input checked="" type="checkbox"/> Planning Division | <input checked="" type="checkbox"/> Fresno Irrigation District |
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist. |
| <input checked="" type="checkbox"/> Engineering Divisor | <input checked="" type="checkbox"/> Pacific Gas & Electric |
| <input checked="" type="checkbox"/> Utilities Division | <input checked="" type="checkbox"/> AT&T |
| <input checked="" type="checkbox"/> Solid Waste Divisor | <input checked="" type="checkbox"/> Clovis Unified School District |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Cal Trans |
| <input checked="" type="checkbox"/> Police Department | <input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist. |
| <input checked="" type="checkbox"/> City Landscape Com | <input checked="" type="checkbox"/> State of California Department of Fish and Game |
| <input checked="" type="checkbox"/> Legal Description Review | <input type="checkbox"/> LAFCO (when annexation is involved) |
| <input type="checkbox"/> Other (Specify) | <input checked="" type="checkbox"/> County of Fresno Development |
| | <input checked="" type="checkbox"/> Fresno County Environmental Health |

Item(s): **R2021-010** Location: **Clovis R-T Park (see attached map)**

APN: **Multiple** Zoning: **Multiple** General Plan: **MU-BC** RHNA Site: _____

Name of Applicant: **City of Clovis** Phone/Email: [\(559\)324-2347/ rcaperton@cityofclovis.com](mailto:rcaperton@cityofclovis.com)

Applicant Address: **1033 Fifth Street** City: **Clovis** State: **CA** Zip: **93612**

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: **See attached project description.**

This item is tentatively scheduled for a public hearing to be consi **City Council**.
 The attached information is circulated for your comments. Please attach your comments and recommendations i
 condition form and return to the project manag **1/21/2022**

Please check one below:
 No Comments Comments e-mailed or saved on: _____

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

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

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Ricky Caperton, AICP, Deputy City Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2866



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

Distribution Date: **12/29/2021**

PLANNING APPLICATION REQUEST FOR COMMENTS
Project Manager - Ricky Caperton, AICP, Deputy City Planner

PLEASE ROUTE TO:

- | | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| (In House) | (Out-of-House) |
| <input checked="" type="checkbox"/> Planning Division | <input checked="" type="checkbox"/> Fresno Irrigation District |
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Fresno Metropolitan Flood Control Dist. |
| <input checked="" type="checkbox"/> Engineering Divisor | <input checked="" type="checkbox"/> Pacific Gas & Electric |
| <input checked="" type="checkbox"/> Utilities Division | <input checked="" type="checkbox"/> AT&T |
| <input checked="" type="checkbox"/> Solid Waste Divisor | <input checked="" type="checkbox"/> Clovis Unified School District |
| <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Cal Trans |
| <input checked="" type="checkbox"/> Police Department | <input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist. |
| <input checked="" type="checkbox"/> City Landscape Com | <input checked="" type="checkbox"/> State of California Department of Fish and Game |
| <input checked="" type="checkbox"/> Legal Description Review | <input type="checkbox"/> LAFCO (when annexation is involved) |
| <input type="checkbox"/> Other (Specify) | <input checked="" type="checkbox"/> County of Fresno Development |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Fresno County Environmental Health |

Item(s): OA2021-004 Location: Clovis R-T Park (see attached map)

APN: Multiple Zoning: Multiple General Plan: MU-BC RHNA Site: _____

Name of Applicant: City of Clovis Phone/Email: (559)324-2347/ rcaperton@cityofclovis.com

Applicant Address: 1033 Fifth Street City: Clovis State: CA Zip: 93612

Previously Reviewed Under DRC: _____ Or Other Entitlement: _____

Project Description: See attached project description.

This item is tentatively scheduled for a public hearing to be consi City Council.
 The attached information is circulated for your comments. Please attach your comments and recommendations i
 condition form and return to the project manag 1/21/2022

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Ricky Caperton, AICP, Deputy City Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2347 Fax: 324-2866

Project Description

On January 4, 2021, the Clovis City Council approved a resolution for City staff to initiate amendments to the 2014 Clovis General Plan, Zoning Map, and the Development Code to remove existing inconsistencies between these documents as they relate to the City's R-T Park area (see "*Research and Technology Park Boundary*" map on next page). The proposed R-T Park Clean-Up includes proposed amendments to the City of Clovis General Plan, Development Code, and R-T Park Architectural Design Guidelines for ±333 acres of land designated as the Clovis R-T Park.

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to allow for student and faculty housing per direction from the Clovis City Council at the February 8, 2021 City Council hearing. Each of these corrective actions is summarized below.

It is important to note that the proposed actions are not for the purposes of an actual development project. Rather, it is correcting inconsistencies between the zoning and land use designations. Future projects will undergo separate review, as needed and required by the City's Development Code.

General Plan Amendment

The City's existing General Plan was adopted in 2014. Based on the existing General Plan, the R-T Park boundary was shown incorrectly. Therefore, a General Plan Amendment is needed to correct this technical inaccuracy. Further, at the direction of the Clovis City Council to incorporate amendments allowing for student and faculty housing within the R-T Park, text amendments are needed to the General Plan to reflect this direction.

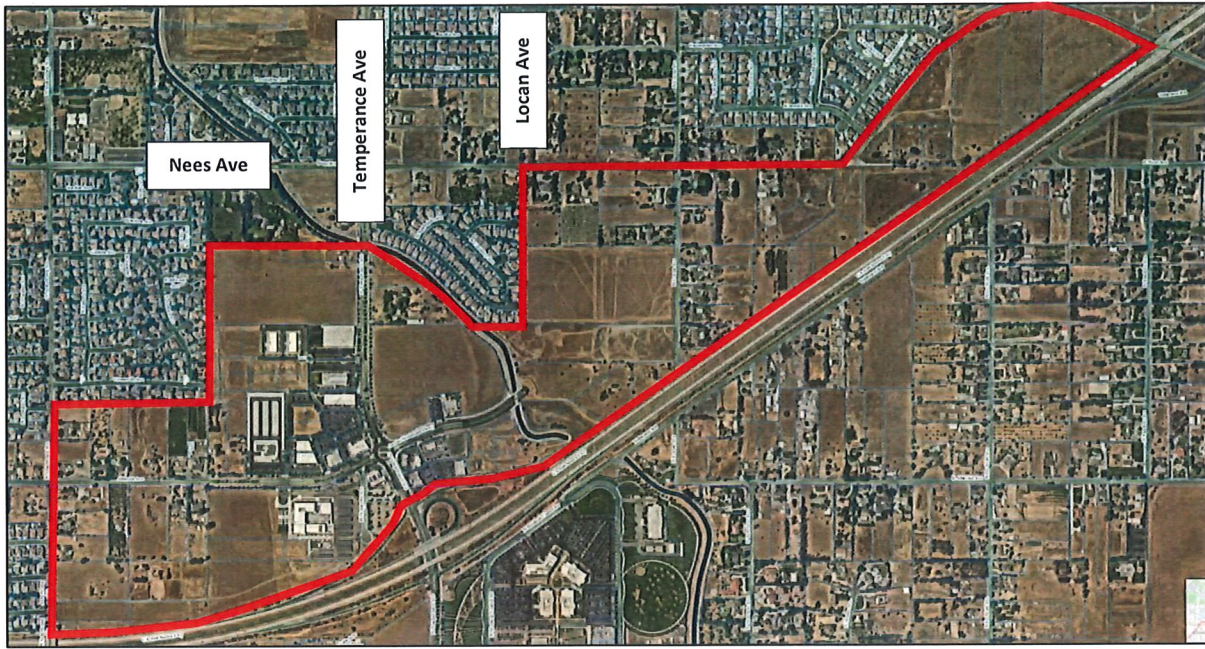
Rezone Amendment

The current land use designation for the plan area is Mixed Use – Business Campus (MU-BC) which allows a mixture of research and technology uses, and **will remain unchanged**. The corresponding zone district should be R-T; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to R-T or apply an R-T Overlay zone allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T standards.

Development Code Update

The clean-up action being proposed would further define the MU-BC land use designation to allow for ancillary residential uses, rezone approximately 79 parcels to the R-T zone district, permit ancillary residential uses in the R-T zone district, and add design guidelines for ancillary residential uses. The objective of these actions is to create and maintain consistency among the applicable plans and policies while maintaining the intent of the City Council's vision for the R-T Park.

R-T Park Area





CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

CEQA Guidelines 15183 – Finding of Consistency General Plan Amendment 2021-007, Ordinance Amendment 2021-004, and Rezone 2021-010

Pursuant to Article 12 of the State California Environmental Quality Act (CEQA) Guidelines, the City of Clovis has determined that the project described below will not require additional environmental review.

Lead Agency: City of Clovis – Planning and Development Services

Lead Agency Contact: McKencie Perez, MPA, Senior Planner
(559) 324-2310
mckenciep@cityofclovis.com

Applicant: City of Clovis
1033 Fifth Street
Clovis, CA 93612

Project Location: 120 separate parcels located adjacent to the north side of Highway 168 from Armstrong Avenue to Owens Mountain Parkway. See attached **Exhibit A**, Aerial Photo, for all land included in project area.

Exemption: CEQA Guidelines section 15183 – Special Situations, Projects consistent with a Community Plan, General Plan, or Zoning

Project Description

The proposed Research and Technology (R-T) Park Cleanup Project (“Project”) includes amendments to the City of Clovis General Plan, Zoning, Development Code, and the Clovis R-T Park Architectural Guidelines for approximately 333 acres of land designated as the Clovis R-T Park.

The purpose of these amendments is to correct inconsistencies between the aforementioned documents and to allow for student and faculty housing per direction from the Clovis City Council. Each of these corrective actions is summarized below.

General Plan Amendment

The City’s existing General Plan was adopted in 2014. Based on the existing General Plan, the R-T Park boundary was shown incorrectly. Therefore, a general plan

amendment is needed to correct this technical inaccuracy. The amendment would also allow campus related housing within the R-T Park per the direction of the Clovis City Council.

Development Code Amendment

The proposed Project would further define the MU-BC land use designation to allow for campus related housing uses in the R-T zone district, add development guidelines for the campus related housing, and create a R-T overlay zone district. The objective of these actions is to create and maintain consistency among the applicable plans and policies, while maintaining the intent of the City Council's vision for the R-T Park.

Rezone

The current land use designation for the plan area is MU-BC (Mixed Use/Business Campus) which allows a range of industrial, commercial, and institutional uses, with a focus on research and technology uses, along with residential densities up to 25 dwelling units per acre. The MU-BC designation will remain unchanged in conjunction with the Project. The corresponding zone district should be the R-T zone district; however, there are parcels within the R-T Park area that currently maintain residential zoning. Therefore, in order to bring the zoning into consistency with the MU-BC land use designation, a rezone is needed. Under this action, the City will either rezone properties directly to the R-T zone district or apply an R-T overlay zone district allowing for existing residential properties to remain residential, while also allowing for R-T Park development should those properties choose to develop per the R-T development standards.

Environmental Determination

Pursuant to Article 12 of the CEQA Guidelines, the Project is exempt from additional environmental review in accordance with section 15183. For projects that are "consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Further, CEQA Guidelines state that "if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact." If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the section 15183 exemption applies.

Evidence for Exemption

The establishment of the full plan area underwent environmental review on two separate occasions to consider the full approximately 333 acres designated to the R-T Park. The first ±188 acres of land designated for the R-T Park was approved and the Final EIR certified by the Clovis City Council in June 1999. The R-T Park Expansion, which added approximately 153 acres (known as Phase III), was approved in conjunction with the certification of a separate EIR in August 2009. Additionally, an EIR was certified for the

General Plan in 2014, which considered the environmental impacts of densities up to 25 dwelling units per acre within the underlying MU-BC land use designation.

The proposed amendments associated with this Project do not effectuate any physical change to the environment, but rather allow the R-T Park to develop the way the General Plan intended. The proposed General Plan and Development Code text changes also clarify the City's policy interpretation as to the allowance for campus-related housing in conjunction with a university. The following points provide additional support for the project's reliance on the section 15183 exemption:

- The entire Project area that is potentially affected by the proposed Project (approximately 333 acres) is designated as MU-BC within the 2014 Clovis General Plan. The proposal does not include a change from the existing MU-BC land use designation to any other land use designation.
- Though the City took actions in 2001 and 2009 to establish the comprehensive boundary of the "Clovis R-T Park", the 2014 General Plan showed only a portion of the total area within the "focus area" identified for the R-T Park. The proposed Project actions would modify the boundary of the General Plan focus area to include the entire R-T Park as previously adopted by the Council, clarifying the Council's intent to apply R-T development standards and criteria to this area. These standards and criteria do not exceed the intensity of the underlying MU-BC land use designation and were previously evaluated by the City.
- The MU-BC land use designation establishes criteria for the maximum intensity of development including a non-residential floor area ratio of 4.0 and a residential density of up to 25 units per acre. No changes to these criteria are proposed.
- The R-T zone district is compatible with the MU-BC land use designation and by the City's previous designation of the affected area as the "Clovis R-T Park", R-T is the intended zoning for the Project area. The rezoning of properties to the R-T zone district or R-T overlay zone district will implement the General Plan, as well as the City's previous actions to establish the Clovis R-T Park in 1999 and 2009, as described above.
- The existing MU-BC land use designation and the R-T zone district allow the development of schools, special education, and training facilities (including colleges and universities), through the approval of an administrative use permit (AUP).
- As demonstrated through the City's approval of AUP2016-009, which included a student housing component, and the City's more recent approval of the California Health Sciences University memorandum of understanding from January of 2021, the City has determined that university-affiliated housing may be included as an ancillary use within an overall university campus.

- The proposed Project will confirm the City's previous determinations regarding the allowance for university-affiliated housing and will clarify the process used to consider and approve such projects.

While future development within the R-T Park could result in potential environmental effects, approving the proposed amendments themselves will not, because the proposed amendments do not, in and of themselves, apply to any physical development or use. To the extent that individual projects are proposed in the future, including but not limited to an administrative use permit (AUP) for an expanded CHSU campus, those projects will be assessed and required to comply with the provisions of CEQA. Increases in intensity and density will be reviewed at the time of project submission and mitigated accordingly. The Project amendments merely create a framework that achieves consistency between the City's planning documents as they relate to the R-T Park and clarify the City's policy previous interpretations. As such, the proposed amendments will permit future applications to apply for development within the plan area but will not intensify existing uses at the time the proposed amendments are approved.

Projects within the plan area will require discretionary or ministerial review and will require the appropriate land use applications. Discretionary projects will be evaluated pursuant to the requirements of CEQA, and the appropriate level of environmental review will be completed when the scope and impacts of each individual application are known.

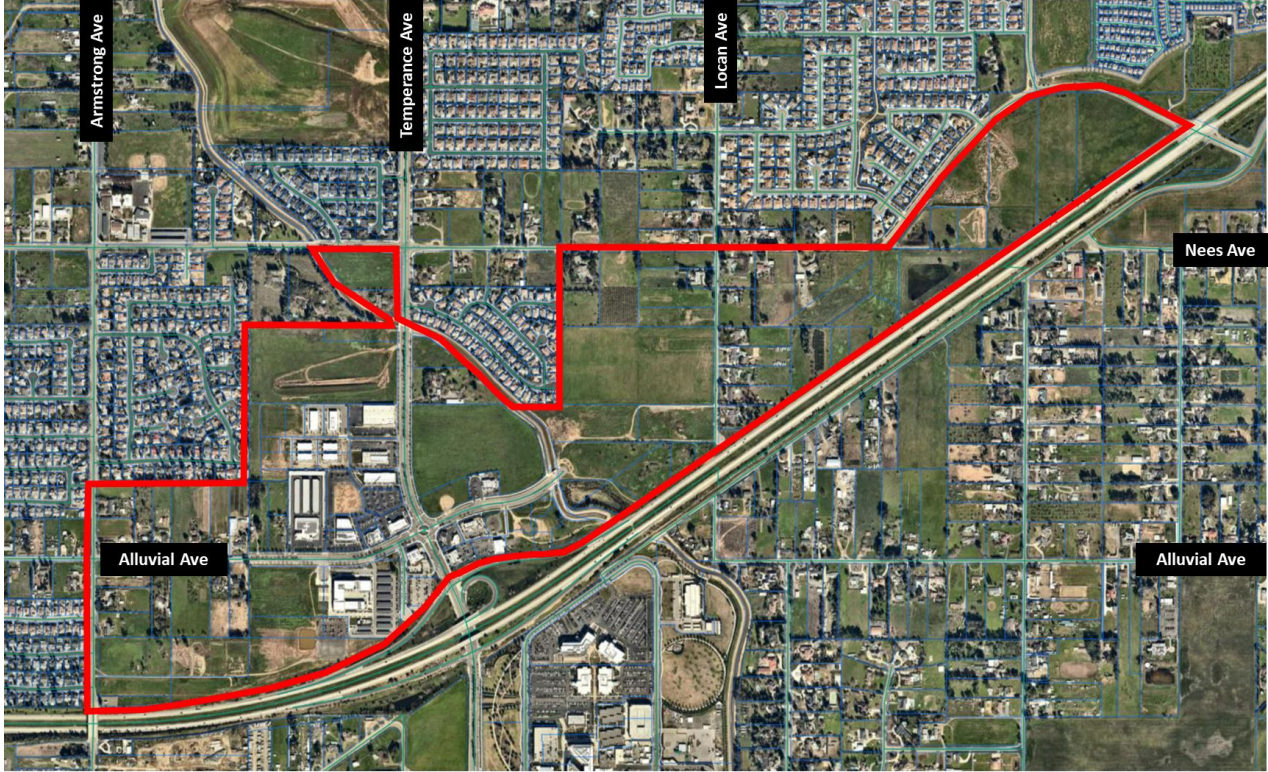
Based on these factors, the City may determine that the proposed Project amendments are consistent with the City's General Plan and that potential impacts associated with the project were evaluated in the EIR's prepared in conjunction with the 2001 and 2009 actions to establish the R-T Park and the 2014 General Plan EIR. No impacts peculiar to the Project, or impacts not previously evaluated, have been identified. Therefore, the proposed amendments for the R-T Park Cleanup are exempt from CEQA pursuant to a Finding of Consistency with the City's General Plan set forth in section 15183 of the CEQA Guidelines.

Date: June 27, 2024

Prepared By: McKencie Perez, MPA

Submitted By: McKencie Perez, MPA, Senior Planner
City of Clovis Planning & Development Services
(559) 324-2310

Exhibit A



 = R-T PARK BOUNDARY (±333 acres)