



City of Clovis

Department of Planning and Development Services

CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

GENERAL PLAN AND SPECIFIC PLAN AMENDMENT

INSTRUCTIONS TO APPLICANT

The applicant must complete the necessary forms and submit all required information and exhibits before the Planning Division can accept the application for filing. Applications will be processed as quickly as possible. Applicants will be notified of the dates and times established for any relevant public hearing(s). **Please complete the checklist below and submit with your application.**

MATERIALS REQUIRED FOR SUBMISSION OF A GENERAL OR SPECIFIC PLAN AMENDMENT

ALL DOCUMENTS SHALL BE FILED IN ELECTRONIC PDF FORMAT

- Completed City of Clovis Planning Division Master Application;
- Property Owner Consent form signed by the current property owner if not the same as the applicant;
- Completed and signed Initial Environmental Study;
- County Assessor's Parcel Map that shows the properties involved outlined in red;
- Preliminary Title Report no more than 30 days old that covers the entire project property;
- Filing fees and environmental assessment fee as listed in the Planning Fee Schedule;
- Letter of Justification explaining in detail your request to change the General and/or Specific Plan;
- Special studies may be required for the application to be deemed complete. The following is an example of the required studies and it is recommended that the applicant consult with the City prior to submitting:
 - a. Greenhouse Gas/Air Quality
 - b. Traffic
 - c. Biological
 - d. Cultural Analysis including Cultural Historical Resources Information System (CHRIS) Report
 - e. Water
 - f. Sewer
 - g. Noise
 - h. Vehicle-Miles-Traveled
- Staff may require other materials as needed.

PUBLIC HEARING:

In accordance with State law, the City may consider amendments to the General Plan only **four times a year**. As a result, all amendment applications will be part of an "amendment cycle," for which the public hearing dates will be determined by Planning Staff. Every effort will be made to accommodate project development schedules; however, no guarantees can be made regarding the timeline for consideration.

The applicant or a designated representative is required to appear at each public hearing held before the Planning Commission or City Council. Failure to appear may result in the hearing being continued to a later date, or in the rendering of an adverse decision due to insufficient information.

Questions regarding this or any other planning application should be directed to Planning Division Staff at (559) 324-2340.

City Manager (559) 324-2060 · Community Services 324-2750 · Finance 324-2101 · Fire 324-2200
General Services 324-2735 · Planning & Development Services 324-2340 · Police 324-2400 ·
Public Utilities 324-2600



City of Clovis PLANNING APPLICATION

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

OFFICE USE ONLY

Date Received: _____

Dept. File No(s): _____

RHNA Site: _____

Please indicate to whom all correspondence is to be sent by checking the relevant box(es).

Applicant _____

Contact Name and Email: _____

Applicant's Address: _____

City _____ State _____ Zip _____ Phone _____

Representative (if any) _____

Contact Name and Email: _____

Representative's Address: _____

City _____ State _____ Zip _____ Phone _____

Property Owner (if other than applicant) _____

Contact Name and Email: _____

Owner's Address: _____

City _____ State _____ Zip _____ Phone _____

Description of Request (please be specific): _____

DRC File No.: DRC-_____ Project Location: _____

Current General Plan Designation: _____ Current Zone District: _____

Assessor's Parcel Number(s): _____

Please check all for which you are applying:

- Preliminary Application for Housing Development Project
- Administrative Use Permit
- Annexation/ Reorganization
- Conditional Use Permit
- Environmental Assessment
- General Plan Amendment
- Lot Line Adjustment
- Minor Adjustment
- Minor Deviation
- Multifamily Residential Design Review
- Ordinance Amendment
- Parcel Map -Standard
- Parcel Map -SB9
- Planned Development Permit
- Rezone/ Prezone
- RHNA Project Plan Review
- Site Plan Review
- Site Plan Review Amendment
- Residential Site Plan Review
- Residential Site Plan Review Amendment
- Temporary Use Permit
- Tract Map
- Variance

APPLICANT: I have reviewed this completed application and the attached material. The information provided is accurate. I understand the City might not approve this request, or might set conditions of approval.

Print Name _____ Signature _____ Date _____

REPRESENTATIVE (if any): I have reviewed this completed application and the attached material. The information provided is accurate. I understand the City might not approve this request, or might set conditions of approval.

Print Name _____ Signature _____ Date _____

PROPERTY OWNER/AUTHORIZED AGENT (if other than applicant): As property owner, I have read this completed application and consent to its filing. As an authorized agent, I certify that I have signatory authority on behalf of the property owner agency/entity.

Print Name _____ Signature _____ Date _____



CITY of CLOVIS

City of Clovis Planning Division FEE SCHEDULE

The following are the fees to be paid when filing an application with the City of Clovis Planning Division. The fee must accompany the application. Once an application is accepted, refunds and/or withdrawals shall be processed in accordance with Development Code Section 9.50.070.

Effective Date: September 3, 2024 (Adopted on July 1, 2024 by City Council Resolution 24-79)

ENTITLEMENT	FEE	
ABANDONMENT		
Abandonment (Summary)	\$1,110	
Abandonment of Right-of-Way	\$1,760	
AMENDMENTS		
General Plan Amendment	\$14,116	+ \$55/Acre
Ordinance Amendment	\$6,502	
ANNEXATION/ REORGANIZATION Does not include LAFCo Fees		
Sphere of Influence Expansion	\$24,602	+ \$119/Acre
Annexation/ Reorganization	\$24,602	+ \$119/Acre
Willow Corridor Annexation Fair Share Cost Recovery- Site Specific Development	\$174 Per Acre	
Agricultural Preserve Annexation (In addition to Annexation Fee)	\$7,803	+ \$119/Acre
APPEALS		
Appeal requiring a City Council Hearing	\$1,760	
Appeal requiring a Planning Commission Hearing	\$3,332	
ENVIRONMENTAL ASSESSMENT		
Not part of any other application (The normal cost of environmental assessments, except EIRs is included in the various application fees)		
EIR or EA by Consultant hired by the City	Cost + 15% (\$10,000 Initial Deposit)	
Categorical Exemption	\$1,214	
Negative Declaration	\$4,465	
Mitigated Negative Declaration	\$5,468	
NEPA Compliance	Actual Cost	
HOME OCCUPATION PERMIT		
Small Home Occupation Permit	\$150	
Large Home Occupation Permit	\$260	
MISCELANEOUS		
Adult Oriented Business Permit	\$8,398	
Rear Yard Encroachment Permit	\$237	
Staff Research & Document Preparation (Deferment Agreements, Zoning Confirmations, etc)	\$150/hr (1 Hr. Min.)	
Determination of Use	\$4,904	
Redistribution Fee (Within the commenting period)	\$150	
Redistribution Fee (After the commenting period)	\$379	
Sidewalk Permit (Contact the Economic Development Department for more information)	\$72	
RESIDENTIAL SITE PLAN REVIEW		
Residential Site Plan Review, Single Family Residential, Subdivision	\$4,985	+ 60/ Building Permit
Residential Site Plan Review, Single Family Residential Amendments, Individual Lot	\$947	
SIGN REVIEW		
Sign Review	\$338	+ \$20/Sign
Sign Review (Subdivision)	\$703	+ \$20/Sign
Sign Review Amendment	1/2 Base Fee	

SITE PLAN REVIEW

Site Plan Review, Non-Residential	\$6,204	+ \$119/Acre
Site Plan Review, Non-Residential (Requiring Planning Commission hearing)	\$10,485	+ \$119/Acre
Site Plan Review, 1-4 Multifamily Units	\$4,470	+ \$55/Unit
Site Plan Review, Multifamily Residential 5+ Units	\$6,204	+ \$55/Unit
Site Plan Review, Multifamily Residential (Requiring Planning Commission hearing)	\$10,485	+ \$55/Unit
Site Plan Review, Amendment	1/2 Established Fee	
Site Plan Review, Exterior Amendment/ Amendments to Conditions	\$1,462	

MULTIFAMILY DESIGN REVIEW (Objective Standards)

Multifamily Residential Design Review (1-4 Multifamily Units)	\$4,470	+ \$55/Unit
Multifamily Residential Design Review (5+ Multifamily Units)	\$6,204	+ \$55/Unit
Multifamily Design Review Amendment	1/2 Established Fee	

SUBDIVISIONS

Lot Line Adjustment- Minor (Involves one lot line)	\$1,191	
Lot Line Adjustment- Major (Involves multiple lot lines)	\$1,679	
Tentative Parcel Maps	\$7,424	
SB9 - Tentative Parcel Maps	\$6,610	
Final Parcel Maps	\$2,329	+ \$55/Lot or Unit
SB9 - Final Parcel Maps	\$2,248	+ \$55/Lot or Unit
Tentative Tract Map, Planning Commission	\$12,002	+ \$55/Lot or Unit
Tentative Tract Map, Planning Commission & City Council	\$14,604	+ \$55/Lot or Unit
Final Tract Map	\$3,359	+ \$30/Lot or Unit
Tentative Tract Map- Amendment/ Amendment to Conditions	1/2 Base Fee	
Refiling of an Expired Tentative Tract Map (Request can incorporate no changes to the approved map and must be filed within 6 months of expiration)	1/2 Established Fee	

USE PERMITS

Administrative Use Permit	\$1,787	
Conditional Use Permit	\$8,317	
Conditional Use Permit, requiring City Council Hearing	\$10,160	
Office & Business Campus PUD	\$10,973	+ \$35/Lot or Unit
Planned Development Permit (Residential and Non-Residential)	\$10,973	+ \$35/Lot or Unit
Conditional Use Permit, Major Amendment	\$6,421	
Conditional Use Permit, Minor Amendment/ Extension	\$3,494	
Temporary Use Permit	\$514	

VARIANCE

Single Family Residential	\$5,364	
All Other Variances	\$8,182	
Minor Deviation	\$893	
Minor Adjustment- Signs	\$1,082	

ZONING

Single Family Rezone/ Prezone	\$14,143	+ \$55/Acre
Rezone/ Prezone other than Single Family & PCC	\$14,143	+ \$55/Acre
Planned Commercial Center (PCC) Rezone/ Prezone	\$16,040	+ \$55/Acre
Planned Commercial Center (PCC) Rezone, Amendments/ Amendments to Conditions	1/2 Base Fee	
Mixed Use Zone	\$16,040	+ \$55/Acre
Master Plan Community Overlay District	\$19,400	+ \$55/Acre
Master Plan Community Overlay District Amendments- Minor Amendment	\$1,462	
Master Plan Community Overlay District Amendments- Major Amendment	1/2 Base Fee	

Planning and Development Services - Planning Division
1033 Fifth Street, Clovis CA
559-324-2340

<https://cityofclovis.com/planning-and-development/planning/applications-and-fees/>



CITY OF CLOVIS

Department of Planning and Development Services
CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

Property Owner Consent

If the applicant is not the owner of the property involved, the City requires that a Property Owner Consent form be submitted with the application. Should more than one property owner be involved, then a separate consent form shall be submitted for each property owner.

Date: _____

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

Subject: Authorization to Process an Entitlement

Dear Planning Division,

I, (print name) _____,

property owner of (address/location) _____,

do authorize _____,

to submit an application for a (list all application types) _____,

of which my property is a part thereof.

Property Owner



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Initial Environmental Study

This study is designed to provide accurate and objective data to facilitate an environmental assessment. There is no need to limit your answers to the space provided; additional sheets may be attached. Clarity and completeness in your responses will aid in the review and evaluation of your application.

I. Project Description:

A. Name: _____

Address: _____

Telephone: _____ Location of Project: _____

B. Nature of Request: _____

Proposed Physical Improvements (Map Acceptable):

Proposed Buildings: _____

Proposed Roads: _____

Proposed Grading and Removal of Vegetation: _____

Proposed Landscaping: _____

Other Equipment to be Installed: _____

Anticipated Hours of Operation: _____

Do you own adjacent properties? (If yes, list APN): _____

If development will be phased, depict phasing: _____

II. Site Characteristics

A. Hydrology (Map Acceptable):

Location of natural drainage patterns on property: _____

Location of water courses on property: _____

Is any portion of the project in a flood prone area? _____

Are there any wells on site? _____

B. Soil Characteristics:

C. Vegetation / Description of Vegetation Cover (Map Acceptable):

D. Other:

Present Land Use: _____

Existing Physical Improvements – including water, sewage, roads, lighting and buildings:

III. Surrounding Land Uses (Map Acceptable):

North: _____

South: _____

East: _____

West: _____

General Land Use in Area: _____

Nearby Services: _____

Nearby Development: _____

Nearby Water Courses or Bodies of Water: _____

IV. Environmental Impacts of the Proposed Project:

A. Effects on the Site:

Soils (including prime agricultural soils to be removed from production): _____

Vegetation (including amount to be removed if any): _____

Hydrology (changes in drainage patterns and amount of runoff): _____

Visual Impacts (how will the site look different?): _____

B. Effects on Surrounding Areas:

Traffic (how much traffic will be generated by the project?): _____

Noise (will any part of the project cause increases in noise levels?): _____

Visual Impacts (distance of visibility of project in all directions): _____

Air Quality (will there be any discharge into the atmosphere?): _____

Water Quality (will water quality be decreased?): _____

Growth Inducing Impacts (will the project encourage further development in the area or set a precedent for higher densities?): _____

V. Mitigation Measures:

Detail the specific mitigation measures that are needed, including energy conservation measures, to lessen the unfavorable effects (if any) of your project on the environment:

To the best of my knowledge, the foregoing information is true. I understand that any changes as a result of either inaccuracies or project modifications may necessitate additional environmental assessment.

Signature

Date