



Inter Office Memo

DEPARTMENT OF PUBLIC WORKS AND PLANNING

DATE: December 19, 2023

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Department of Public Works and Planning, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Division
Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: James Garcia, Division
Manager Wendy Nakagawa, Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist

FROM: Elliot Racusin, Planner
Development Services and Capital Projects Division,
Current/Environmental Planning

SUBJECT: OUTSIDE AGENCY REVIEW - REQUEST FOR REVIEW AND COMMENTS – City of Clovis DRC 2023-053

PROJECT: The City of Clovis is the lead agency for a proposed **134-lot single-family residential subdivision** located at the north side of E. Behymer Ave., 412-feet east from its intersection with N. Peach Ave. on a 21.82-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The proposal will be presented to the City of Clovis Development Review Committee on Wednesday, January 17, 2024 at 9:30 a.m.

DEADLINE: **Friday, January 5th, 2024**, please respond as soon as possible. If there is a problem in meeting this deadline, please email me.

Please note your comments or “no comment” in an email and return to me at eracusin@fresnocountyca.gov

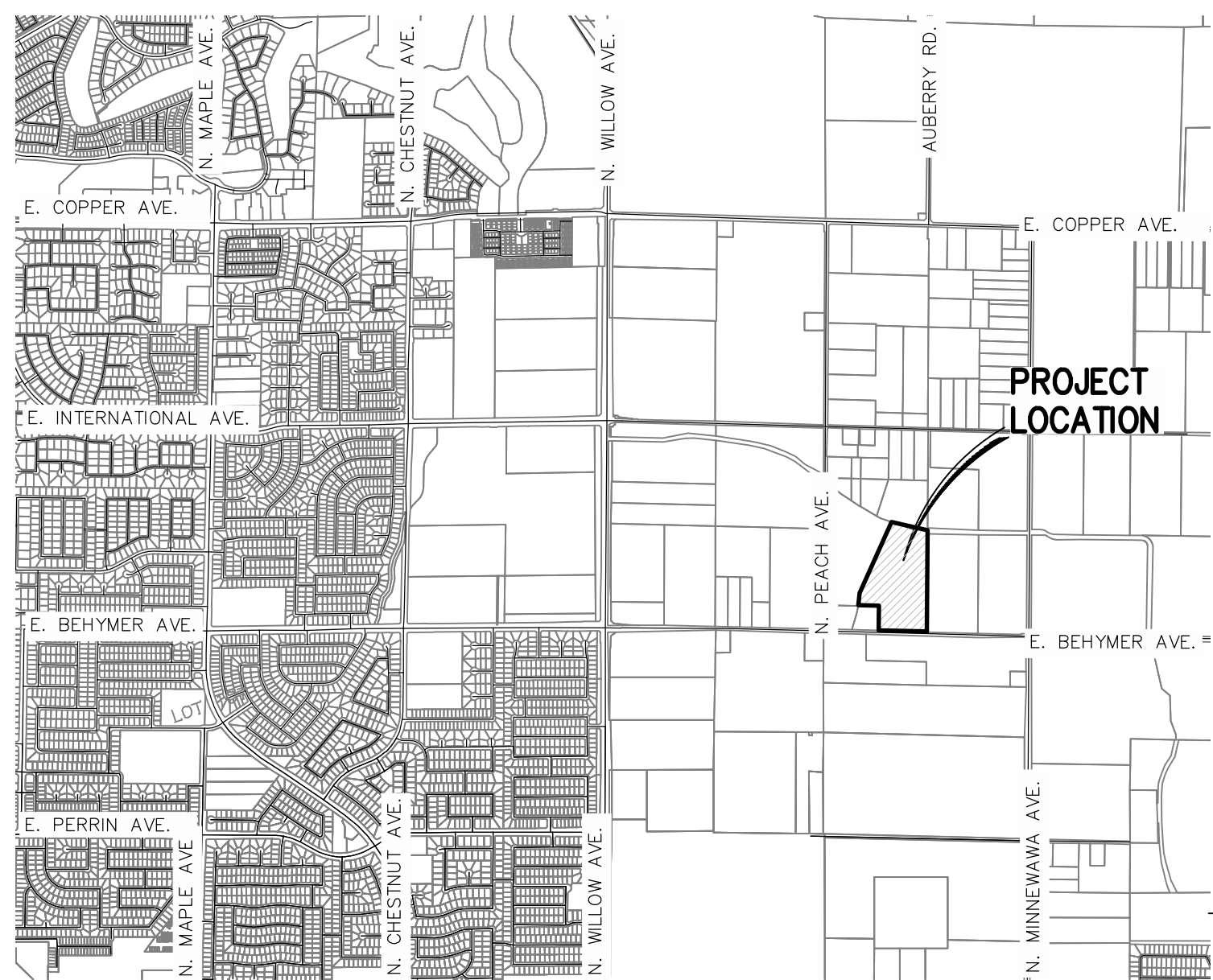
The project is currently within the County but is based on its being annexed to the City. As this project will not be developed under the County’s jurisdiction, please do not provide comments requiring County Standards for the project site itself, comments should address impacts and mitigation measures that affect County Facilities adjacent to the project.

For specific project questions please contact Lily Cha-Haydostian, Senior Planner at (559) 324-2335 or via email at: lilyc@cityofclovis.com

If you have any questions about coordinating comments, please contact Elliot Racusin, at eracusin@fresnocountyca.gov or 600-4245.

TENTATIVE TRACT MAP NO. 2023-

IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED & PLATTED IN NOVEMBER 2023
 BY GATEWAY ENGINEERING, INC.



VICINITY MAP:
 1" = 200'

SITE NOTES:

- APN: 580-072-35
- ADDRESS: NO SITE ADDRESS
- GROSS AREA: ±931,400 SQ. FT. (±21.38 ACRES)
- NET AREA: ±872,249 SQ. FT. (±20.02 ACRES)
- EXISTING ZONING: AE20 (AGRICULTURE EXCLUSIVE)
- PROPOSED ZONING: RS-4 (RESIDENTIAL SINGLE-FAMILY)
- EXISTING USE: AGRICULTURE (PEACH ORCHARD)
- PROPOSED USE: RESIDENTIAL SINGLE-FAMILY, MEDIUM LOW DENSITY
- PROPOSED LOTS: (134)
- SETBACKS: FRONT = 13'; INTERIOR SIDE = 10'; STREET SIDE = 10'; REAR = 10'
- UTILITY SERVICES PROVIDED BY:
 - WATER: CITY OF FRESNO
 - SEWER: CITY OF FRESNO
 - ELECTRICITY: PACIFIC GAS & ELECTRIC
 - GAS: PACIFIC GAS & ELECTRIC
 - STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 - CABLE TELEVISION: AT&T
 - TELEPHONE: AT&T
- THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS POWER POLES, POWER LINES, IRRIGATION VENTS, IRRIGATION RISERS WITHIN THE PROPOSED SUBDIVISION.
- THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, IRRIGATION PIPES, VALVES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
- PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
- THERE ARE EXISTING CANALS OR DITCHES LOCATED ADJACENT TO THE PROPOSED SUBDIVISION.
- THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
- ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
- THERE ARE NO UNDERGROUND UTILITIES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 5094, RECORDED MARCH 19, 1980 IN BOOK 33, PAGE 86 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, AS RESERVED BY MARGARET ROBESON IN THE DEED, DATED MAY 25, 1951 AND RECORDED MAY 28, 1951 IN BOOK 3023, PAGE 52, INSTRUMENT NO. 31138, OFFICIAL RECORDS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 21 EAST, M.D.B. & M., TAKEN TO BE NORTH 89°00'30" WEST AS SHOWN ON PARCEL MAP NO. 5094 RECORDED IN BOOK 33 OF PARCEL MAPS, AT PAGE 86, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY INSTRUMENT:
 ENTITLED: RESOLUTION NO. 1816--THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 BY: THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 RECORDED: JULY 31, 1995 AS SERIES NUMBER 95092128
 RETURNED TO: 5469 E. OLIVE AVENUE, FRESNO, CA 93727
 ADDRESS:
- RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF EAST BEHYMER AVENUE.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP FILED ON DECEMBER 19, 1902 IN BOOK 2 OF RECORD OF SURVEYS, AT PAGE 46.
 FOR: ENTERPRISE CANAL
 AFFECTS: AS SHOWN ON SAID MAP
 SAID EASEMENT, RIGHTS, INTERESTS, ETC., OF ENTERPRISE CANAL WAS DEEDED TO FRESNO CANAL AND IRRIGATION COMPANY, A CORPORATION, ON FEBRUARY 28, 1912 IN BOOK 499 OF DEEDS, PAGE 53.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
 RESERVED BY: THE SACRAMENTO BANK, A CORPORATION
 FOR: ROAD
 RECORDED: MAY 13, 1905 IN BOOK 328 OF DEEDS, PAGE 420
 AFFECTS: THE SOUTHERLY PORTION
 THE PRESENT OWNERSHIP OF SAID EASEMENT AND OTHER MATTERS AFFECTING THE INTERESTS THEREOF, IF ANY, ARE NOT SHOWN HEREIN.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
 INSTRUMENT: GRANT DEED
 RESERVED BY: MARGARET ROBESON
 FOR: EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSFER THEREOF AND THE EXPLORATION AND TESTING OF SAID PROPERTY, AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM SAID REAL PROPERTY IN CONNECTION WITH DRILLING AND MINING OPERATIONS THEREON
 DATED: MAY 25, 1951
 RECORDED: MAY 28, 1951 IN BOOK 3023 OF OFFICIAL RECORDS, PAGE 52 UNDER RECORDER'S SERIAL NUMBER 31138
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
 AGREEMENT
 FRESNO IRRIGATION DISTRICT, A PUBLIC CORPORATION
 PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT TO CONSTRUCT, INSTALL, MAINTAIN, ALTER, REPAIR, IMPROVE, RECONSTRUCT, ENLARGE AND SUPPLEMENT PIPES, PIPELINES AND CONDUITS, AND TO FLOW AND CONDUCT WATER THROUGH SAID PIPES, PIPELINES AND CONDUITS, INCLUDING THE RIGHT OF INGRESS AND EGRESS
 DATED: NOVEMBER 5, 1969
 RECORDED: NOVEMBER 6, 1969 IN BOOK 5735 OF OFFICIAL RECORDS, PAGE 463 UNDER RECORDER'S SERIAL NUMBER 77400
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:
 INSTRUMENT: EASEMENT
 GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 FOR: ELECTRIC TRANSMISSION LINES
 RECORDED: FEBRUARY 6, 1980 IN BOOK 7462 OF OFFICIAL RECORDS, PAGE 743 UNDER RECORDER'S SERIAL NUMBER 13365
 AFFECTS: AS DESCRIBED THEREIN

SYMBOL AND LINETYPE LEGEND:

- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CENTERLINE/SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING AERIAL ELECTRICAL LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- 20' ROAD EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED MAY 13, 1905 IN BOOK 328 OF DEEDS, AT PAGE 240, FRESNO COUNTY RECORDS
- 10' ROAD EASEMENT PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES PER PARCEL MAP NO. 5094, RECORDED MARCH 19, 1980 IN BOOK 33 OF PARCEL MAPS, AT PAGE 86, FRESNO COUNTY RECORDS
- EASEMENT PREVIOUSLY DEDICATED TO ENTERPRISE CANAL AS SHOWN ON MAP OF GARFIELD COLONY, RECORDED IN BOOK 2 OF RECORD OF SURVEYS, AT PAGE 46, FRESNO COUNTY RECORDS
- EASEMENT PREVIOUSLY DEDICATED TO FRESNO IRRIGATION DISTRICT FOR PIPELINE PURPOSES, RECORDED NOVEMBER 6, 1969 IN BOOK 5735, AT PAGE 463, AS DOCUMENT NO. 77400, FRESNO COUNTY RECORDS
- NOW OFFERED FOR DEDICATION TO THE CITY OF FRESNO FOR PUBLIC STREET & PUBLIC UTILITY PURPOSES

OWNER:

GV LAND HOLDINGS LLC
 1308 W HERNDON AVE, STE. #101
 FRESNO, CA 93711

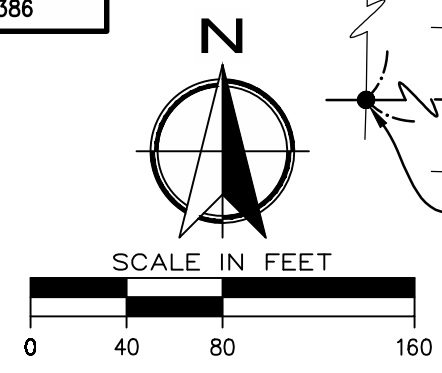
APPLICANT/DEVELOPER:

GRANVILLE HOMES
 1308 W HERNDON AVE, STE. #101
 FRESNO, CA 93711

ENGINEER/SURVEYOR:

GATEWAY ENGINEERING, INC.
 405 PARK CREEK DRIVE
 CLOVIS, CA 93611

PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	5707	36	4240	71	3926	106	4625
2	4874	37	4350	72	4000	107	4080
3	4874	38	4350	73	4000	108	4080
4	4874	39	4320	74	4000	109	4080
5	5576	40	4320	75	4000	110	4080
6	4896	41	4320	76	4000	111	4732
7	4339	42	4320	77	4000	112	4460
8	4164	43	4320	78	4000	113	3936
9	3904	44	5533	79	4350	114	3936
10	3840	45	5476	80	4000	115	3936
11	3840	46	4080	81	3840	116	3936
12	3840	47	4080	82	3840	117	3936
13	3840	48	4080	83	3840	118	4460
14	3840	49	4080	84	4350	119	4490
15	3840	50	4080	85	4350	120	3962
16	4350	51	4080	86	3840	121	3962
17	4350	52	4350	87	3840	122	3962
18	3840	53	3872	88	3840	123	3962
19	3840	54	3840	89	3840	124	3962
20	3840	55	3840	90	3885	125	4490
21	3840	56	3840	91	3841	126	4678
22	3840	57	3840	92	5227	127	4082
23	5216	58	3840	93	5003	128	4040
24	7925	59	3840	94	4412	129	3999
25	5026	60	4350	95	4240	130	3957
26	4322	61	4350	96	4240	131	3916
27	4215	62	4160	97	4240	132	4386
28	4126	63	4160	98	4240		
29	4007	64	4160	99	3840		
30	4046	65	4160	100	4350		
31	4159	66	4160	101	4350		
32	4730	67	4160	102	3840		
33	6056	68	4158	103	3840		
34	6396	69	5427	104	3840		
35	5584	70	5415	105	4000		



BEHYMER/MINNEWAWA, LLC
 19, 20 ACRES OF LOTS 13
 & 14 OF GARFIELD COLONY
 APN: 580-072-38
 EX. ZONING: AE20
 EX. USE:
 PEACH ORCHARD

SOUTHEAST CORNER SECTION 18,
 T. 12 S., R. 21 E., M.D.B. & M.,
 FOUND 1" I.P., DN 8", TAGGED RCE 12769, TIES PER
 CORNER RECORD 7088 ON FILE WITH
 THE FRESNO COUNTY SURVEYOR



City of Clovis
DEVELOPMENT REVIEW
COMMITTEE (DRC) APPLICATION
City Hall, 1033 Fifth Street, Clovis, California 93612 / (559) 324-2340

The Development Review Committee is a pre-application meeting scheduled between developers and City Staff. It is a service provided, without cost, which is intended to encourage discussion on potential development projects. City representatives on the Development Review Committee include representatives from the Fire, Police, Planning, Building, and Public Works Departments, in addition to the Clovis Community Development Agency. The Fresno Metropolitan Flood Control District, as well as other outside agencies, may also be invited to attend the Development Review Committee meeting.

As a general rule, the Development Review Committee meets on Wednesday mornings by appointment only. If you wish to have your proposal reviewed with the Development Review Committee, you should submit one (1) copy of your plans (preferably .pdf) and the application form. Your item will be scheduled approximately two weeks from the application date. Please note that the more detailed the submittal the more complete the City's response will be.

A written list of comments will be presented to you at the DRC meeting and development fees may be also requested at that time. Please keep in mind the list of comments is meant to be informational and may not include all requirements for your particular project. The DRC process provides a list of suggestions, which may be in your best interest to help you with a successful project.

NAME:	DANIEL BOND				
MAILING ADDRESS:	405 PARK CREEK DRIVE				
CITY:	CLOVIS	ST:	CA	ZIP:	93611
PHONE:	(559) 246-4111	E-MAIL:	dan@gatewayeng.com		

PROPERTY OWNER:	GV LAND HOLDINGS LLC
PROPOSED USE (be specific - use separate sheet if necessary):	Residential, Single Family, Medium Low Density
SIZE OF PROPERTY:	21.38 Gross acres
ASSESSOR'S PARCEL NUMBER:	580-072-35
PROJECT LOCATION:	North side Behymer, east of Peach

All submitted plans should try to include the following items:

1. Scale of drawing (Engineering or Architectural scale).
2. North arrow (pointing to top of paper).
3. Existing uses and structures on the property.
4. Names of adjacent streets.
5. Correct location of property line.
6. If available, one copy of floor plans and elevations.
7. Any existing off-site improvements (i.e. driveway approaches, fire hydrants, etc.).

File No: DRC	_____
Date:	_____
(OFFICE USE ONLY)	

Should you have any questions, please feel free to contact the Planning Division at (559) 324-2340.