



## Inter Office Memo

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DATE: March 23, 2023

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12988 - CLOVIS UNIFIED SCHOOL DISTRICT  
GENERAL PLAN CONFORMITY REVIEW

APPLICANT: Clovis Unified School District

REQUEST: Acquire an approximately 15-acre portion of land from an existing 31.46-acre parcel, for the construction of support infrastructure, with related facilities including wastewater treatment, domestic water well, and solar for a proposed new education center site (to be located westerly adjacent), in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The proposed site is located on the east side of N. Highland Avenue, approximately 740 feet south of its intersection with E. Shields Avenue, approximately one half-mile from the nearest city limits of the City of Clovis, and within the sphere of influence (SOI) of, and approximately one and one half-mile east of the nearest city limits of the City of Fresno (APN: 309-200-47) (2768 N. Highland Ave.) (Sup. Dist. 5).

### PLANNING COMMISSION ACTION:

At its hearing of March 23, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Vice Chair Hill, and seconded by Commissioner Zante to determine that acquisition of the proposed school site was in conformance with the Fresno County General Plan.



RESOLUTION NO. 12988

This motion failed on the vote below. No finding of conformance or non-conformance was made.

VOTING:      Yes:            Commissioners Hill, Zante and Carver

                  No:            Commissioners Abrahamian, Arabian and Chatha

                  Absent:        Commissioners Woolf and Ewell

                  Abstain:       None

STEVEN E. WHITE, DIRECTOR  
 Department of Public Works and Planning  
 Secretary-Fresno County Planning Commission

By:  \_\_\_\_\_  
 William M. Kettler, Manager  
 Development Services and Capital Projects Division

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 Terry Brandley EC Reso.doc

Attachments



EXHIBIT A

Clovis Unified School District  
General Plan Conformity Review

Staff: The Fresno County Planning Commission considered the Staff Report dated March 23, 2023, and heard a summary presentation by staff.

Applicant: The Applicant was not present at the hearing to provide any additional information regarding the request for a determination of conformity:

Others: One interested individual spoke in opposition to the request citing concerns with siting concerns with the preservation of agricultural land. The individual also provided the following additional information:

- We were not notified by Clovis Unified of this hearing.
- The California Environmental Quality Act (CEQA) analysis is not complete, and we feel that the process is being rushed.
- We would prefer to see the CEQA process conclude first, and that alternative sites be considered and evaluated.
- The property in question is designated as Prime Farmland, and there are other sites which are designated Farmland of Local Importance.
- According to the site plan there would be open effluent holding ponds for the proposed wastewater treatment would potentially have a 30-foot setback from future residences.
- We would prefer that the Planning Commission delay their finding on this item due our concerns that a finding of consistency would strengthen Clovis Unified School District’s position on this project.

Correspondence: No correspondence was presented to the Planning Commission either in support or opposition to the application.

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