



November 10, 2010

David E. Fey, AICP  
Deputy City Planner  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Subject: Northwest Planning Area Community Structure Alternatives

Dear Mr. Fey:

The purpose of this letter is to provide our comments on the Northwest Planning Area community structure alternatives in advance of the General Plan Advisory Committee consideration of the alternatives on November 16, 2010.

Our primary areas of concern include the potential location of retail commercial uses near existing school facilities and the number, size and placement of new schools within the planning area.

Commercial development proximate to schools can be an attractive nuisance to students, which can lead to supervision problems for school staff and a potential nuisance for the commercial businesses (loitering, littering). Alcohol sales at the commercial businesses can also be a problem in terms of minors attempting to purchase alcohol or asking adults to purchase it for them and by facilitating alcohol use by those using the school grounds after hours. Due to these potential issues, the District prefers that retail commercial uses be separated from school sites by a distance of one-quarter mile. Uses of special concern include convenience stores, liquor stores, bars and cocktail lounges, fast food restaurants, donut shops, video game arcades, adult oriented businesses and body art establishments (tattoo parlors).

All three of the alternatives show commercial uses adjacent to Clovis North High School. The District would prefer that any retail commercial area to be located at least one-quarter mile from school facilities. There are other commercial uses that can be located in the commercial areas planned near the schools such as professional, business and medical offices, banks, hotels, laboratories and others. If there are some innovative design options that can make retail uses less of a concern near school sites, the District would be willing to work with the City to explore those options.

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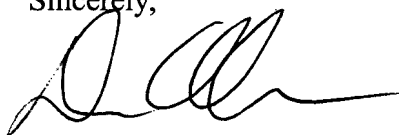
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Alternatives 1 and 2 show two elementary school sites and Alternative 3 depicts three school sites. The number of school sites will be dependent upon the number and type of dwelling units to be located in the plan area. The size, shape and location of the sites will need to meet a number of state and local criteria dealing with safety, compatibility and environmental factors. The District will work with the City to finding the best locations for the schools, but it is ultimately the District's responsibility to locate, acquire and design school sites. The District believes that schools can serve as important neighborhood amenities and activity centers and wants to integrate the schools into the fabric of the community by enhancing pedestrian and bicycle access.

We look forward to continuing to work with the City on the planning of the Northwest Area. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Ulrich', with a long horizontal flourish extending to the right.

Don Ulrich  
Assistant Superintendent  
Facility Services