



AGENDA

CLOVIS CITY COUNCIL

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559-324-2060)
www.cityofclovis.com

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

May 2, 2016

6:00 PM

Council Chamber

The City Council welcomes participation at Council Meetings. Members of the public may address the Council on any item of interest to the public that is scheduled on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less.

Meeting called to order by Mayor Magsig
Flag salute led by Councilmember Whalen

ROLL CALL

PRESENTATIONS/PROCLAMATIONS

- A. Presentation of Proclamation to Lisa Koehn declaring May as "Water Awareness Month".
- B. Presentation of Proclamation proclaiming May as National Bike Month.

PUBLIC COMMENTS (This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.)

ORDINANCES AND RESOLUTIONS (With respect to the approval of resolutions and ordinances, the reading of the title shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Councilmember that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Council.)

CONSENT CALENDAR Consent Calendar items are considered routine in nature and voted upon as one item unless a request is made to give individual consideration to a specific item. (See Attached Consent Agenda.)

1. PUBLIC HEARINGS

- A. Consider Actions related to Annexation of Territory (Annexation #43 - T6117 - southwest corner Alluvial/Armstrong) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). (Staff: J. Schengel)
 - 1. Consider Approval - Res. 16-____, A Resolution annexing territory (Annexation #43 - T6117 - Southwest Corner Alluvial/Armstrong) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #43) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).
 - 2. Consider Approval - Res. 16-____, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).
- B. Consider Introduction - Ord. 16-____, R2016-01, A request to rezone approximately 2.4 acres of property located at 2410 DeWolf Avenue from the R-A (Single-Family Residential – 24,000 sq. ft. min. lot size) Zone District to the R-1-7500 (Single-Family Residential – 7,500 sq. ft. min. lot size) Zone District. Larry & Martha Moricca, owners; Gary Mason, GMC Development, Corporation, applicant, Harbour & Associates, representative. (Staff: B. Araki)
- C. Consider items associated with the eastern .14 acres of a .34 acre property located at the northeast corner of Magill and Duke Avenues. Stock Five Holdings, LLC, owner/applicant; Dirk Poeschel Land Development Services, Inc., representative. (Staff: O. Ramirez)
 - 1. Consider Approval - Res. 16-____, GPA2015-02, A request to amend the General Plan to re-designate from Medium Residential (4.1 to 7 units per acre) to General Commercial.
 - 2. Consider Introduction - Ord. 16-____, R2015-07, A request to rezone from the R-1 (Single Family Residential – 6,000 sq. ft. min.) Zone Districts to the C-2 (Community Commercial) Zone District.
- D. Consider items associated with approximately 2.27 acres of property located near the southwest area of Magill and Clovis Avenues. Paul & Jeanne Moore, owners; The Falls Event Center, LLC applicant; Comprehensive Planning Associates, Inc., representative. (Staff: O. Ramirez)
 - 1. Consider Approval - Res. 16-____, An Environmental Finding of a Negative Declaration for Rezone R2004-36A2 and Conditional Use Permit CUP2015-10.
 - 2. Consider Introduction - Ord. 16-____, R2004-36A2, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to provide for the addition of an event center to the existing Master Use Schedule and modification to the master site plan.

2. ADMINISTRATIVE ITEMS

A. ADMINISTRATION (City Manager, City Clerk, Finance)

- 1. Consider Approval – Res. 16-____, Authorize accredited private educational institutions that offer Bachelor’s degrees or higher degrees to use the same development impact fee methodology as public educational institutions. (Staff: A. Haussler)
- 2. Consider Adoption – Ord. 16-08, A request to amend Chapter 6.5 and Chapter 6.8 of Title 6 of the Clovis Municipal Code relating to Water Charges, Fees and Recycled Water Charges (approval requires 4/5 Vote of Council). (Vote: 4-0-1 with Councilmember Armstrong absent.)
- 3. Receive and File – Consolidated Mosquito Abatement District 2015 Annual Report. (Staff: R. Woolley)

B. PLANNING AND DEVELOPMENT SERVICES

- 1. Consider Approval – Res. 16-____, Annexation of Proposed Final Map Tract 6117, located southwest of Alluvial and Armstrong Avenues to the Landscape Maintenance District No. 1 of the City of Clovis (De Young Properties). (Staff: S. White)
- 2. Consider Approval – Res. 16-____, Final Map Tract 6117, located southwest of Alluvial and Armstrong Avenues (De Young Properties). (Staff: S. White)

3. CITY MANAGER COMMENTS

4. COUNCIL ITEMS

- A. Consider Approval – Change of Council Meeting Schedule. (Staff: R. Woolley)
- B. Consider Appointment to Fresno County Transportation Authority. (Staff: R. Woolley)
- C. Council Comments

ADJOURNMENT

Meetings and Key Issues			
May 9, 2016 (Mon.)	6:00 P.M.	Regular Meeting (To Be Cancelled)	Council Chamber
May 16, 2016 (Mon.)	6:00 P.M.	Regular Meeting (Budget Introduction)	Council Chamber
Jun. 6, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jun. 13, 2016 (Mon.)	6:00 P.M.	Regular Meeting (Budget Hearing/Adoption)	Council Chamber
Jun. 20, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
July 5, 2016 (Tue.)	6:00 P.M.	Regular Meeting	Council Chamber
July 11, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
July 18, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber

CONSENT CALENDAR - Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

A. CITY CLERK

- 1) Approval - Minutes for the April 11, 2016 Council meeting.

B. ADMINISTRATION

- 1) Approval - Granting Permission for Councilmember Armstrong's absence from City Council Meetings.

C. COMMUNITY AND ECONOMIC DEVELOPMENT

- 1) No items.

D. FINANCE

- 1) Approval - Res. 16-___, A Resolution of Intention (ROI) to Annex Territory (Annexation #44) (T6040-northeast corner Barstow/De Wolf), to the Community Facilities District (CFD) 2004-1 and to Authorize the Levy of Special Taxes Therein and setting the Public Hearing for June 6, 2016.
- 2) Receive and File - Investment Report for the month of February 2016.
- 3) Receive and File - Treasurer's Report for the month of February 2016.

E. GENERAL SERVICES

- 1) Approval – Waive the City's Usual Purchasing Procedures and Enter into a Three (3) Year Contract with Office Depot for Office Supply Purchases Through the Cooperative Purchasing Network Contract.
- 2) Approval - Res. 16-___, Authorizing Actions Relative to the Application and Award of FY 15-16 Funding Cycle Proposition 1B Transit Security Grant Funds.

F. PLANNING AND DEVELOPMENT SERVICES

- 1) Approval – For the City Council to approve an updated Consultant List from which Professional Consultants shall be selected.
- 2) Approval – A request for the City Council to Authorize the City Manager to enter into a Cooperative Project Agreement with the Fresno County Transportation Authority for Regional Measure C funds programmed in fiscal year 2015/16.
- 3) Approval – Final Acceptance for the Pet Adoption Center Community Room Tenant Improvement Project, CIP 15-09.
- 4) Approval – Res. 16-___, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2016/2017.
- 5) Approval – Res. 16-___, Annexation of Proposed Final Map Tract 5992, located on the north side of Rialto Avenue, west of Villa Avenue, to the Landscape Maintenance District No. 1 of the City of Clovis (City of Clovis).
- 6) Approval – Res. 16-___, Final Map Tract 5992, located on the north side of Rialto Avenue, west of Villa Avenue (City of Clovis).
- 7) Approval – Res. 16-___, Accepting the Engineer's Report for AD 95-1 (Blackhorse Estates) and Imposing Assessments for the 2016-2017 Fiscal Year.
- 8) Approval – Bid Award for CIP 16-01, Rubberized Cape Seal 2016, and; Authorize the City Manager to execute the contract on behalf of the City.

- 9) Approval - Final Acceptance for CIP 12-07, Alluvial Avenue Street Improvements.
- 10) Approval – Rejection of all bids for CIP 14-24, Dry Creek Business Park Expansion.
- 11) Approval - Final Acceptance for CIP 08-26, Southern Water Main Interconnection.

G. PUBLIC SAFETY

- 1) No items.

H. PUBLIC UTILITIES

- 1) Approval - Waive Formal Bidding Requirements and Authorize the Purchase of a Replacement Video Van off the HGACBuy Contract from WECO Industries.
- 2) Approval - Purchase of CNG Side Loading Refuse Truck from Golden State Peterbilt.

I. REDEVELOPMENT SUCCESSOR AGENCY

- 1) No items.

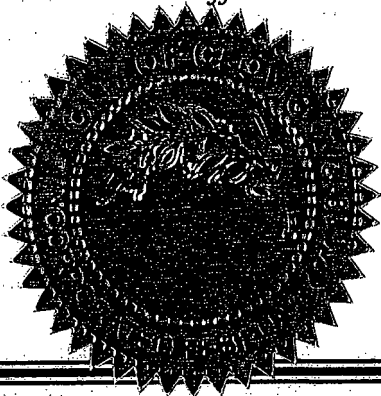
**PROCLAMATION
RECOGNIZING MAY AS
WATER AWARENESS MONTH**

- WHEREAS,** *the month of May is Water Awareness Month in the Golden State of California and the City of Clovis joins with the Central Valley Water Awareness Committee, composed of local urban and agricultural water communities, to work to increase understanding of water conservation; and*
- WHEREAS,** *Water Awareness Month was established during one of California's worst droughts from 1987 to 1992, to promote practical information that helps to ensure that the Golden State maintains a plentiful supply of clean water to drink, grow food, power the state's economy and sustain the environment; and*
- WHEREAS,** *Water Awareness Month is more important than ever, as the impacts of the recent drought are felt statewide in California and access to reliable and adequate water supply sources is vital to the City of Clovis' thriving economy, residents' quality of life, wildlife and healthy environment; and*
- WHEREAS,** *water is California's most precious natural resource and essential for our farms, businesses, and communities and therefore we must manage its use appropriately; and*
- WHEREAS** *home water use can be significantly reduced by finding and repairing leaks, replacing inefficient showers, toilets and washing machines, and adopting water conservation practices; and*
- WHEREAS,** *the Central Valley Water Awareness Committee encourages all citizens to continue using water wisely so that we may have a safe and dependable supply of water both now and in the future.*

NOW, THEREFORE, BE IT RESOLVED *that the City of Clovis does hereby proclaim the month of May 2016 as*

“Water Awareness Month”

IN WITNESS THEREOF, *I hereunto set my hand and cause the official seal of the City of Clovis to be affixed this 2nd day of May 2016.*





Mayor

AGENDA ITEM A

PROCLAMATION

RECOGNIZING THE MONTH OF MAY AS BIKE MONTH

WHEREAS, It is a goal of the Clovis City Council to foster healthy, active outdoor lifestyles for the entire community; and

WHEREAS, The City of Clovis encourages the increased use of bicycles for transportation, exercise, sport and recreation for all citizens; and

WHEREAS, The City of Clovis has supported bicycling by building an infrastructure of trails, bike lanes and other amenities; and

WHEREAS, The City of Clovis is currently in the process of developing a new Active Transportation Plan; and

WHEREAS, Clovis' 1st Annual Trail Fest took place on April 30, 2016, the Fresno County Bicycle Coalition's 15th Annual Mall to Mall Ride takes place on May 4, 2016 and the Bike to Work Day Corporate Challenge takes place on National Bike to Work Day, Friday, May 20, 2016; and

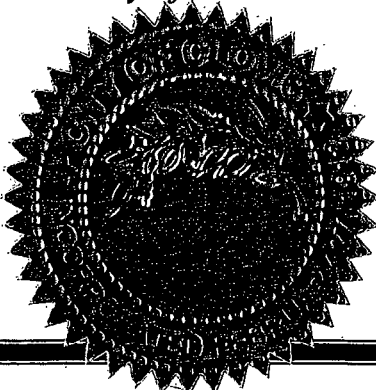
WHEREAS, The League of American Bicyclists have established May as National Bicycle Month with Bike to Work Week taking place May 16-20, 2016 and Bike to Work Day taking place on Friday, May 20, 2016.

NOW, THEREFORE, BE IT RESOLVED, that the Clovis City Council proclaims the month of May 2016 as

BIKE MONTH

* * * * *

IN WITNESS THEREOF, I hereunto set my hand and cause the official seal of the City of Clovis to be affixed this 2nd day of May, 2016.





Mayor

Attachment B

CLOVIS CITY COUNCIL MEETING

April 11, 2016

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Magsig
Flag Salute led by Councilmember Flores

Roll Call: Present: Councilmembers Ashbeck, Flores, Whalen, Mayor Magsig
Absent: Councilmember Armstrong

6:03 - PRESENTATION OF PROCLAMATION SUPPORTING MEASURE C, A LOCAL BOND TO RAISE FUNDS FOR STATE CENTER COMMUNITY COLLEGE DISTRICT

Councilmember Flores presented a Proclamation Supporting Measure C, a local bond to raise funds for State Center Community College District.

6:08 - PUBLIC COMMENTS

Farid Assemi, representing California Health Sciences University (CHSU), commented and announced the future expansion of CHSU in the City of Clovis Research & Technology Park.

6:21 - CONSENT CALENDAR

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved. Motion carried 4-0-1 with Councilmember Armstrong absent.

- A1) Approved - Minutes for the April 4, 2016 Council meeting.
- D1) Received and Filed - Investment Report for the month of January 2016.
- D2) Received and Filed - Treasurer's Report for the month of January 2016.
- E1) Approved - Amending the City's FY15-16 Classification, Compensation, and Position Allocation Plans by Approving **Res. 16-46**, Adopting a Senior Systems Video Analyst Classification and Salary Range; and, Approval - **Res. 16-47**, Adopting a Systems Video Technician Classification and Salary Range.
- F1) Approved - Bid Award for CIP 15-04, Railroad Avenue Street Improvements; and Authorize the City Manager to execute the contract on behalf of the City.
- F2) Approved - Bid Award for CIP 15-11, Sunnyside Avenue & Third Street Entry Feature to the lowest responsible bidder; and Authorize the City Manager to execute the contract on behalf of the City.
- F3) Approved - Bid Award for CIP 15-17, Local Street Reconstruction 2015; and Authorize the City Manager to execute the contract on behalf of the City.
- G1) Received and Filed - Police Department Report to Council for February 2016.
- H1) Approved - Authorize Interlocal Contract for Cooperative Purchasing with HGACBuy.

6:22 ITEM 1A - CONDUCT PROPOSITION 218 HEARING REGARDING WATER RATE ADJUSTMENTS AND APPROVED INTRODUCTION – ORD. 16-08, AMENDING CHAPTER 6.5 AND CHAPTER 6.8 OF TITLE 6 OF THE CLOVIS MUNICIPAL CODE RELATING TO WATER CHARGES, FEES AND RECYCLED WATER CHARGES (APPROVAL REQUIRES 4/5 VOTE OF COUNCIL).

Public Utilities Director Luke Serpa and Assistant Public Utilities Director Lisa Koehn presented a report on a request to conduct a Proposition 218 hearing regarding water rate adjustments and approve the introduction of an ordinance amending Chapter 6.5 and Chapter 6.8 of Title 6 of the Clovis Municipal Code relating to Water Charges, Fees and Recycled Water Charges. The City's current water rate structure which was approved in 2009 continues to meet the water funds revenue requirements under normal conditions. However due to recent court actions, it has necessitated a review of the current rate structure to ensure conformance with State Law. Due to the State imposed mandated water usage reductions since June 2015, revenues have declined and the fund will not be sustainable long term. A review of the City's rate structure has been conducted by a consultant and the consultant and City staff is recommending new rate structures to address these needs. The proposed rates and fees are listed in the "Proposed Rates" section of the staff report. In addition to the water user rate adjustments there are other water service fees that are proposed for adjustment to reflect current costs of doing business. Resident, Resident, John Grower, Joseph Hill, Chris Kiley, Resident, Candace Karch, Girl Scout, Frank Luca, Ken Sawdy, Susan Doyle, Ron Fetucci, Wayne Western, Herbert Cruz, Resident, Alfreda Barton, Resident, Jim Henson, Jim Burr, Resident, all spoke in opposition due to concerns with it penalizing low water users, charging more to those who use less, and charging less to those who use more, not fair, seems to encourage residents to use more water, the city needs to stand up to the state, the city is experiencing a regulatory drought versus a real drought, requested the item be continued to allow the staff and consultant to further review and come back with a better answer. Discussion by the Council. Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to conduct a Proposition 218 Hearing Regarding Water Rate Adjustments and approve the introduction – **Ord. 16-08**, amending Chapter 6.5 and Chapter 6.8 of Title 6 of the Clovis Municipal Code relating to Water Charges, Fees and Recycled Water Charges. Motion carried 4-0-1 with Councilmember Armstrong absent.

Recess: 8:20

Reconvene: 8:28

8:28 ITEM 2A - PROVIDE DIRECTION REGARDING THE PROPOSED USE OF MEASURE C FUNDS TO BE ADVANCED TO THE CITY OF FRESNO.

City Manager Rob Woolley presented a report and requested direction on the proposed use of Measure C funds to be advanced to the City of Fresno for a meeting scheduled for Technical Transportation Commission and Policy Action Committee on Friday, April 15, 2016. It would then be considered by the Fresno County Transportation Authority in late April. There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council. It was the consensus of City Council, with Councilmember Armstrong absent, to authorize staff to take a position on the proposed loan as reflected in the handout provided by staff.

8:39 ITEM 3A - COUNCIL COMMENTS

Councilmember Whalen showed a video from Washington State on the increase of motor vehicle accidents with people having marijuana in their system and reported out on a League of California Cities Public Safety Committee and how to stay ahead of the issue if marijuana becomes legal in California.

ADJOURNMENT

Mayor Magsig adjourned the meeting of the Council to May 2, 2016

Meeting adjourned: 8:45 p.m.

Mayor

City Clerk



AGENDA ITEM NO: CC-B-1

City Manager: *ms*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: May 2, 2016

SUBJECT: Approval - Granting Permission for Councilmember Armstrong's absence from City Council Meetings

CONFLICT OF INTEREST

None.

RECOMMENDATION

That the City Council authorize leave of absence for Councilmember Armstrong for the City Council meetings for a period up to 90 days pursuant to Section 36513 of the California Government Code.

EXECUTIVE SUMMARY

Councilmember Armstrong has not attended a City Council meeting since February 16, 2016 due to medical reasons. He was granted a 90-day leave of absence by City Council through May 17, 2016. He is requesting an additional 90-day leave of absence. Councilmember Armstrong desires to return as soon as his health will allow him and the 90-day leave of absence would allow him appropriate time for recovery.

BACKGROUND

California Government Code 36513 states that a councilmember cannot be absent without permission from all regular city council meetings for a period of 60 days. Due to Councilmember Armstrong's health condition, he may not be able to attend meetings in the near term.

FISCAL IMPACT


None.

REASON FOR RECOMMENDATION

It would be appropriate to grant Councilmember Armstrong an authorized leave of absence for 90 days from City Council meeting dates, thus eliminating any concern over the Code section that deals with unauthorized absences.

ACTIONS FOLLOWING APPROVAL

Action by the City Council will be included in the Council minutes and notification will be provided to Councilmember Armstrong.

Prepared by: Jacquie Pronovost, Exec. Asst.
Submitted by: John Holt, Asst. City Manager 



AGENDA ITEM NO: **CC-D-1**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: May 2, 2016

SUBJECT: Approval – Res. 16-____, A Resolution of Intention (ROI) to Annex Territory (Annexation #44) (T6040-northeast Corner Barstow/DeWolf) to Community Facilities District (CFD) 2004-1; and to Authorize the Levy of Special Taxes Therein and setting the Public Hearing for June 6, 2016.

ATTACHMENTS: Resolution
Map

CONFLICT OF INTEREST

None

RECOMMENDATION

That the Council approve Res. 16-____, A Resolution of Intention to Annex Territory (Annexation #44) to Community Facilities District (CFD) 2004-1 and to Authorize the Levy of Special Taxes therein and setting the Public Hearing for June 6, 2016.

EXECUTIVE SUMMARY

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. This action is required to begin the process of annexation provided by the conditions of approval of the development entitlements.

BACKGROUND

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. Recently a developer has submitted a petition to annex territory to the Community Facilities District 2004-1 and to include his subdivision within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council must approve a Resolution of Intention (ROI) to annex territory to the CFD. The ROI included with this report includes various actions necessary for the annexation to the CFD. The Rate and Method of Apportionment (RMA) referred to in the ROI is as adopted by the Council with the Resolution of Formation adopted March 8, 2004.

The area to be annexed T6040 Northeast Corner Barstow/De Wolf is shown in the attached map.

FISCAL IMPACT

No fiscal impact by this action.

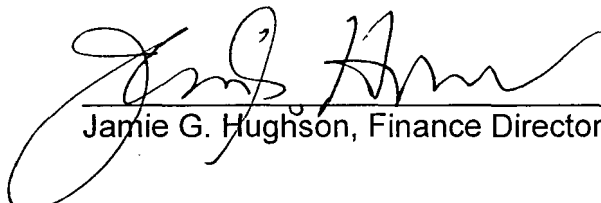
REASON FOR RECOMMENDATION

All requirements to begin the process for annexation of territory to the CFD have been completed, and the Council may take action on the ROI.

ACTIONS FOLLOWING APPROVAL

The Staff will take appropriate steps to schedule the public hearing on the Annexation of Territory to the CFD for June 6, 2016 and will provide the notices in accordance with law.

Submitted by:



Jamie G. Hughson, Finance Director

RESOLUTION NO. 16-___

**A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO COMMUNITY
FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES
THEREIN**

**CITY OF CLOVIS
Community Facilities District No. 2004-1
(Police and Fire Services)
Annexation No. 44**

RESOLVED by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

WHEREAS, this Council has conducted proceedings to establish Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, under the Act, this Council, as the legislative body for the CFD, is empowered with the authority to annex territory to the CFD, and now desires to undertake proceedings to annex territory to the CFD.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Findings. This Council hereby finds and determines that public convenience and necessity require that territory be added to the CFD.

2. Territory Described. The name of the existing CFD is "Community Facilities District No. 2004-1 (Police and Fire Services)". The territory included in the existing CFD is as shown on the map thereof filed in Book 40 of Maps of Assessment and Community Facilities Districts at Page 57, in the office of the County Recorder, County of Fresno, State of California, to which map reference is hereby made. The territory now proposed to be annexed to the CFD is as shown on the Annexation Map No. 44 to the CFD, on file with the Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded said Annexation Map No. 44 to the CFD, showing the territory to be annexed, in the office of the County Recorder of the County of Fresno within fifteen days of the date of adoption of this resolution.

3. The Services. The types of public services financed by the CFD and pursuant to the Act consist of those of the police and fire services (the "Services") as described in Exhibit A to Resolution No. 04-33, adopted by the Council on March 8, 2004 (the "Resolution of Formation"). It is presently intended that the Facilities (and the Services)

will be shared, without preference or priority, by the existing territory in the CFD and the territory proposed to be annexed to the CFD.

4. Special Tax. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes. The proposed rate and method of apportionment of the special tax among the parcels of real property within the CFD, as now in existence and following the annexation proposed herein, in sufficient detail to allow each landowner within the territory proposed to be annexed to the CFD to estimate the maximum amount such owner will have to pay, are described in Exhibit B attached to the Resolution of Formation, by which this reference is incorporated herein.

5. Hearing. Monday, June 6, 2016, at 6:00 p.m. or as soon as possible thereafter, in the City Hall, Council Chambers, 1033 Fifth Street, Clovis, California, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the annexation of territory to the CFD and consider and finally determine whether the public interest, convenience and necessity require said annexation of territory to the CFD and the levy of such special tax therein.

6. Notice. The City Clerk is hereby directed to cause notice of said public hearing to be given by publication one time in a newspaper of general circulation in the area of the CFD. The publication of said notice shall be completed at least seven days before the date herein set for said hearing. The City Clerk shall also cause a copy of such notice and a copy of the Resolution of Formation to be mailed to each landowner (and to each registered voter, if any) within the territory proposed to be annexed, which notice and resolution shall be mailed at least fifteen days before the date of said hearing. Such notice shall be substantially in the form specified in Section 53339.4 of the Act, with a summary form specifically authorized.

7. Annexation Contingency. Section 53316 of the Act shall apply to the proceedings of the Council for the CFD to the extent that the proceedings, if appropriate, include territory which on the date of adoption of this Resolution of Intention are not annexed to the City and which territory is proposed to be annexed to the City. This Council determines that the City has filed appropriate documents, including a "resolution of application", with the Fresno County Local Agency Formation Commission ("LAFCO") for the annexation of territory as therein described, which territory includes all or a portion of the lands proposed for inclusion in the boundaries of the CFD as herein described. A certificate of filing of such application has been issued by the official who is the executive officer of LAFCO, a copy of which certificate of filing is on file with the City Clerk. It is hereby specifically provided that these proceedings for the CFD, to the extent applicable to such territory subject to such LAFCO annexation to the City, shall be contingent upon and shall be completed only if the annexation of such territory to the City by LAFCO is completed. It is further provided that this Council shall not authorize the levy of the Special Tax nor cause any amended notice of special tax lien to be

recorded for the territory to be annexed to the CFD unless and until such annexation proceedings through LAFCO are completed to the satisfaction of this Council.

8. **Effective Date.** This resolution shall take effect upon its adoption.

I hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Clovis at a meeting held May 2, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk



LEGEND

- PARCEL
- ANNEXATION BOUNDARY
- APN 554-030-465
- APN 554-030-505

0 250' 500'
SCALE: 1" = 500'

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF JUNE, 2016. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 44 TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES), CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CLOVIS AT A REGULAR MEETING THEREOF, HELD ON THE 6TH DAY OF JUNE, 2016, BY ITS RESOLUTION NO. 16-_____

JOHN HOLT
CITY CLERK
CITY OF CLOVIS

FILED THIS _____ DAY OF _____, 2016, AT THE HOUR OF _____ O'CLOCK _____ M. IN THE BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA.

PAUL A. DICTOS, C.P.A. BY: DEPUTY COUNTY RECORDER
COUNTY ASSESSOR-RECORDER
COUNTY OF FRESNO
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO 2004-1 (POLICE AND FIRE SERVICES) OF THE CITY OF CLOVIS RECORDED WITH THE FRESNO COUNTY RECORDER'S OFFICE ON FEBRUARY 19, 2004, IN BOOK 40 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 57.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE FRESNO COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE FRESNO COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.

ANNEXATION MAP NO. 44

COMMUNITY FACILITIES DISTRICT NO. 2004-1
(POLICE AND FIRE SERVICES)

CITY OF CLOVIS
COUNTY OF FRESNO
STATE OF CALIFORNIA



AGENDA ITEM NO: **CC-D-2**

City Manager: 

CITY OF CLOVIS REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department 

DATE: May 2, 2016

SUBJECT: Receive and File - Investment Report for the Month February 2016

Exhibits:

- (A) Distribution of Investments
- (B) Monthly Investment Transactions
- (C) Certificates of Deposit
- (D) Graph of February 29, 2016 Treasury Rates

Attached is the Investment Report for the month of February 2016. Shown in Exhibit A is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Exhibit B reflects the monthly investment transactions for the month of February 2016. Exhibit C lists the certificates of deposit. Exhibit D is a graph of Treasury rates on February 29, 2016.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in a manner consistent with the safeguards and diversity that a prudent investor would adhere to.
2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.
3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90 day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates the City of Clovis portfolio return may be less than that of the annualized 90 day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90 day Treasury bill. The current 90 day Treasury bill rate (annualized) is 0.11%. The rate of return for the City of Clovis portfolio is 0.68%. The goal for the City of Clovis investment return is 120% of the 90 day Treasury bill rate. The current rate of return is 619% of the Treasury bill rate.

In accordance with the Investment Policy the investment period on each investment does not exceed three years and can be extended to five years with the City Manager's approval. As of February 2016 the average investment life of the City's investment portfolio is 0.69 years.

Current Investment Environment and Philosophy

During the month of February 2016 the Federal Reserve did not adjust the federal funds rate and it remained at 0.25 - 0.50%.

On February 29, 2016 the Treasury yield curve shows a steady increase in yields for three month treasuries through six month treasuries. As the holding period extended out beyond six months higher yields are realized.

Certificates of Deposit (CD's)

The city purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CD's are held by U.S. Bank, a third party custodian. Non-negotiable CD's are held in the City's safe.

Purchases and Maturities

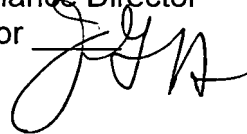
- No government securities were purchased.
- No government securities were called or matured.
- 3 certificates of deposit totaling \$735,000.00 were purchased.
- 2 certificates of deposit totaling \$490,000.00 matured.

Market Environment

- During February, the federal funds rate was maintained at .25% - .50%.
- On February 29, the yield curve increased steadily for shorter term treasuries (through six months) and shows larger increases beyond six month treasuries. See Exhibit D, Graph of Treasury Rates on February 29, 2016.

Prepared by: Haley Lynch, Interim Deputy Finance Director

Submitted by: Jamie Hughson, Finance Director



**CITY OF CLOVIS
DISTRIBUTION OF INVESTMENTS
AS OF FEBRUARY 29, 2016**

Exhibit A

	<u>COST</u>	<u>NET BOOK VALUE</u>	<u>MARKET VALUE *</u>	<u>YIELD TO MATURITY</u>	<u>STATED INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>DAYS TO MATURITY FROM 2/28/2016</u>
<u>GOV'T SECURITIES</u>								
FHLMC	3,002,040	3,002,040	2,999,580	0.400%	0.400%	07/02/15	05/27/16	89
FFCB	2,999,163	2,999,163	2,996,490	0.450%	0.450%	04/23/15	09/16/16	201
FFCB	2,001,120	2,001,120	2,002,620	0.480%	0.480%	05/19/15	10/19/16	234
FHLMCMTN	3,010,053	3,010,053	3,007,740	1.000%	1.000%	12/01/15	03/08/17	433
FHLMC	3,000,000	3,000,000	3,000,300	0.800%	0.800%	05/12/15	05/12/17	439
FHLMC	3,007,944	3,007,944	3,008,160	1.000%	1.000%	12/01/15	07/28/17	575
FHLB	3,015,870	3,015,870	3,013,080	1.125%	1.125%	07/02/15	12/08/17	649
FFCB	3,000,000	3,000,000	2,995,530	1.070%	1.070%	02/12/15	02/12/18	715
FFCB	1,000,000	1,000,000	1,000,660	1.080%	1.080%	04/13/15	04/13/18	775
FNMA	2,998,479	2,998,479	2,997,360	0.875%	0.875%	09/29/15	05/21/18	813
FHLB	3,000,000	3,000,000	3,000,060	1.140%	1.140%	09/29/15	09/28/18	943
FFCB	3,000,000	3,000,000	3,001,110	1.530%	1.530%	01/07/16	01/07/19	1,044
SECURITIES TOTAL	<u>\$ 33,034,669</u>	<u>\$ 33,034,669</u>	<u>\$33,022,690</u>					
LAIF		\$ 50,012,183	<u>\$ 50,012,183</u>					
MONEY MARKET		\$ 9,691,963	<u>\$ 9,691,963</u>					
PREMIUM-IOC		\$ 899	<u>\$ 899</u>					
TOTAL CD'S		\$ 17,459,000	<u>\$ 17,489,946</u>					
TOTAL INVESTMENTS		<u>\$ 110,198,714</u>	<u>\$ 110,217,681</u>					

* Market values for securities obtained from BNY Western Trust Company

Exhibit A

**CITY OF CLOVIS
MONTHLY INVESTMENT TRANSACTIONS
FOR THE MONTH OF FEBRUARY 2016**

Exhibit B

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
First Savings Bank	CD	Purchase	245,000	245,000	1.250%	02/19/16	02/19/19
First Western	CD	Purchase	245,000	245,000	1.150%	02/26/16	02/26/19
Katahdin Trust	CD	Purchase	245,000	245,000	1.200%	02/26/16	02/26/19
Ashville Savings	CD	Maturity	(245,000)	(245,000)	0.550%	02/29/16	02/29/16
Pinnacle Bank of S.C.	CD	Maturity	(245,000)	(245,000)	0.500%	02/29/16	02/29/16
Union Bank	Premium IOC	Interest	0			02/29/16	
Union Bank	LAIF	Interest	0			02/29/16	

PORTFOLIO DATA

Current Month (02/16)

	Book	Market
CD'S	\$ 17,459,000	\$ 17,489,946
Gov't Securities*	33,034,669	33,022,690
LAIF	50,012,183	50,012,183
Money Market	9,691,963	9,691,963
Premium IOC	899	899
TOTAL	\$ 110,198,714	\$ 110,217,681

One Month Previous (1/16)

	Book	Market
CD'S	\$ 17,214,000	\$ 17,212,288
Gov't Securities*	33,034,669	33,034,790
LAIF	50,012,183	50,012,183
Money Market	9,691,963	9,691,963
Premium IOC	899	899
TOTAL	\$ 109,953,714	\$ 109,952,123

Three Months Previous (11/15)

	Book	Market
CD'S	\$ 17,454,000	\$ 17,468,420
Gov't Securities*	27,016,672	26,958,890
LAIF	49,965,938	49,965,938
Money Market	9,691,963	9,691,963
Premium IOC	899	899
TOTAL	\$ 104,129,472	\$ 104,086,110

Six Months Previous (08/15)

	Book	Market
CD'S	\$ 18,290,000	\$ 18,273,256
Gov't Securities*	38,018,093	36,167,210
LAIF	49,925,739	49,925,739
Money Market	9,691,963	9,691,963
Premium IOC	11,002,958	11,002,958
TOTAL	\$ 126,928,753	\$ 125,061,126

One Year Previous (02/15)

	Book	Market
CD'S	\$ 11,715,000	\$ 11,705,197
Gov't Securities*	35,238,750	35,202,773
LAIF	49,858,498	49,858,498
Money Market	9,691,963	9,691,963
Premium IOC	11,000,863	11,000,863
TOTAL	\$ 117,505,074	\$ 117,459,294

*Adjusted Quarterly for Premium/Discount Amortization

Exhibit B

Exhibit C

CITY OF CLOVIS
CERTIFICATES OF DEPOSIT
AS OF FEBRUARY 29, 2016

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 02/28/16
GREENFIELD SAVINGS	245,000	244,998	0.300%	05/06/15	03/07/16	8
MIZUHO BANK	245,000	244,988	0.400%	07/01/15	04/01/16	33
AVIDBANK	245,000	244,990	0.400%	04/15/15	04/15/16	47
DISCOVER BK GREENWOOD DEL CTF	245,000	245,115	0.750%	05/08/13	05/09/16	71
AMX CENTURION BK CTF DEP	245,000	245,115	0.750%	05/09/13	05/09/16	71
MEDALLION BANK	245,000	245,336	1.000%	06/28/13	06/28/16	121
NORTHVIEW BANK	245,000	244,985	0.450%	06/29/15	06/29/16	122
TCF NATIONAL	245,000	244,983	0.450%	07/01/15	07/01/16	124
STEARNS BANK	245,000	244,983	0.500%	07/01/15	07/01/16	124
ALLYBANK (GMATBK)	245,000	245,512	1.050%	07/17/13	07/18/16	141
NEEDHAM BANK	245,000	245,171	0.750%	08/13/14	08/15/16	169
USNY BANK GENEVA	245,000	244,990	0.450%	05/26/15	08/26/16	180
PARK NATIONAL BANK	245,000	245,115	0.900%	09/19/14	09/19/16	204
G E CAPITAL RETAIL BANK	245,000	245,796	1.200%	10/11/13	10/11/16	226
COMENITY CAPITAL BANK	245,000	245,840	1.100%	10/15/13	10/17/16	232
CIT BANK	240,000	240,893	1.250%	10/30/13	10/31/16	246
GRUNDY NATIONAL	245,000	245,145	0.800%	08/19/14	11/21/16	267
FIDELITY BANK	245,000	244,900	0.550%	05/21/15	11/21/16	267
MERCANTILE	245,000	245,343	1.000%	12/17/14	12/19/16	295
MB FINANCIAL	245,000	245,000	0.700%	06/29/15	12/29/16	305
FIRST NATIONAL BANK	245,000	245,314	0.800%	07/16/14	01/17/17	324
UNITED REP BANK	245,000	244,909	0.550%	05/29/15	01/30/17	337
COMPASS BANK	245,000	245,747	1.000%	02/26/14	02/27/17	365
BAR HARBOR BANK	245,000	245,049	0.750%	06/30/15	02/28/17	366
FIRST CITY BANK OF COMMERCE	245,000	245,083	1.000%	07/25/14	03/24/17	390
UNITED	245,000	245,012	0.650%	07/15/15	04/17/17	414
MINNESOTA NATIONAL	245,000	245,012	0.800%	07/15/15	04/17/17	414
TRADITION CAPITA	245,000	245,012	0.800%	07/17/15	04/17/17	414
BARCLAYS BANK	245,000	245,693	1.050%	04/15/14	04/18/17	415
NBT BANK	245,000	245,603	1.000%	05/14/14	05/15/17	442
FRANKLIN SYNERGY	245,000	245,010	0.900%	07/17/15	05/17/17	444
MERRICK BANK	245,000	245,397	0.900%	06/11/14	06/12/17	470
NORTHBROOK BANK AND TRUST	245,000	245,343	1.000%	06/27/14	06/27/17	485
FIRSTTRUST	245,000	245,108	1.000%	06/30/15	06/30/17	488
APPLE BK	245,000	245,713	1.000%	01/13/16	07/13/17	501
EVERBANK	230,000	230,812	1.250%	06/24/14	07/17/17	505
BANK HAPOALIM	245,000	245,434	1.150%	07/17/14	07/17/17	505
AMERICAN EXPRESS	245,000	245,630	1.200%	08/07/14	08/07/17	526
CUSTOMER'S BANK	245,000	246,071	1.350%	09/10/14	09/11/17	561
CAMBRIDGE TRUST	245,000	245,118	1.050%	07/22/15	09/22/17	572
CAPITAL ONE BANK	245,000	245,125	1.350%	10/01/14	10/02/17	582
PINNACLE BANK SCOTTSDALE	245,000	245,483	1.100%	10/30/14	10/30/17	610
DOLLAR BANK FED	245,000	245,434	1.200%	11/17/14	11/17/17	628
BANKUNITED	245,000	245,380	1.200%	11/21/14	11/21/17	632
FLUSHING BANK	245,000	245,534	1.300%	12/12/14	12/12/17	653
CATHAY BANK	245,000	245,576	1.150%	07/07/15	12/29/17	670
GUARANTY BANK	245,000	243,804	0.900%	05/15/15	01/16/18	688
MERCANTILE	245,000	244,419	1.050%	01/30/15	01/30/18	702
BANK OF NORTH CAROLINA	245,000	245,228	1.250%	02/27/15	02/27/18	730
JP MORGAN CHASE	245,000	246,257	1.200%	02/27/15	02/27/18	730
CONNECTONE BANK	245,000	245,933	1.150%	03/13/15	03/13/18	744
WEBBANK CORP	245,000	244,877	1.200%	03/27/15	03/27/18	758
PEOPLES UNITED	245,000	244,037	1.050%	04/15/15	04/16/18	778
INVESTORS BANK	245,000	245,732	1.100%	04/30/15	04/30/18	792
YADKIN BANK	245,000	245,179	1.050%	05/08/15	05/08/18	800
WORLDS FOREMOST	200,000	199,908	1.300%	05/13/15	05/14/18	806
B-BAY LLC PROMI	245,000	244,851	1.300%	05/22/15	05/22/18	814
COMMERCE BANK	245,000	244,711	1.250%	06/18/15	06/18/18	841
FIRST COMMERCIAL	245,000	244,684	1.250%	06/26/15	06/26/18	849
ENERBANK	245,000	246,022	1.400%	07/14/15	07/13/18	866
WELCH STATE BANK	245,000	246,009	1.350%	07/17/15	07/17/18	870
CAPITAL ONE BANK	245,000	246,536	1.650%	07/29/15	07/30/18	883
ORRSTOWN BANK	245,000	245,274	1.450%	08/14/15	08/14/18	898
FIRST BUSINESS	245,000	247,080	1.400%	08/18/15	08/17/18	901
BUCKS COUNTY BANK	245,000	247,048	1.300%	08/31/15	08/31/18	915
WASHINGTON COUNTY	129,000	130,075	1.250%	09/23/15	09/24/18	939
KEY BANK	245,000	246,808	1.300%	11/12/15	11/13/18	989
WELLS FARGO BANK	245,000	246,485	1.400%	11/12/15	11/13/18	989
GOLDMAN SACHS BK	245,000	247,933	1.750%	01/13/16	01/14/19	1,051
FIRST SAVINGS BANK	245,000	245,965	1.250%	02/19/16	02/19/19	1,087
FIRST WESTERN	245,000	246,022	1.150%	02/26/16	02/26/19	1,094
KATAHDIN TRUST	245,000	245,269	1.200%	02/26/16	02/26/19	1,094
Negotiable CD TOTAL	\$ 17,459,000	\$17,489,946				
CD TOTAL	\$ 17,459,000	\$17,489,946				

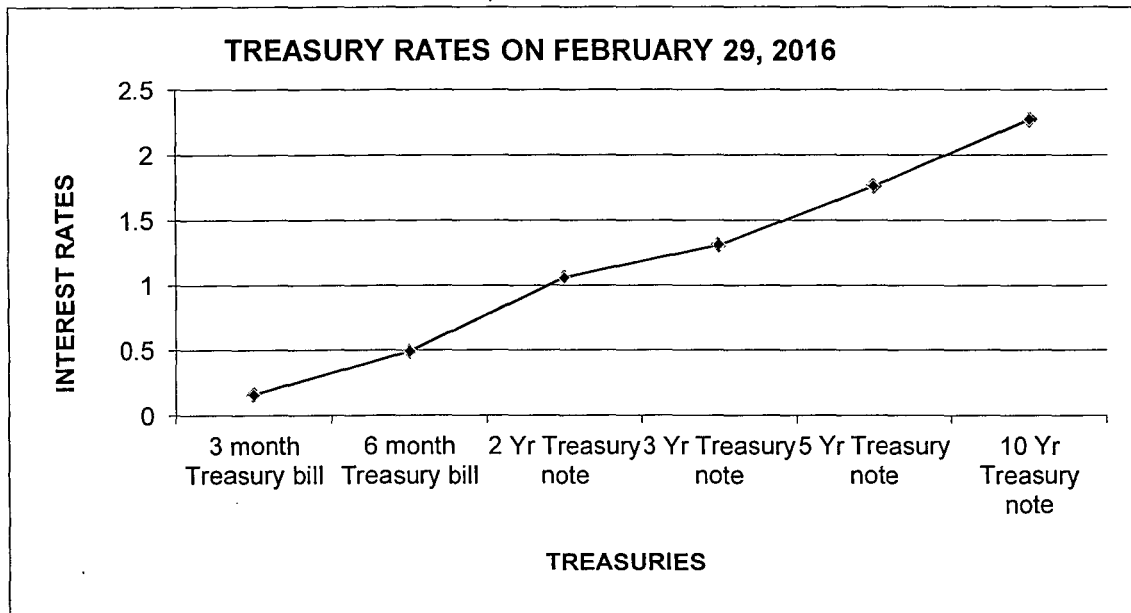
Exhibit C

**CITY OF CLOVIS
FINANCE DEPARTMENT
FEBRUARY 29, 2016 TREASURY RATES**

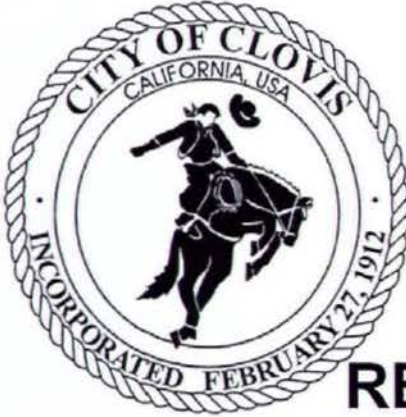
Exhibit D

Treasury Rates as of February 29, 2016

3 month Treasury bill	0.33
6 month Treasury bill	0.49
2 Yr Treasury note	0.78
3 Yr Treasury note	0.91
5 Yr Treasury note	1.22
10 Yr Treasury note	1.74



As indicated in the above graph, 6 month treasuries are yielding a slightly higher interest rate than 3 month treasuries. Longer term treasuries are yielding a higher interest rate than shorter term treasuries.



AGENDA ITEM NO: **CC-D-3**

City Manager: *ps*

CITY OF CLOVIS REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: May 2, 2016

SUBJECT: Receive and File - Treasurer's Report for the Month of February 2016

ATTACHMENTS: (A) Statement of Cash Balances
(B) Summary of Investment Activity
(C) Investments with Original Maturities Exceeding One Year

Attached for the Council's information is the Treasurer's Report for the month ended **February 29, 2016**.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. The first page of the report provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances. The second page of the report summarizes the investment activity for the month and distribution, by type of investment, held by the City. The third page lists all investments with original maturities exceeding one year as of the month ended **February 29, 2016**.

**CITY OF CLOVIS
STATEMENT OF CASH BALANCES
AS OF FEBRUARY 29, 2016**

Previous Balance	\$	34,199,449.25
Deposits		10,368,547.97
Disbursements		<u>(12,942,428.13)</u>
 Current Balance	 \$	 <u>31,625,569.09</u>

FUNDS	BALANCE
100 General Fund	\$ 4,158,729.73
201 Local Transportation	9,967,894.84
202 Parking and Business Improvements	86,052.29
203 Off Highway Use	66,131.64
205 Senior Citizen Memorial Trust	49,181.36
207 Landscape Assessment District	1,905,879.29
208 Blackhorse III (95-1) Assessment District	101,708.40
275 HCD Block Grant Fund	303,288.23
301 Park & Recreation Acquisition	3,771,020.53
305 Refuse Equipment Reserve	1,591,811.54
310 Special Street Deposit Fund	15,435,127.27
313 Successor Agency	(1,011,765.85)
314 Housing Successor Agency	762,330.91
402 1976 Fire Bond Redemption	25,591.17
404 1976 Sewer Bond Redemption Fund	381,037.40
501 Community Sanitation Fund	12,952,684.85
502 Sewer Service Fund	29,142,726.80
504 Sewer Capital Projects-Users	1,304,904.13
506 Sewer Capital Projects-Developer	(3,383,599.28)
507 Water Service Fund	26,956,334.87
508 Water Capital Projects-Users	3,005,143.98
509 Water Capital Projects-Developer	(661,182.64)
515 Transit Fund	1,665,991.09
540 Planning & Development Services	6,776,324.86
601 Property & Liability Insurance	883,548.02
602 Fleet Maintenance	8,265,671.92
603 Employee Benefit Fund	7,291,248.91
604 General Government Services	6,969,183.43
701 Curb & Gutter Fund	148,875.79
702 Sewer Revolving Fund	121,245.53
703 Payroll Tax & Withholding Fund	2,075,621.03
712 Temperance/Barstow Assmt Dist (98-1)	70,671.51
713 Shepherd/Temperance Assmt Dist (2000-1)	145,116.90
715 Supp Law Enforcement Serv	74,432.49
716 Asset Forfeiture	7,721.13
720 Measure A-Public Safety Facility Tax	328,011.96
736 SA Admin Trust Fund	1,420.69
741 SA Debt Service Trust Fund	86,967.01
747 Housing Successor Trust Fund	1,137.98
 SUBTOTALS	 \$ 141,824,221.71
999 Invested Funds	<u>(110,198,652.62)</u>
 TOTAL	 <u>\$ 31,625,569.09</u>

**CITY OF CLOVIS
SUMMARY OF INVESTMENT ACTIVITY
FOR THE MONTH OF FEBRUARY 2016**

<u>Balance of Investments Previous Month End</u>		<u>\$ 109,953,652.62</u>
<u>Time Certificates of Deposit Transactions</u>		
Investments	735,000.00	
Withdrawals	<u>(490,000.00)</u>	
Total CD Changes		245,000.00
<u>Other Changes</u>		
Government Securities	0.00	
US Treasury Notes	0.00	
Local Agency Investment Fund	0.00	
Money Market	0.00	
UBOC-Premium IOC	<u>0.00</u>	
Total Other Changes		<u>0.00</u>
Balance of Investments Current Month End		<u>\$ 110,198,652.62</u>

**CITY OF CLOVIS
DISTRIBUTION OF INVESTMENTS
AS OF FEBRUARY 29, 2016**

Insured CD's	17,458,938.75
Government Securities	33,034,669.00
Local Agency Investment Fund	50,012,183.23
US Treasury Notes	0.00
Medium Term Notes	0.00
Money Market	9,691,962.83
UBOC-Premium IOC	<u>898.81</u>
Investment Total	<u>\$ 110,198,652.62</u>

**CITY OF CLOVIS
ORIGINAL MATURITIES EXCEEDING ONE YEAR
AS OF FEBRUARY 29, 2016**

<u>Institution</u>	<u>Face Value</u>	<u>Investment Balance At Amortized Cost</u>	<u>Maturity</u>	<u>Stated Rate</u>
FFCB-GOVT SEC	\$3,000,000	\$3,000,000	02/12/18	1.070%
FFCB-GOVT SEC	\$1,000,000	\$1,000,000	04/13/18	1.080%
FFCB-GOVT SEC	\$3,000,000	\$2,999,163	09/16/16	0.450%
FHLMC-GOVT SEC	\$3,000,000	\$3,000,000	05/12/17	0.800%
FFCB-GOVT SEC	\$2,000,000	\$2,001,120	10/19/16	0.480%
FHLMC-GOVT SEC	\$3,000,000	\$3,002,040	05/27/16	0.400%
FHLB-GOV SEC	\$3,000,000	\$3,015,870	12/08/17	1.125%
FNMA-GOVT SEC	\$3,000,000	\$2,998,479	05/21/18	0.875%
FHLB-GOVT SEC	\$3,000,000	\$3,000,000	09/28/18	1.140%
FHLMC-GOVT SEC	\$3,000,000	\$3,007,944	07/28/17	1.000%
FHLMCMTN-GOVT SEC	\$3,000,000	\$3,010,053	03/08/17	1.000%
FFCB-GOVT SEC	\$3,000,000	\$3,000,000	01/07/19	1.530%



AGENDA ITEM NO: E-1

City Manager: rw

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: May 2, 2016

SUBJECT: Approval – Waive the City's Usual Purchasing Procedures and Enter into a Three (3) Year Contract with Office Depot for Office Supply Purchases Through the Cooperative Purchasing Network Contract

CONFLICT OF INTEREST

None

RECOMMENDATION

Authorize the City to enter into a three (3) year contract with Office Depot for office supply purchases through The Cooperative Purchasing Network contract; and, authorize the City Manager to execute an agreement with Office Depot for the service.

EXECUTIVE SUMMARY

The City is currently contracting with Office Max North America for the acquisition of office supplies through April 22, 2016.

Office Max North America merged with Office Depot in 2013, making Office Max North America a subsidiary of Office Depot. Office Depot was recently awarded a three (3) year contract by The Cooperative Purchasing Network for the period of March, 2015 through February 2018, with a two (2) year renewal option. The Cooperative Purchasing Network is a subsidiary of the National Intergovernmental Purchasing Alliance Company which competitively solicits proposals for the purposes of securing pricing for commonly purchased products and services on behalf of schools, public agencies and non-profit organizations.

The Cooperative Purchasing Alliance contract through Office Depot would provide the City with an approximate 6.0% savings over Office Max North America's current contract pricing.

BACKGROUND

Office Max's Original RFP History

The City and Office Max Inc., now known as Office Max North America, entered into a three (3) year contract for office supplies through a competitive request for proposals process in 2011. The City has subsequently opted to extend the contract by exercising the two (2) additional one (1) year extensions provided in the contract. Office Max North America's current extension is valid through April 22, 2016.

Current Status

Office Max North America merged with Office Depot in 2013, making Office Max North America a subsidiary of Office Depot. Office Depot was recently awarded a three (3) year contract by The Cooperative Purchasing Network (TCPN) for the period of March, 2015 through February 2018, with a two (2) year renewal option. TCPN is a subsidiary of the National Intergovernmental Purchasing Alliance Company which competitively solicits proposals for the purposes of securing pricing for commonly purchased products and services and extends the contracts and pricing to schools, public agencies and non-profit organizations. The TCPN contract provides discounts on 1,250 office supply products at no cost to participating public agencies. Contract pricing also applies to acquisitions from local Office Depot outlets.

Price Comparison Analysis

Staff performed an analysis of Office Max North America's current contracted pricing versus Office Depot's proposed TCPN pricing applied to all office products purchased by the City in 2015. The City spent \$171,175 with Office Max North America for office supplies during 2015 (after a 2% rebate). The same supply quantities applied to Office Depot's TCPN pricing structure would result in a cost \$160,928, (after a 1% rebate) for a 6.0% savings over Office Max North America current contract pricing.

Office Depot's proposal provides the City with complete office supply services, including guaranteed lowest pricing per TCPN Contract. Office Depot will include weekly inventory control, stocking, online employee purchasing, shipments to individual City office supply locations, a 1% agency rebate, employee discount purchasing cards, access to local stores for emergency office purchases, and other services.

FISCAL IMPACT

The City's projected expenditures for office supplies under the proposed Office Depot pricing are within the current FY15-16 budget and the proposed FY16-17 budget allocation for these purchases.

REASON FOR RECOMMENDATION

Office Depot has been awarded a three (3) year contract by TCPN from March, 2015 through February 2018 with a two (2) year renewal option. TCPN contract provides discounts on 1,250 office supply products at no cost to the participating entity. Office Depot's TCPN pricing is 6% less than what the City is currently spending with Office Max North America.

Office Depot previously serviced the City's office supply account from 2000 through 2011 via the U.S. Communities contract and provided excellent customer service during that period.

Pursuant to Section IV.C.(1) of the City's Purchasing Procedures, waiving the City's usual purchasing procedures for purchases in excess of \$45,000 in order to access multiple-agency, cooperative purchasing contracts requires City Council approval.

ACTIONS FOLLOWING APPROVAL

Staff will prepare a three (3) year agreement for the City Manager's approval with Office Depot for office supplies services. The contract's term will be from May 3, 2016 – May 2, 2019, and will include a two (2) year renewal option, which would be subject to Council approval.

Prepared by: Larry Louie, Department Support Manager

Submitted by: Robert K. Ford, General Services Director 



AGENDA ITEM NO: E-2

City Manager: ms

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: May 2, 2016

SUBJECT: Approval - Res. 16-___ Authorizing Actions Relative to the Application and Award of FY 15-16 Funding Cycle Proposition 1B Transit Security Grant Funds

ATTACHMENT: Res. 16-___

CONFLICT OF INTEREST

None

RECOMMENDATION

Approval - Res. 16-___ authorizing actions relative to the application and award of FY 15-16 funding cycle Proposition 1B Transit security grant funds.

EXECUTIVE SUMMARY

The City of Clovis is eligible for \$80,624 in FY 15-16 Proposition 1B grant funding for transit safety and security capital projects. Funding will be used to replace on-board bus camera systems. These systems were originally installed in 2008 and technology and video quality has significantly improved since then. The project has already been deemed eligible for funding by California Governor's Office of Emergency Services (Cal OES). Council approval and a Resolution are required by Cal OES in order to secure the grant funding.

BACKGROUND

In 2006, the voters of California approved the Highway Safety, Traffic Reduction, Air Quality and Port Security Bond Act of 2006, known as Proposition 1B. Proposition 1B authorized the issuance of almost \$20 million in general obligation bonds for specified purposes. As a transit agency eligible for Local Transportation Funds, Clovis Transit applied for funding through the Proposition 1B grant. The grant is for eligible projects under two categories:

1. Capital projects that provide increased protection against a safety or security threat, including but not limited to the following:
 - o Construction or renovation projects that are designed to enhance the security of public transit stations, tunnels, guideways, elevated structures or other transit facilities and equipment.

- Explosive device mitigation and remediation equipment.
 - Chemical, biological, radiological and nuclear explosives search, rescue or response equipment.
 - Interoperable communications equipment.
 - The installation of fencing barriers, gates or related security enhancements that are designed to improve the physical security of transit stations, tunnels, guideways, elevated structures or other transit related facilities and equipment.
 - Other security related projects approved by OHS.
2. Capital projects that increase the capacity of transit operators to prepare for disaster response transportation systems that can move people, goods, emergency personnel and equipment in the aftermath of a disaster.

This project is eligible because it enhances security on board the buses which serves both the public and drivers. The Governor's Office of Emergency Services (Cal OES) requires a Resolution from the Clovis City Council for each funding year. The City of Clovis Resolution will be forwarded to the Cal OES upon approval.

FISCAL IMPACT

Additional funding in the amount of \$80,624 for grant funding year 15-16 will be allocated to the City of Clovis. The funds will be used to replace camera systems in existing transit buses. The project will not commence until state bond sales are completed and funding has been received.

REASON FOR RECOMMENDATION

The funds are available for transit agencies only and for the purpose of transit system and station security improvements or for transit projects related to disaster preparedness and response. Clovis Transit is an eligible recipient for the funding and expects a benefit to the safety of the transit fleet, transit staff and passengers.

ACTIONS FOLLOWING APPROVAL:

- Send a copy of the Resolution to the Governor's Office of Emergency Services.
- Once funds are received, a vendor will be selected using the City's procurement process.

Prepared by: Shonna Halterman, General Services Manager

Submitted by: Robert K. Ford, General Services Director



RESOLUTION 16 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS AUTHORIZING ACTIONS
RELATIVE TO THE APPLICATION AND AWARD OF FY2015-16 CALIFORNIA TRANSIT
SECURITY (PROP 1B) FUNDS**

WHEREAS, the Highway Safety, Traffic Reduction, Air Quality and Port Security Bond Act of 2006, approved by voters as Proposition 1B in November 2006, authorizes the issuance of general obligation bonds for specified purposes, including but not limited to, funding made available for capital projects that provide increased protection against security and safety threats, and for capital expenditures to increase the capacity of transit operators to develop disaster response transportation systems; and,

WHEREAS, the California Governor's Office of Emergency Services (Cal OES) administers such funds as deposited in the Transit System Safety, Security and Disaster Response Account under the California Transit Security Grant Program (CTSGP); and,

WHEREAS, the City of Clovis is eligible to receive GTSGP funds; and,

WHEREAS, the City of Clovis will apply for FY 15-16 funds in an amount up to \$80,624 to be used for bus security camera systems; and,

WHEREAS, the City of Clovis recognizes that it is responsible for compliance with all Cal OES GTSGP grant assurances, and state and federal laws, including, but not limited to, laws governing the use of bond funds; and,

WHEREAS, Cal OES requires the City of Clovis to complete and submit a Governing Body Resolution for the purposes of identifying agent(s) authorized to act on behalf of the City of Clovis to execute actions necessary to obtain CTGSP funds from Cal OES and ensure continued compliance with Cal OES CTGSP assurances, and state and federal laws.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Clovis authorizes the General Services Manager or his/her designee to execute for and on behalf of the City, a public entity established under the laws of the state of California, any actions necessary for the purpose of obtaining financial assistance provided by the Governor's Office of Emergency Services under the CTSGP.

The foregoing resolution was approved at the regularly scheduled meeting of the Clovis City Council on the 2nd day of May, 2016, by the following vote to wit:

AYES:
NOES:
ABSENT:

Dated:

Mayor

City Clerk



AGENDA ITEM NO: CCF1
City Manager: [Signature]

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services
DATE: May 2, 2016
SUBJECT: Approval – For the City Council to approve an updated Consultant List from which Professional Consultants shall be selected
ATTACHMENTS: (A) City of Clovis Fiscal Year 2016/2017 Consultant Master List

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve the attached Consultant List for implementing the Community Investment Program for FY 2016/2017, effective July 1, 2016. This consultant list will be utilized in the selection of consultants for the coming year's Community Investment Program projects.

BACKGROUND

In accordance with Clovis Municipal Code, Section 2-7.08, Paragraph c, the City Manager shall annually recommend to the City Council, for approval, a list of qualified professional consultants as selected by the City Engineer. These professional consultants shall be utilized to implement the City's five-year Community Investment Program and perform special studies. The list includes consultants expressing interest in performing work for the City and possessing the required qualifications and insurance coverage.

Some projects within the five-year Community Investment Program require specialized training and/or experience not required of the more typical street, water and sewer project engineers. Specialized professional consultant firms provide personnel with education and experience that the general civil engineering firms may not be able to

supply. For this reason, additional categories of professional consultant firms have been included.

FISCAL IMPACT

None


REASON FOR RECOMMENDATION

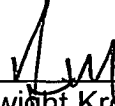
The updated attached list includes qualified professional consulting firms who have expressed a desire to be considered for City projects.

ACTIONS FOLLOWING APPROVAL

None

Prepared by: Joanne McNeil, Engineering Technician

Submitted by: 
Steven White
City Engineer

Recommended by: 
Dwight Kröll, AICP
Director of Planning and
Development Services

Attachment A

CITY OF CLOVIS 2016 / 2017 CONSULTANT LIST	EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
Aerial Photomapping Services	map	2929 Larkin Avenue	Clovis	93612	(559) 291-0147	291-0158	Terry, Dan, Brad	THayden@photomapping.com	
Lars Andersen & Associates	general	4694 W. Jacquelyn, Suite 119	Fresno	93722-6405	(559) 276-2790	276-0850	Scott A. Mommer, Art Lucas	Smommer@LarsAndersen.com www.larsandersen.com	
Balch Land Group	ROW	PO Box 5235	Fresno	93785	559-823-8511		Daryl Balch	BalchLandServices@sbcojglobal.net	
Biggs Cardosa Associates Inc.	general	5250 N. Palm Ave., Suite 211	Fresno	93704	(559) 449-8686	449-8580	Steve Biggs, Mark Cardosa, Richard Sanguir	SSanguinetti@BiggsCardosa.com	
Blackburn Consulting	Geo	360 W. Bedford Ave., Suite 101	Fresno	93711	(559) 438-8411		Jason Paul	jasonp@blackburnconsulting.com www.blackburnconsulting.com	
Blair, Church and Flynn	general	451 Clovis Avenue, Suite 200	Clovis	93612	(559) 326-1400	326-1500	David Mowry	First Initial Last Name @bcf-eng www.bcf-engr.com	
Robert Boro & Associates	land	P.O. Box 4734	Fresno	93744	(559) 266-4367	(559) 266-3005	Roberet Boro, Rich Vaillancour	Bour@lightspeed.net	
Boyle Engineering Corporation	water	1360 E. Spruce Ave.	Fresno	93720	(559) 448-8222	448-8233	Mark Rete	First Initial Last Name @Boyleengineering.com	
Broussard and Associates	architects	389 Clovis Avenue	Clovis	93612	(559) 325-7284		Terry Broussard		
BSK and Associates	geo	567 W. Shaw Avenue, Suite B	Fresno	93704	(559) 497-2880	497-2886	Amer Hussain, Karen Kirk	First Name, Last Init @BSKINC.com	
CAL Lighting	lighting	2307 N Fine #113	Fresno	93727	5592270111	5592276444	Mike Morris 284-6547	mike.morris@cal-lighting.com	
California Associates Laboratories I	geo	4124 W. Swift Avenue, Suite 107	Fresno	93722	(559) 271-8769	271-8742	Todd Polvado	Calgroup@psnw.com	
California Utility Consultants	elec	456 Clovis Ave Suite 6	Clovis	93612	(559) 261-9880	297-4411	Jerry		
Carollo Engineers	water/sewer	7580 N. Ingram Ave, Suite 112	Fresno	93711	(559) 436-6616	436-1191	Tim Loper	Dstring@Carollo.com www.carollo.com	
CEI Engineering Assoc., Inc.	general	1044 E. Herndon Ave., Suite 108	Fresno	93720	(559) 447-3119	447-3129	Barry Lindner	BLINDNER@CEIeng.com www.ceieng.com	
Central Valley Testing, Inc.	geo	824 E. Douglas / P.O. Box 2669	Visalia	93279	(559) 264-2224	732-8141	Dennis Myers	Dennis@CentralValleyTesting.com	
Comerstone Structural Engineerin	structural	986 W. Alluvial Avenue, Suite 201	Fresno	93704	(559) 320-3200	320-3201	Todd Goolkasian		
Delcore Research		1523 N Adoline	Fresno	93728			Henry (Hank) Delcore	hdelcore@cesufresno.edu	
Douglas Cusamano, Consulting Ci street / parking		P.O. Box 3001	Pinedale	93650	(559) 439-7512	439-7512	Doug Cusamano		
Dixon & Associates Land Surveyin	surv	620 Dewitt Ave Suite 101	Clovis	93612	(559) 297-4200	297-4272	Gary or Mark	mark@dixonsurveying.com www.dixonsurveying.com	
Donabedian Hannah Architecture	arch	5070 N. Sixth St., Suite 103	Fresno	93710-7505	(559) 230-0333	230-0320	Robert Donabedian, Dwight Hannah	dh2arch@onemain.com www.dhaarchitecture.com	
Electrical Power Systems	elec	4049 N. Fresno Street	Fresno	93726	(559) 221-7230	221-0507	Gary R. Olsen	first name @epsfresno.com www.epsfresno.com	
Engineering Designs	general	5155 N. First Street	Fresno	93710	(559) 225-2525	225-1248	Hasan Mohammad	engineeringdesigns@worldnet.at www.engineering-designs.com	
Erwin Engineering, Inc.	environ	2340 W. Cleveland, Suite 301	Madera	93637	(559) 673-0923		Michael Erwin		
First American Title	title co	7625 N Palm #101	Fresno	93711	559-221-1968	559-224-7822	Julie Jewell-White/Jim Weeks		www.firstam.com
First Carbon Solutions	air quality	7265 N First St # 101	Fresno	93720	714-508-4100	714-508-4110	Mary Bean	mbean@cs-intl.com	
Geomatrix Consultant	geo/assm't	2444 Main Street Suite 215	Fresno	93721	(559) 264-2535	264-7431	Howard Barlow	Hbarlow@Geomatrix.com	
Geo-Logic Associates	Civil	143 E. Spring Hill Drive	Grass Valley	95945	(530) 272-2448	(530) 272-8533	Noah Campbell	ncampbell@geo-logic.com www.geo-logic.com	
R.W. Greenwood and Associates	general	2558 E. Olive Avenue	Fresno	93701	(559) 268-7831	268-3120	Ron, Mark, & Matthew Greenwood	RWGassoc@pacbell.net	
Harbour & Associates	general	389 Clovis Avenue, Suite 300	Clovis	93612	(559) 325-7676	325-7699	Stan Harbour	stanley@harbour-engineering.co www.harbour-engineering.com	
Harris Construction	structural	5288 E. Home Avenue	Fresno	93727-1964	(559) 261-0301	251-8645	Lance Elrod, Tim Marsh	www.harrisconstruction.com	
H. T. Harvey & Associates	environ	7815 N. Palm Avenue, Suite 310	Fresno	93711	(559) 449-1423	449-8248	Brian Broski	BBroski@Harvevecology.com www.harvevecology.com	
ICFInternational		630 K St	Sacramento	95814			Sally Zeff	sally.zeff@icfi.com	
Ingels, Braun & Associates	general	875 W. Ashlan Avenue, Suite 102	Clovis	93612	(559) 291-0427	291-7627	Larry Braun, Jeff Ingels	lbraun@IBA.com	
Integrated Designs	arch	6011 N. Fresno Street, Suite 130	Fresno	93710	(559) 436-0881	436-0887	Peter Mogensen, Mark T. Oba	Pmogensen@somam.com	
JLB Traffic Engineering Inc	traffic	5928 E Kaviland	Fresno	93727	(559) 694-6000		Jose Luis Benavides	jbenavides@libtraffic.com	
Douglas "John" Johnson Land Sui	surv	4444 N. Dickenson	Fresno	93704	(559) 275-4900	(559) 275-4991	"John" Johnson	DJland.surveying@Worldnet.att www.djpls.com	
Johnson Architecture	arch	942 E. Olive Ave.	Fresno	93728	(559) 497-9620	497-9812	Christopher Johnson	info@johnsonarch.com www.johnsonarchitecture.com	
Kleinfelder	geo	5125 N. Gates Avenue, Suite 102	Fresno	93706	(559) 486-0750	442-5081	David L. Pearson	Dpearson@Kleinfelder.com www.kleinfelder.com	
Krazan & Associates	geo	215 W. Dakota Avenue	Clovis	93612	(559) 348-2200	348-2201	Tom Krazan, Dean Alexander	dalexander@krazan.com www.krazan.com	

CITY OF CLOVIS 2016 / 2017
CONSULTANT LIST

	EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
Koreker, Dave	general contractor							davekoreker@gmail.com	
Labor Consultants of CA	labor	PO Box 1875	Hanford	93232	559-584-7499	559-584-0897	Richard Perez	laborc@cnnetech.com	
Larry McClintock Energy Design	plan ck	3334 W Rialto	Fresno	93722	559-355-8226		Larry McClintock	lmendescon@comcast.net	
Lew & Patnaude, Inc.	arch	1050 "S" Street	Fresno	93721	(559) 486-8150	486-6725	William E. Patnaude	Wparcy@pacbell.net	
Lore Engineering, Inc.	civil engr.	620 Dewitt Ave Suite 101	Fresno	93612	(559) 297-5200	(559) 297-5205	Hal Lore, PE	hal@lore-engineering.com	www.lore-engineering.com
LSA Associates, Inc.		5084 N Fruit #103	Fresno	93711	559-490-1210		Judith Malamut	fresno@lsa-assoc.com	
Mark Thomas & Co Inc	general	7571 N Remington Ave, Suite 102	Fresno	93711	447-1983	447-1983			www.markthomas.com
Marks Bloxom Architects	arch	555 W. Shaw Ave Suite B7	Fresno	93704	(559) 226-6626	226-6658	Steve Bloxom	MBArch@pacbell.net	
McPheeters & Associates	surv	1486 Tollhouse Rd.	Clovis	93611	(559) 299-9098	299-9091	Bill Anderson	PLS@McPheeters.com	www.mcpheeters.com
Michael Brandman Associates	envir	1234 O Main Street, Suite 150	Fresno	93721	(559) 497-0310	497-0319	Jerry C. James	james@brandman.com	www.brandman.com
Mid-Valley Engineering	general	5635 N. Figarden Drive, Suite 107	Fresno	93720	(559) 498-3911	320-0803	Lori Haze, Tony de Melo, P.E.	lhaze@mve.net	www.mve.net
Moore Twining Labs, Inc.	geo	2527 Fresno St.	Fresno	93721	(559) 268-7021	268-7126	Bob Singley	LaurieH@mooretwinning.com	www.mooretwinning.com
Naffa International / Interwest	bldg code	7491 N Remington Ave, Suite 103	Fresno	93711	448-9839	272-2110	Imad Naffa	info@bcodes.com	http://www.naffainc.com/
Nolle & Associates, Inc.	general	7600 North Ingram #224	Fresno	936711	(559)661-5221	492-3457	Ron Pisel	Ron.Pisel@Nolle.com	
James Oakes	arch	191 W. Shaw Avenue, Suite 101	Fresno	93704	(209) 229-7777	229-9697	James Oakes	JaroAIA@aol.com	
Odell Planning & Research Inc	appraisal	7600 N Ingram #121	Fresno	93711	559-233-7260	559-233-7265	Scott Odell	scott@odellplanning.com	
Ornelas & Penuna Engineering, Inc	civil	3240 Serena Ave.	Clovis	93619	(559) 304-0200		Manuel Ornelas/Ernie Penuna	op_engineering@sbcclobal.net	
James Palmer & Assoc	appraisal	1285 W Shaw Ave	Fresno	93711	559-226-5020	559-226-5063	James Palmer	jim@igpinc.com	
Peters Engineering	general	952 Pollasky Ave.	Clovis	93612	(559) 299-1544	299-1722	John Rowland	jrowland@peters-engineering.co	www.peters-engineering.com
Pistachio Pump Company	water	139 Academy Avenue	Sanger	93657	(559) 875-4528		E. Gibbs	www.pistachioump.com	
Platinum Engineering Solutions	structural	2680 N. Marks Ave.	Fresno	93638	559-439-0500	433-6433	Frank Zuniga	fzuniga@platinumengineering.cr	www.platinumengineering.com
Provost and Pritchard, Inc.	general	2505 Alluvial Ave.	Clovis	93611	(559) 326-1100	(559) 326-1090	James R. Provost	jprovost@PPEng.com	
Precision Civil Engineering	civil	1234 O Street	Fresno	93722	(559)449-4500	(559) 449-4515	Ed Dunkel Jr		www.precisioneng.net
Q Civil Engineering	civil / surv	755 Peach Avenue, #D-10	Clovis	93611	559-297-4026	297-8248	Kurt E. Warden, P.E.		
Quad-Knopf Engineering, Inc.	general	6051 North Fresno Street, Suite 20	Fresno	93710	(559) 449-2400	435-2905	Ron Wathen, PE	ronwathen@quadknopf.com	
RMA GeoScience	geo	3897 N Ann Ave	Fresno	93727	(559)-708-8865		George Hatstrup	ghatstrup@rmageoscience.com	
Raley Associates	envir	516 Villa Avenue, Suite 11	Clovis	93612	(559) 323-4704	323-4704	Cliff Raley		
Real Property Analysis	appraisal	6740 N West #107	Fresno	93711	559-261-9136x11	559-261-9165	Lawrence Hopper	lhopper@rpaappraisal.com	
Reitz-Gallegos & Associates, Inc.	elec	6033 W. Everett Ave	Fresno	93722	559-779-3339		Derran Reitz, PE	rqaengineering@sbcclobal.net	
Dale Rutherford Architecture	arch	333 W. Shaw Avenue, Suite 102	Fresno	93704	(559) 229-6726	229-3659	Dale Rutherford	Dale@DMRIA.com	
Kenneth D. Schmidt & Associates	water	600 W. Shaw Avenue, Suite 250	Fresno	93704	(559) 224-4412	(559) 224-4413	Kenneth D. Schmidt		
Safety Network	geo	2310 Larkin	Fresno	93727	559-291-8054		Rick Rose		
Salem Engineering Group	Geotechnical	4729 W. Jacqueilyn Avenue	Fresno	93722	559-271-9700	559-275-0827	Joshua Rhodes	josh@salem.net	http://salem.net/
See's Consulting & Technical (mail)	geo	P.O. Box 28246	Fresno	93729	(559) 435-3444		David See	SeesCT@sbcclobal.net	
Signal Ahead Consultants	traf	1422 E. Richmond	Fresno	93720	(559) 435-8237	435-8237	Ihab Elzaoun, Derran Reitz	signalahead@comcast.net	
R.B. Smith Consulting	planning (water)	8814 N. Fifth Street	Fresno	93720	(559) 439-0351	439-7145	Richard Smith	RBScon@AOL.com	
Gwendolyn M Stewart	grants	PO Box 721	Chowchilla	93610	(559) 223-1739			stewartgwendolyn5@gmail.com	
Michael Sutherland & Associates	civil / surv	36691 Avenue 12	Madera	93638	(559) 447-5815	645-0241	Mike	MichaelHarley@comcast.net	
Synergistics	proj control-dbe	1834 E Lester	Fresno	93720	800-875-7921		Jose Palacios		
The Taylor Group Architects	arch	10 River Park East, Suite 104	Fresno	93720	(559) 433-3000	433-3010	Russell F. Taylor		
Technicon Engineering Services	geo / environ	4539 N. Brawley Avenue, # 108	Fresno	93722	(559) 276-9311	276-9344	Darrin Williams, Kent S. Baucher	DarinW@technicon.net	

CITY OF CLOVIS 2016 / 2017
CONSULTANT LIST

	EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
Teichert Construction	general	13281 Golden State Blvd.	Kingsburg	93634	559-898-5500	559-896-8117	Ashley Hernandez, Field Assistant	ahernandez@teichert.com	www.teichert.com
TPG Consulting, Inc.	gen/envir	770 E. Shaw, Suite 120	Fresno	93710	(559) 439-4881	439-1142	Roberto P. Brady, AICP	rbrady@tpgconsulting.net	
Transportation Planning Group	traf	222 N. Garden, Suite 100	Visalia	93291	(559) 739-8072	739-4377	Charles Clouse, Frank Kuklinski	TPG@TPGConsulting.net	
Triad Architecture & Planning Assc	arch	516 W. Shaw Ave., Suite 206	Fresno	93704	(559) 221-6063	221-6976	James L. Schaffer	info@triadarchitecture.com	
Trinity Engineering Labs	labs	1187 N Willow #105 PMB 20	Clovis	93611	559-292-2188	559-292-2189	Mark Horn	markhorn@ebcglobal.net	
Tri-City Engineering	general	4630 W. Jennifer, Suite 101	Fresno	93722	(559) 447-9075	447-9074	Oscar M. Ramirez, Chris H. Robles	info@tricityengineering.com	tricity@qnis.net
2H Engineering Corp.	elec	2305 E. Ashlan Avenue	Fresno	93726-3102	(559) 222-6953	222-6955	Richard Hardin, Alex Ho	ee-2hec@pacbell.net	alexho@csufresno.edu
URS Corporation	envir / water	3445 W. Shaw Avenue	Fresno	93722	(559) 271-1093	271-1379	Bill Stolp / Matt Hutson	matt_hutson@urscorp.com	
Vermeltfoort Architects	architects	8525 N Cedar #106	Fresno	93720	559-432-6744	559-432-6745	Robert Vermeltfoort		
Wald, Ruhnke & Dost Architects, L arch	arch	330 Fifth Street, Suite C	Clovis	93612-1059	(559) 325-2038	325-7391	Judith A. Boling	JudithB@WRDArch.com	
West Coast Land Surveying	survey	704 Loyola	Clovis					mrwevart@ebcglobal.net	westcoastlandsurveyingna.webs.cp/
Willdan Serving Public Agencies	gen/envir	2014 Tulare Street, Suite 515	Fresno	93721	(559) 443-5290	485-8048	Douglas Wilson, P.E.		www.willdan.com
Wilson & Associates	assm't	4221 W. Sierra Madre, Suite 201	Fresno	93722			Ed Wilson		
Yamabe and Horn Engineering, Inc general	general	2985 N. Burl Ave., Suite 101	Fresno	93727	(559) 244-3123	244-3120	Ronald S. Yamabe, Gary D. Horn	First Initial Last Name @YHmail.com	
Mendoza & Associates Consulting Engineers		5080 N. Fruit Suite 102	Fresno	93711	241-7241				www.mendoza-associates.com
OUT OF LOCAL AREA									
Abextra, Landscape Architect	design	520 Westchester Drive, Suite #1	Cambell	95008	(408) 379-7710		Tamara Kron, Principal/Owner		
Aerial Mapping Service	map	4211 Broad Street, Suite No. B	San Luis Obispo	93401	(805) 543-4307		Beatriz Fosse		
AGRA	envir	1824 Norris Road	Bakersfield	93308	(805) 392-1344		David L. Pearson		
Airmaps USA, Inc.	map	3104 Sunset Blvd., Suite 3C	Rocklin	95677	(916) 632-1090		Julius Magda		
Frants Albert Associates		481 Ninth Street	Oakland	94607	(510) 268-0188		Judith Strong		
Alisto Engineering Group		1575 Treat Blvd., Suite 201	Walnut Creek	94598	(925) 279-5000	295-1823	Dean Bamer		
Argonaut	ecological	2377 Gold Meadow Way #100	Gold River CA	95670			Kathy Kinsland	kathy@argoconsult.net	
Associated Right of Way Services	ROW	2300 Contra Costa Blvd #525	Pleasant Hill	94523	925-691-8500	925-691-6505	Larry Castellanos	www.arws.com	
Associated Transportation Engineer	traf	100 N. Hope Avenue, Suite 4	Santa Barbara	93110	(805) 687-4418		Maynard Keith Franklin, Richard L. Pool		
ATI Architects and Engineers	arch	2510 Douglas Blvd.	Roseville	95661	(916) 772-1800	772-1820	G. Michael Goldsworthy		
Bartle Wells Associates	Rate Studies	1889 Alcatraz Avenue	Berkeley	94703	(510) 653-3399		Doug Dove	ddove@bartlewells.com	
The Beals Group	parks	#2 N. Market Street	San Jose	95113	(408) 287-4202		William or Jay Beals		
Begur Consulting	general	6350 Greenfield Drive	Gilroy	95020	(408) 607-1885		Sundaresh N. Begur, M.S., P.E.	sundaresh@begurconsulting.com	
Berg & Associates	general	302 W. 5th St. Suite 210	San Pedro	90731	310-548-9292	310-548-9195	Melanie Nelson, Regional Manager	Melanie@BergCM.com	
Berryman & Henigar (formerly BSI)	parks	2420 Camino Ramon, Suite 202	San Ramon	94563-4207	(510) 867-0124		Ray Berryman		
Black and Veatch	undgrd	8950 Cal Center Drive, Suite 238	Sacramento	95826	(916) 361-1282	361-2495	Bruce J. Corwin		
Brown Buntin Associates	noise	406 W School Ave	Visalia	93291	559-627-4923	559-627-6284	Robert Brown	rbrown@brown-buntin.com	
Brown & Caldwell	water	3480 Buskirk Avenue	Pleasant Hill	94523	(510) 937-9010		Lynn Hartford-President		
Bruce Hale Design	arch	1201 N W Blakely Court	Seattle WA	98177	206-440-9036			bruce@brucehaledesign.com	
BSA Architects	arch	350 Pacific Avenue, Suite 302	San Francisco	94111	(415) 281-4721	982-1551	David Ross		
C&C Aerial Mapping Corporation	map	109 E. Arrow Highway	San Dimas	91773	(909) 599-0931				
C3 Design Alliance	arch	1704 Union Street	San Francisco	94123	(415) 749-2670	749-2672	Christopher Ford		
CH&D Architects	arch	2120 20th Street	Sacramento	95818	(916) 446-7741	446-0457	Dennis Dong		www.chdachitects.com
Christopher A. Joseph & Associate	envir	179 H Street	Petaluma	94952	(707) 283-4040	283-4041	Mitzi Kato	info@cajaeir.com	www.cajaeir.com

CITY OF CLOVIS 2016 / 2017
CONSULTANT LIST

	EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
CIN A/E Consultants Information N Ch		P.O. Box 417816	Sacramento	95841	(916) 991-0203	991-0175	Rick Calegari		
Cole & Russell Architects, Inc.	arch	600 Vine Street, Suite 202	Cincinnati	45202-3502	(513) 721-8080	721-8181	Zachary Zettler		
Cotton/Bridges/Associates	general	3840 Rosin Court, Suite 130	Sacramento	95834	(916) 649-0196	649-0197	Randy M. Chafin, AICP		
Crawford & Bowen Planning		112 N Church # 302	Visalia	93291			Travis Crawford	travis@neemaqrouplic.com	
CSG Consultants	general	21 Alisal St #108	Salinas	93901	831-769-9480			Info@csqengr.com	
Danielian Associates	general	Sixty Corporate Park	Irvine	92606	(949) 474-6030	474-1422	Arthur C. Danielian, FAIA	adanielian@danielian.com	www.danielian.com
Denise Duffy & Associates, Inc.	plan, envr	947 Cass Street, Suite 5	Monterey	93940	831-373-4341	373-1417	Denise Duffy		
Derivi Construction Architecture	arch	924 N. Yosemite Street	Stockton	95203-2217	(209) 462-2873	462-8308			
DeWees Design	arch	58 Plaza Square, Studio A	Orange	92866	(949) 246-2809		Donnie DeWees		
DKS Associates		1956 Webster Street, Suite 300	Oakland	94612-2939	(510) 763-2061		Warren Tighe, Frank Watanabe		
Don Dommer Associates		1144 65th Street, Suite G	Oakland	94608	(510) 655-7793	655-7225	Don Dommer		www.dondommer.com
J. Dorbritz, A.I.A.		800 Frenwood Pacific	Topanga	90290	(310) 455-1264		Jan H. P. Dorgritz, Fred Hoffman		
Economic & Planning Systems	general	2501 Ninth Street, Suite 200	Berkeley	94710-2515	(510) 841-9190	841-9208	Jason Moody		
ECORP Consulting, Inc.	envr	1811 PARK COURT PLACE Building B, Suite 103	Santa Ana	92701	(714) 648-0630	648-0935		ecorp@ecorpconsulting.com	www.ecorpconsulting.com
England & Associates		15375 Barranca Parkway, Suite F-101	Irvine	92616-2207	(714) 453-8085	453-0733	Dennis & Linda England, Michael Rendina		
Entech Northwest Inc	air quality	43410 Business Park Dr	Temecula	92590	951-506-0055	951-506-0102	Michelle Jones	miones@entechnorthwest.com	
ENTRANCO		2386 Fair Oaks Blvd, Suite C	Sacramento	95825-4741	(916) 488-9277	488-9278	Kevin P. Nelson, Peter Owen		
Environmental Science Associates	geo/envr	8950 Cal Center Drive, Suite 300	Sacramento	95826	(916) 564-4500	564-4501	Matt Zidar		
Fehr & Peers	transportation	2990 Lava Ridge Court #200	Roseville	95661	916-773-1900		Jeffrey Clark	j.clark@fehrandpeers.com	www.fehrandpeers.com
Forma	plan, envr	17712 Mitchell North	Irvine	92614	(949) 660-1900	660-9140	Eric Flodine	eflodine@formacompanies.com	www.formacompanies.com
GDR Engineering, Inc	eng/survey	3525 Mitchell Rd., Ste. G	Ceres	95307	(209) 538-3360	(209) 538-3370	Gary S. Davis, P.E.	garydavis@gdrengr.com	www.gdrengr.com
Geocon Consultants, Inc.	geo/envr	3160 Gold Valley Drive, Suite 800	Rancho Cordova	95742	(916) 852-9118	(916) 852-9132	Kari R. Cook, Marketing Coordinator	cook@geoconinc.com	
Geocon Incorporated	geo/envr	6960 Flanders Drive	San Diego	92121-2974	(858) 558-6900	558-6159	William R. Clevenger, Dir. Busn. Devel.		
Habitize Landscape Architectural C land		1990 Third St., Suite 500	Sacramento	95814	(916) 447-7400				
Hammer Jewell & Assoc	appraisal	340 James Way #150	Pismo Beach	93449	805-773-1450	805-773-2418	Lillian Jewell	Ljewell@hammerjewell.com	
Hawkins/Mark-Tell	Xch	P.O. Box 619008	Roseville	95678	(916) 784-2035		April Hawkins		
HDR Engineering	water sewer	2365 Iron Point Road #300	Folsom	95630	916-817-4819		Richard Stratton	rich.stratton@hdrinc.com	hdrinc.com
The Hill Partnership, Inc.		115 22nd Street	Newport Beach	92663	(949) 675-6442	675-4543	Daniel E. Clark, Larry Frappwell		www.hillpartnership.com
Hilliard Architects, Inc.	arch	57 Post Street, Suite 512	San Francisco	94104-5020	(415) 989-1727	989-3056	Mike Hilliard		
HLA Group, Landscape Architects	land	1990 Third Street, Suite 500 300 Lamonte Ranch Parkway, Building D, Suite #929	Sacramento	95814	(916) 447-7400	447-8270	John Nicolaus, Steven Canada, Robt Habitize		
Huffman & Carpenter, Inc.	envr		Reno	89521	(775) 828-1991	828-2302	Ty Witaker		
HydroScience Engineers, Inc.		3353 Bradshaw Road, Suite 218	Sacramento	95827	(916) 364-1490	364-1491	George D. Harris, Sim Blake		
IMS	Xch	945 Hornblend Street, Suite G	San Diego	92109-4057	(858) 490-8807	490-8811	Jessica Orman		
Infrastructure Engineering Corpori	plan, design	14271 Danielson Street	Poway	92064	(858) 413-2400	413-2440	Preston "Skip" Lewis	plewis@iecorporation.com	www.iecorporation.com
J.D. Walsh, Architecture & Urban C arch, design		1945 Belding Drive	Palm Springs	92262	(760) 325-6100		John Walsh, Architect-AIA, CDS	jwalsh_sv@yahoo.com	
Jones & Stokes	envr	2600 V Street	Sacramento	95818-1914	(916) 737-3000	737-3030	Roberta S. Smith, Mrkt. Database Admin		www.jonesandstokes.com
Dan Kaiser Access Services, Plus	ADA				(877)552-4737			dank@accessservicesplus.com	www.AccessServicesPlus.com
Kaslan Associates Inc.		1281 Oak Creek Drive, Suite A	Sonoma	95476	(707) 939-1437		James A. Kaslan		
Kimley-Horn and Associates, Inc.	plan, envr	5250 Claremont Ave., Suite 133	Stockton	95207	209-472-3431	209-472-3432	Anush A. Nejad, P.E.		
Kittelson & Associates		1455 Response Road, Suite 120	Sacramento	95815	(916) 649-9033	649-9034	Steve Brown		

CITY OF CLOVIS 2016 / 2017
CONSULTANT LIST

EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
Lee & Ro, Inc.	11171 Sun Center Drive, Suite 210	Rancho Cordova	95670-6113	(916) 631-0111	631-0292	Donald R. Lee		
Lewellyn Technology	6210 Technology Center Drive, Suite	Indianapolis, Indiar	46278	(800) 242-6673	(812) 847-3535	Jay Smith Jr.	ismithjr@lewellyn.com	www.lewellyn.com
Lim and Nascimento Engineering (general	12 L Mauchly	Irvine	92618	(949) 450-2800	450-2805	Jonathan Toan, Mrktg Coordinator		
Live Oak Associates, Inc.	P.O. Box 2697	Oakhurst	93644	(559) 642-4880	642-4883	Dave Hartesveldt	Loa@sierratel.com	
LSA Associates, Inc.	20 Executive Park, Suite 200	Irvine	92614	(949) 553-0666	553-8076	Rob McCann		
Malcolm Pirnie, Inc.	1902 Wright Place, Suite 180	Carlsbad	92008-6528	(760) 602-3800	602-3838	Jack Bebee		
Martin & Kane	2200 B. Douglas Blvd.	Roseville	95661	(916) 783-3838		Ronald Rivett, Ann Olson		
Mendoza & Associates Consulting Engineers	2361 Greenwich Street	San Francisco	94123	(415) 346-6092		Richard Mendoza		
Meyer, Mohaddes Associates	900 Wilshire Blvd., Suite 1200	Los Angeles	90017	(213) 488-0345		Michael Meyer, Abbas Mohaddes		
MIG	800 Hearst Avenue	Berkeley	94710	(510) 845-7549		Hildegard Dodd		www.miqcom.com
Miyamoto International, Inc.	1450 Halyard Drive, Suite One	West Sacramento	95691-5001	916-373-1995	916-373-1466	JoAnn K. Moffett, Senior Assoc.		www.miyamotointernational.com
Mooney Jones & Stokes	9903 Buisnesspark Avenue	San Diego	92131	(658) 578-8964	578-0573	Russell Hunt	rhunt@jstnet.com	www.jonesandstokes.com
Morton & Pitalo Inc	75 Iron Point Circle #120	Folsom	95630	916-984-7621	984-9617		rokeefe@mpenqr.com	mpenqr.com
Multitrans	1885 The Alameda, Suite 200	San Jose	95126	(408) 556-0700		David H. Yazhari		
MWM Architects, Inc.	2333 Harrison Street	Oakland	94612	(510) 832-5242	832-3022	Alexander Wu		
Nichols Consulting Engineers, Cht envr	8795 Folsom Blvd., Suite 250	Sacramento	95826	916-388-6655	388-6676			www.ncenet.com
Nichols Consulting Engineers, Cht envr	501 Canal Blvd., Suite C	Richmond	94804	510-215-362-	215-2898	Tracy Bartlett, Busn. Devel. Coordin.		
Nichols Consulting Engineers	1101 Pacific Avenue, Suite 300	Santa Cruz	95060	(831) 469-4823				
Ninyo & Moore	675 Hegenberger Road, Suite 220	Oakland	94621	(510) 633-5640	633-5646	Jane Caffey		
Northstar Engineering Group	909 14th Street	Modesto	95354	(209) 524-3525	524-3526	Jeff Black, P.E.	jblack@nseng.net	
NV5	1215 West Center Street, Suite 201	Manteca	95337	(209) 239-9080	(209) 239-4166	Reid Johnson, P.E.	Reid.Johnson@NV5.com	
O'Brien Kreitzberg	50 Fremont Street, 24th Floor	San Francisco	94105-2236	(415) 777-0188		Robert DeLiso		
O'Dell Engineering	1165 Scenic Drive, Suite A	Modesto	95350	209.571.1765	209.571.2466	Chad Kennedy, Associate ASLA	ckennedy@odellengineering.com	www.odellengineering.com
Omni-Means	3001 Douglas Boulevard, Suite 300	Roseville	95661	(916) 782-8688	782-8689	H. Ross Ainsworth		
Overland Pacific & Cutler inc	1 Jennifer Suite 200	Irvine	92618	661-326-3238	949-951-5263	Kim Reed /Kevin Donahue	kDonahue@OPCServices.com	
Paragon Partners	2525 Natomas Park Dr #330	Sacramento	95833	714-379-3376		Neillia LaValle	www.paragon-partners.com	
PlaceWorks	1580 Metro Dr	Costa Mesa	92626	714-966-9220x361				
Project Tracking Resources	8507 Capricorn Way, Suite 16	San Diego	92126	(619) 566-6468		Najib Kushkaki		
Radman Aerial Surveys	6220 24th Street	Sacramento	95822	(916) 391-1651	391-6537	Carol or Daniel Radman, Paul Lawrence		
Red Oak Consulting	2000 Powell Street, Suite 1180	Emeryville	94608	(510) 596-3060	596-8857	Mark Hildebrand		
Raines, Melton & Carella, Inc.	2290 N. First Street, Suite 208	San Jose	95131	(408) 943-1501	943-1506			
Rincon Consultants Inc	1530 Monterey St Suite D	San Luis Obispo	93401	805-547-0900		Carie Wingert	www.rinconconsultants.com	
R-M-S Consultants	4118 Coronado Avenue	Stockton	95204	(559) 466-3035	466-3658	Robert Snyder, Dave Farr		
Rollins Consulting, Inc.	325 E. Hillcrest Drive, Suite 121	Thousand Oaks	91362	(805) 373-0323	373-0885	Kevin Mitchell		
RRM Design Group	210 East F Street	Oakdale	95361	(209) 847-1794	847-2511	Kirk Van Cleave		
RRM Design Group	3765 S. Higuera Street, Suite 102	San Luis Obispo	93401	(805) 543-1794	543-4609	Audry Jersin		
Santina & Thompson	1355 Willow Way, Suite 280	Concord	94520	(510) 827-3200		Bill Silva, Peter Santina, Michael Middleton		
Sasaki Associates, Inc.	900 N. Point Street, Suite B300	San Francisco	94109	(415) 776-7272		Owen Lang		
Scenario BCD	P.O. Box 1	Rio Vista	94571	707-386-5567			info@scenariobcd.com	
Schricker Engineering Group inc	2550 Walsh Ave Suite 120	Santa Clara	95051	408-260-8008		Louis Leos	www.seq-corp.com	

CITY OF CLOVIS 2016 / 2017
CONSULTANT LIST

	EXPERTISE	ADDRESS	CITY	AREA	PHONE	FAX	CONTACT	EMAIL	WEBSITE
SCS Engineers	Environmental	3117 Fite Circle Suite 108	Sacramento	95827	916-361-1297	916-361-1299	Michael O'Connor	mconnor@scsengineers.com	http://www.scsengineers.com
Sigfried Engineering, Inc.	civil / surv	4045 Coronado Avenue	Stockton	95204-2311	(209) 943-2021	(209) 942-0214	Paul J. Schneider, P.E.	mail@sigfriedeng.com	
Smith & Smith		507 Howard Street	San Francisco	94105	(415) 543-0332		H. William Smith, III		
TABER Consultants, Engineers and geo		3911 W. Capitol Ave 102	W. Sacramento	95691	(916) 371-1690	(916) 371-7265	Anthony Lusich		
Takata Associates		600 Fremont Avenue	South Pasadena	91030-2528	(818) 799-7187		Robert & Kathleen Takata		
Tetra Tech BAS	Environmental	1360 Valley Vista Drive	Diamond Bar	91765	909-860-7777	909 860-8017	Christine Arbogast	Carbogast@bas.com	http://www.bas.com/
TJKM Transportation Consultants	traffic	4234 Hacienda Drive, Suite 101	Pleasanton	94588-2754	(925) 463-0611		Chris D. Kinzel, Gary Kruger		
Vector Engineering	landfill	12438 Loma Rica Road, Suite C	Grass Valley	95945	(916) 272-2448				
VRPA Technologies (DBE)	traffic/environ	4630 W Jennifer	Fresno	93722	559-271-1200	559-271-1269	Georgiena Vivian, President	givivian@vrpatechnologies.com	
Vermeltfoort Architects	architects	8525 N Cedar #106	Fresno	93720	559-432-6744	559-432-6745	Robert Vermeltfoort		
W C Maloney Inc	demolition	PO Box 30326	Stockton	95213	209-942-1129		Robert Kay PE	rob@wcmaloney.com	
West Yost Assoc	wastewater	2020 Research Park Dr #100	Davis	95618	530-756-5905	530-756-5991	John Goodwin		
Willdan Associates	general	2495 Natomas Park Drive, Suite 550	Sacramento	95833	(916) 924-7000	460-8558	Philip O. Carter, R. Dennis Delzeit		
Williams-Kuebelbeck and Associates	general	318 Lansdale Avenue, Suite C	Millbrae	94030	(650) 552-9488		Thomas A. Feeney, PM	PacificGrp@aol.com	
Winzler & Kelly	general	3410 Industrial Boulevard, Suite 102	West Sacramento	95691	(916) 372-6606	(916) 372-6616	Matt Weber, P.E., Office Manager		www.w-and-k.com
WLC	arch	10470 Foothill Blvd. Virginia Dart Tr	Rancho Cucamong	91730-3750	(909) 987-0909	980-9980	Larry Wolff		
Wood Architects	ADA	5761 Stoddard Road	Modesto	95356	209-545-7700	209-545-7710	Larry Wood	wood@woodarchitects.com	



AGENDA ITEM NO: CCF2
City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Approval – A request for the City Council to Authorize the City Manager to enter into a Cooperative Project Agreement with the Fresno County Transportation Authority for Regional Measure C funds programmed in fiscal year 2015/16

ATTACHMENTS: (A) Cooperative Urban Project Agreement K3 – Herndon Avenue, Temperance to DeWolf Avenues
(B) Project Location Exhibit

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to authorize the City Manager to enter into a Cooperative Project Agreement with the Fresno County Transportation Authority (Authority) for programmed short-term Regional Measure "C" Extension funds on Herndon Avenue, from Temperance to DeWolf Avenue. See Attachment B, Project Location Exhibit.

EXECUTIVE SUMMARY

In order for the City to receive its 2015/16 programmed Regional Measure "C" Extension funds, the Council must authorize the City Manager to enter into a Cooperative Project Agreement (Agreement) and/or an Amended Agreement with the Authority. The Authority is the agency ultimately responsible for implementation of the Measure "C" Regional Transportation Program.

Regional Program funds for Herndon Avenue, from Temperance to DeWolf Avenues are programmed this fiscal year to commence preliminary and final engineering activities as well as California Environmental Quality Act review and approval. A total of \$1,030,000 in Regional Measure C Extension funds is available to complete this work. Local development funds of \$258,000 will be used to augment this Measure money to ensure all necessary activities under this phase of work are completed. Regional Measure C Extension right-of-way funds area programmed in 16/17, and construction funds are programmed in 2017/18; staff will request an

amendment to this Cooperative Agreement to include these additional programmed funding as they become available in the year they are programmed.

BACKGROUND

In November 2006, the voters approved the extension of Measure "C", which further authorized the Authority to continue the half-cent sales tax for an additional 20-year period (2007/27). This revenue is allocated to various types of transportation improvements, one of which is the Regional Transportation Program (Regional Program), as referenced in the 2006 Measure "C" Extension Expenditure Plan.

According to the 2006 Expenditure Plan, 30% of the total Measure "C" funds collected will be directed to the Regional Program. The Regional Program will fund a portion of the cost of projects that are capacity enhancing street and highway improvements slated in the urban (Clovis and Fresno Spheres of Influence) and rural areas. In many cases, Regional Measure "C" funds only cover up to 80% of the estimated project cost as programmed. Responsible agencies are required to fund the difference, 20%, of the project costs. The Authority is responsible for the administration and distribution of these regional funds in collaboration with the responsible agencies.

To assist in the administration of the Regional Program, the Council of Fresno County Governments (COG) prepared and approved a Short-Term Regional Transportation Program Handbook. This handbook addresses seven year increments of the 20-year extension. COG approved this handbook in January 2009, with Authority approval in February 2009. The handbook outlines the specific guidelines for implementing the Regional Program, and identifies the specific projects slated to receive Measure "C" funds by fiscal year. This Handbook is regularly amended to reflect revenue adjustments and project schedule changes. The most current handbook (currently referred to as the Measure C Strategic Implementation Plan) was approved in May 2013 by the Authority.

Clovis is one of five agencies expected to deliver regional projects over the 20-year period. The other four agencies include: Caltrans, City of Fresno, City of Parlier, and County of Fresno.

In order to receive Regional Measure "C" funds (or Regional Transportation Mitigation Fee funds as eligible), responsible agencies must enter into an agreement or amend an existing agreement with the Authority. The agreement allows an agency to deliver a project and request eligible reimbursements for design, acquisition, and construction expense as programmed. By entering into an agreement, agencies commit to the Authority that they have the staff and support services to deliver their project(s) within the approved budget and delivery schedule as programmed in the Handbook and Expenditure Plan.

Herndon Avenue, from Temperance to DeWolf Avenues is earmarked to receive Regional Program funds in 2015/16. See Attachment A Cooperative Urban Project Agreement which includes the specific project scope, schedule and funding plan for this project. The City must enter into this agreement with the Authority in order to claim project related reimbursements.

FISCAL IMPACT

As a result of entering into the attached Agreement, the City will be eligible to receive 2015/16 Regional Measure "C" funds totaling \$1,030,000 for the Herndon Avenue, Temperance to DeWolf Avenues. A 20% match of \$258,000 will be provided from developer trust funds.

REASON FOR RECOMMENDATION

Staff is requesting Council authorize the City Manager to execute the attached Agreement to ensure Regional Measure "C" funding is reimbursed to the City as programmed and available for the noted project.

ACTIONS FOLLOWING APPROVAL

The City Manager will execute the Cooperative Project Agreement as attached.


The City Clerk will transmit the executed Agreement to the Authority for further processing.

Prepared by: Renee Mathis, Engineering Program Supervisor

Submitted by: _____

Steve White
City Engineer

Recommended by: _____


Dwight Kroll, AICP
Director of Planning and
Development Services

ATTACHMENT A

COOPERATIVE URBAN PROJECT AGREEMENT K3-
HERNDON AVENUE, TEMPERANCE TO DEWOLF AVENUES

MEASURE "C"
COOPERATIVE PROJECT AGREEMENT
Short-Term Regional Transportation Program
URBAN Project K3- Herndon Avenue, Temperance
Avenue to DeWolf Avenue

This Cooperative Project Agreement ("**Agreement**") is made and entered into on **May 25, 2016**, by and between the **City of Clovis** ("**Responsible Agency**") and the Fresno County Transportation Authority ("**Authority**").

RECITALS

WHEREAS, Authority and Responsible Agency desire to enter into an Agreement for funding of a transportation improvement project ("**Project**") in Fresno County pursuant to the Measure "C" Strategic Implementation Plan ("**SIP**"), and the Fresno County Measure "C" Expenditure Plan ("**Expenditure Plan**"), which was approved by the voters of Fresno County in November 2006; and,

WHEREAS, Responsible Agency desires to receive eligible Measure "C" Regional Transportation Program ("**Measure "C"**") and Regional Transportation Mitigation Fee ("**RTMF**") funding (as applicable) from the Authority for the transportation improvement **Urban Project K3 – Herndon Avenue, Temperance Avenue to DeWolf Avenue** as specified in the SIP and consistent with the Tier 1 list of Regional Transportation Program projects referenced in the Expenditure Plan; and

WHEREAS, Authority is authorized to approve Project funding for payment to Responsible Agency in accordance with this Agreement, the SIP and the Expenditure Plan regarding **Urban Project K3, Herndon Avenue, Temperance Avenue to DeWolf Avenue** and,

WHEREAS, Authority and Responsible Agency previously entered into a Cooperative Project Reimbursement Agreement, dated December 7, 2011 ("**Reimbursement Agreement**"), pertaining to this same Project; and

WHEREAS, Authority shall, under the terms of this Agreement, provide funding to Responsible Agency for eligible Project costs "not to exceed" **\$1,030,000** of Measure "C" funding.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the parties hereto represent, covenant and agree as follows:

AGREEMENT

SECTION I

Covenants of Responsible Agency

Responsible Agency agrees to abide by the terms and conditions of this Agreement for the receipt of Measure "C" and RTMF funds (as applicable) and to comply with the Expenditure Plan, SIP, and adopted Policies and Procedures, as well as any subsequent amendments, updates, or other applicable plans.

1.1 Project Scope, Schedule and Funding Program. The Project scope of work, schedule and funding program, as well as any change thereto such may not be implemented or initiated until it has been approved by the Authority in accordance with the SIP. For purposes of this Agreement, the Project scope, schedule and funding program is as defined and described in the SIP and as further described below. The Responsible Agency must demonstrate in the funding program that the Project or Project phase is fully funded.

1.1.1 Project Scope. See Attached Exhibit A.

1.1.2 Project Schedule. See Attached Exhibit B.

1.1.3 Project Funding Program. See Attached Exhibit C.

1.2 Eligible Project Costs. Notwithstanding section 1.1, the Authority reserves the right to consider on a case-by-case basis eligible costs incurred after July 1, 2007, but before a Responsible Agency has entered into an Agreement with the Authority. Eligible Project costs shall be equal to or less than Measure "C" and RTMF funds (as applicable) allocated to a Project as specified in Section 1.1.3 of this Agreement and in the SIP. State Transportation Improvement Program (STIP) or other funding allocations (other than Measure "C" and RTMF) identified in the SIP are considered "other" contributions available to the Project. The Responsible Agency must match Measure "C" funds with other such funds

consistent with the funding program referenced in Section 1.1.3 and consistent with the SIP and Expenditure Plan.

Expenses incurred after July 1, 2007, but before a Responsible Agency has entered into an Agreement with the Authority for a currently active project, are incurred at the risk of the Responsible Agency. Provided, however, that this provision shall not apply to the extent of any conflict with the provisions of the Reimbursement Agreement.

1.3 Compliance with California PUC Code 142257. Responsible Agency agrees to the following:

1.3.1 Measure "C" funds will not be used to substitute for property tax funds, which the Responsible Agency had previously used for regional or other transportation purposes. It is hereby acknowledged by Responsible Agency that such substitution of property tax funds is expressly prohibited by California Public Utilities Code Section 142257.

1.3.2 The Responsible Agency has segregated property tax revenues from its other general fund revenues used to support the Project so that verification of non-substitution can be proved through audit or that the non-substitution of funds shall apply to the Responsible Agency's entire general fund.

1.3.3 Responsible Agency shall account for Project funds received pursuant to Public Utilities Code Section 142257. Responsible Agency shall maintain current records in accordance with generally accepted accounting principles, and shall separately record expenditures for each type of eligible purpose. Responsible Agency shall make such records available to the Authority for inspection or audit at any time.

1.4 Compliance with Other Laws. In performance of its obligations relating to administration and completion of the Project, Responsible Agency shall at all times comply with all federal, state and local laws, ordinances and regulations currently in force as well as those that are subsequently enacted, promulgated or amended and thereby become applicable during the term of this Agreement.

1.5 Measure "C" Funds Defined. For purposes of this Agreement, eligible Project Measure "C" and RTMF funds (as applicable) are deemed available as of the effective date of this Agreement. Eligible Project costs shall be equal to or less than the amount of funding available for the Project on a fiscal year basis as

specified in the SIP and in Section 1.1.3 of this Agreement. In no case shall the total amount of Measure "C" or RTMF funds for the Project in the SIP or referenced in Section 1.1.3 be exceeded without written amendment to this Agreement and to the SIP.

1.6 Invoices. The Responsible Agency shall submit invoices to the Authority no more frequently than monthly for activities conducted over the prior unbilled month. These documents shall include the following specified information:

1.6.1 Monitoring Expenditures and Progress Payments. The Responsible Agency will monitor expenditures and progress payments against the "not to exceed" limits specified in Section 1.1.3 of this Agreement.

1.6.2 Project Progress. If Project costs have not been invoiced for a six-month period, Responsible Agency agrees to submit a written explanation of the absence of the Project's progress to the Authority, along with a target billing date and a target billing amount.

1.6.3 Direct and Indirect Costs. Responsible Agency may include in the Project invoice, direct and indirect costs of the Project. Indirect costs (as defined by OMB Circular A-87) will be considered an eligible expense.

1.6.4 Copies of Invoices. Responsible Agency shall provide the Authority with one (1) copy of appropriate source documentation to substantiate Project expenses or costs.

1.6.5 Eligible Project Cost Request Deadline. Invoices for eligible Project costs incurred by the Responsible Agency shall be submitted to the Authority on the approved form. The appropriation request will specify the use of the funding and the manner in which local matching funds were applied. The Authority's Executive Director will review invoices for accuracy and sufficiency in terms of compliance with the foregoing requirements. Unsatisfactory or inadequate invoices will be returned to the Responsible Agency for correction and resubmission. Upon receipt of a proper invoice, eligible Measure "C" and RTMF funds (as applicable) shall be provided to the Responsible Agency within 45 days.

1.6.6 Use of Funds. Responsible Agency shall use Measure "C" and RTMF funds (as applicable) consistent with the Expenditure Plan, SIP, and Section 1.1.1 of this Agreement.

- 1.7 Reporting Form.** Responsible Agency will indicate in the invoice form, its intent to complete and return the Annual Reporting Form (reference Appendix K in the SIP) to the Authority no later than October 15th of each year. If the Responsible Agency does not return the Annual Reporting Form to the Authority by that deadline, the Authority will withhold Measure "C" and RTMF funds (as applicable) until such time as the form is returned by the Responsible Agency and reviewed for correctness by the Authority.
- 1.8 Cost Savings and Excess Costs.**
- 1.8.1 Cost Savings. After the Project has been accepted by the Responsible Agency as complete, any positive difference between the total Project cost, as approved by the Authority pursuant to Section 1.1.3 and the total amount invoiced to the Authority shall be considered Project cost savings and shall be reprogrammed to other Tier 1 projects by Fresno COG and the Authority as the SIP is amended or updated.
- 1.8.2 Excess Costs. In the event the actual total Project costs exceed the estimate approved by the Authority, this amount will be considered an Excess Cost.
- 1.8.3 Reconciliation of Excess Costs. In the event that costs to complete the Project exceed the total amount of funds programmed, the Responsible Agency will be fiscally responsible for the full amount of Excess Costs associated with the Project, unless otherwise agreed by the parties pursuant to Section 2.3.
- 1.9 Project Management/Formation of Project Development Team (PDT).** To ensure that the Project is implemented in a timely manner and consistent with the SIP and Expenditure Plan, a Project Development Team (PDT) shall be formed under the control of the Responsible Agency. The Responsible Agency will form, notice, conduct and administer the PDT for the Project. The PDT formed for the Project shall include a staff member from both the Authority and Fresno COG.
- 1.10 Award of Project.** The Responsible Agency shall administer the Project, including but not limited to its advertisement and award of all contracts, in accordance with applicable legal requirements as provided above in Section 1.4 and in full conformity with the standards applied by Responsible Agency in the administration of its own road construction projects.

- 1.11 Maintenance of Project Records.** Responsible Agency shall maintain complete and accurate records with respect to costs addressed in Section 1.1.3 of this Agreement. All such records shall be maintained on a generally-accepted accounting basis and be clearly identified and readily accessible. Responsible Agency shall provide free access to the Authority at all times to such books and records. Responsible Agency shall maintain all work data, documents, and proceedings of this Agreement for a period of five (5) years from the date of final audit from the Authority.
- 1.12 Project Groundbreaking and Ribbon Cutting Ceremonies.** Responsible Agency shall acknowledge Measure "C" funding contribution to the Project at the groundbreaking and ribbon cutting ceremony should the Responsible Agency conduct such a ceremony. Groundbreaking and ribbon cutting ceremonies are encouraged, but not required. The costs of all ceremonies will be considered a project construction expense.
- 1.13 Project Signage.** Responsible agency shall provide signage at construction sites or on equipment, as appropriate, for the projects funded partially or wholly by Measure "C" sales tax revenue included in the SIP so that Fresno County Taxpayers are informed as to how funds are being used. The signage shall be in conformance with specifications approved by and on file with the Authority, and included in Appendix G to the SIP.

SECTION II

Covenants of Authority

Authority agrees to provide Measure "C" and RTMF funds to the Responsible Agency for eligible Project costs in accordance with the terms and conditions set forth herein, and in compliance with the Expenditure Plan, the SIP, all Measure "C" Policies and Procedures, as well as any subsequent amendments or updates, and to other applicable plans and programs.

2.1 Eligible Project Cost Payments. The Authority shall make payments to Responsible Agency for actual incurred eligible Project costs as specified in Section 1.1.3 of this Agreement and consistent with the SIP. To receive payments for Project work completed, the Responsible Agency shall comply with the following procedures:

2.1.1 Ineligible Costs. The Authority reserves the right to recover payment from the Responsible Agency if an invoice includes ineligible Project costs.

2.1.2 Payment Amount. The amount of Project payments to the Responsible Agency shall be made pursuant to the SIP and this Agreement.

2.1.3 Suspension of Payment. Payments for eligible Project costs shall be suspended without interest when a dispute arises as to whether or not a cost item(s) is eligible for payment.

2.1.3.1 Dispute Resolution. All disputes shall be settled in accordance with the laws of the State of California. Once a dispute has occurred, the Authority and Responsible Agency shall attempt to resolve the dispute informally in a mutually agreeable manner.

2.2 Right to Conduct Audit. The Authority shall have the right to conduct an audit of all Responsible Agency's records pertaining to the Project at any time following completion of the Project.

2.2.1 Notice of Audit. The Authority must provide at least 30 days' advance notice to the Responsible Agency if an audit is to be conducted.

2.3 Reconciliation of Excess Costs. Excess project costs to complete a Project are not eligible for reimbursement. The amount of Measure "C" and RTMF funds

identified in Section 1.1.3 of this Agreement and in the SIP are the maximum funds available for reimbursement to the Responsible Agency and will not be exceeded by the Responsible Agency without an approved amendment to this agreement. If needed for that purpose, the Responsible Agency shall make a written request to the Authority for an amendment to this Agreement. Any such amendment shall constitute an effective modification of this Agreement only if signed and approved by duly authorized representatives of both the Authority and the Responsible Agency.

SECTION III

Mutual Covenants

The Authority is released from any liability to Responsible Agency regarding the Authority's administration and issuance of the Measure "C" and RTMF proceeds except for any breach of Authority's fiduciary duty as set forth in the Expenditure Plan and SIP.

3.1 Effective Date and Term. This Agreement shall become effective as of the date of its execution by the Authority and Responsible Agency and shall remain in full force and effect through **June 30, 2018** unless earlier terminated as provided in Section 3.2 or in Section 3.4 or unless the Agreement's term is extended by amendment in accordance with Section 3.8.

3.2 Discharge. This Agreement shall be subject to discharge as follows:

3.2.1 Termination of Mutual Consent. This Agreement may be terminated at any time by mutual consent of Responsible Agency and Authority. If this Agreement is mutually terminated by the parties, Responsible Agency will no longer receive Measure "C" or RTMF funds (as applicable) unless a new agreement between Responsible Agency and Authority is formed.

3.2.2 Discharge Upon Completion of Project. Except as to any rights or obligations which survive discharge as specified in Section 3.14, this Agreement shall be discharged, and the parties shall have no further obligation to each other, upon completion of the Project as certified by the Authority.

3.2.3 Termination by Authority. The Authority reserves the right to terminate the Agreement at any time by giving written notice to Responsible Agency of such termination and specifying the effective date thereof. If this Agreement is terminated by the Authority as provided herein, Responsible

Agency will be paid for eligible Project costs incurred prior to termination of the Agreement by the Authority consistent with the funding program identified by Section 1.1.3 and contained in the SIP. In that event, all finished or unfinished documents and other materials shall, at the option of the Authority, become its property subject to the terms and conditions of Section 1.11.

3.3 Indemnity. It is mutually understood and agreed, relative to the reciprocal indemnification of Authority and Responsible Agency:

3.3.1 Responsible Agency shall fully defend, indemnify and hold harmless Authority, and any officer or employee of Authority, against any and all damages, liabilities, claims and expenses, arising out of Responsible Agency's errors, omissions, negligent acts or willful misconduct during the term of this Agreement. It is also fully understood and agreed that, pursuant to Government Code Section 895.4, Responsible Agency shall fully defend, indemnify and hold the Authority harmless from any liability imposed for injury as defined by Government Code Section 810.8 occurring by reason of anything done or omitted to be done by Responsible Agency under this Agreement or in connection with any work, authority, or jurisdiction delegated to Responsible Agency under this Agreement.

3.3.2 Authority shall fully defend, indemnify and hold harmless Responsible Agency, and any officer or employee of Responsible Agency, against any and all damages, liabilities, claims and expenses, arising out of Authority's errors, omissions, negligent acts or willful misconduct during the term of this Agreement. It is also fully understood and agreed that, pursuant to Government Code Section 895.4, Authority shall fully defend, indemnify and hold the Responsible Agency harmless from any liability imposed for injury as defined by Government Code Section 810.8 occurring by reason of anything done or omitted to be done by Authority under this Agreement or in connection with any work, authority, or jurisdiction delegated to Authority under this Agreement.

3.4 Limitation. All obligations of the Authority under the terms of this Agreement are expressly subject to the Authority's continued authorization to collect and expend the sales tax proceeds provided by Measure "C" and RTMF funds. If for any reason the Authority's right to collect or expend such sales tax and RTMF proceeds is terminated or suspended in whole or part, the Authority shall promptly notify the Responsible Agency, and the parties shall consult on a course of action.

If, after twenty-five (25) working days, a course of action is not agreed upon by the parties, this Agreement shall be deemed terminated by mutual or joint consent; provided, that any future obligation to fund from the date of the notice shall be expressly limited by and subject to (i) the lawful ability of the Authority to expend sales tax or RTMF proceeds for the purposes of the Agreement; and (ii) the availability, taking into consideration all the obligations of the Authority under all outstanding contracts, agreements to other obligations of the Authority, of funds for such purposes.

- 3.5 Notices.** Except as may be otherwise required by law, any notice to be given shall be written and shall be either personally delivered, sent by facsimile transmission or sent by first class mail, postage prepaid and addressed as follows:

AUTHORITY:

With A Copy To:

Ms. Diana Sedigh-Darbandi, Interim Executive Director
Fresno County Transportation Authority
2220 Tulare Street, Suite 411
Fresno, CA 93721
Ph: (559) 600-3282 Fax: (559) 600-1499
measurec@sbcglobal.net

RESPONSIBLE AGENCY:

Rob Woolley, City Manager
City of Clovis
Agency Address 1033 Fifth Street
City, CA Zip Clovis, CA 93619
Ph: (559) 324-2111 Contact Phone -; Fax: (559) 324-2840 Contact Fax
Contact Email robw@cityofclovis.com

- 3.5.1 Notice personally delivered is effective when delivered. Notice sent by facsimile transmission is deemed to be received upon successful transmission. Notice sent by first class mail shall be deemed received on the fifth day after the date of mailing. Either party may change the above address by giving written notice pursuant to this paragraph.

- 3.6 Additional Acts and Documents.** Each party agrees to do all such things and take all actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of the Agreement.

- 3.7 Integration.** This Agreement represents the entire Agreement of the parties with respect to the subject matter hereof. NO representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in other contemporaneous written agreements.
- 3.8 Amendment.** This Agreement may not be changed, modified, or rescinded except in writing, signed by all parties hereto, and any attempt at oral modification of this Agreement shall be void and of no effect.
- 3.9 Independent Agency.** Responsible Agency renders services under this Agreement as an independent agency under the Agreement. None of the Responsible Agency's agents or employees shall be agents or employees of the Authority and none of the Authority's agents or employees shall be agents or employees of Responsible Agency.
- 3.10 Assignment.** The Agreement may not be assigned, transferred, hypothecated, or pledged by any party without the express written consent of all parties hereto.
- 3.11 Binding on Successors.** This Agreement shall be binding upon each of the parties and their respective successor(s), assignee(s) or transferee(s). Provided however that this provision shall not be construed as an authorization to assign, transfer, hypothecate or pledge this Agreement, other than as provided in Section 3.10 above.
- 3.12 Severability.** Should any part of this Agreement be determined to be unenforceable, invalid, or beyond the authority of either party to enter into or carry out, such determination shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect; provided that, the remainder of this Agreement can, absent the excised portion, be reasonably interpreted to give effect to the intentions of the parties.
- 3.13 Counterparts.** This Agreement may be executed in one or more counterparts and shall become effective when one or more counterparts have been signed by all of the parties; each counterpart shall be deemed an original but all counterparts shall constitute a single document.
- 3.14 Survival.** The following provisions in this Agreement shall survive discharge:
- 3.14.1 Responsible Agency. As to Responsible Agency, the following sections shall survive discharge: Section 1.6 (Invoices); Section 2.0 (Project)

Management/Formation of Project Development Team); and Section 3.3 (Indemnity).

- 3.14.2 **Authority.** As to Authority, the following sections shall survive discharge: Section 2.5 (Right to Conduct Audit) and Section 3.3 (Indemnity).
- 3.15 **Time.** Time is and shall be of the essence of this Agreement and each and all of its provisions in which performance is a factor.
- 3.16 **Remedies Cumulative.** No remedy or election of remedies provided for in this Agreement shall be deemed exclusive, but shall be cumulative with all other remedies at law or in equity. Each remedy shall be construed to give the fullest effect allowed by law.
- 3.17 **Applicable Law.** This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of California. The parties agree that this contract is made in and shall be performed in Fresno County, California.
- 3.18 **Captions.** The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the provisions of this Agreement and shall not affect the construction or interpretation of any of its provisions.
- 3.19 **No Continuing Waiver.** The waiver by any party of any breach of any of the provisions of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same, or of any other provision of this Agreement.
- 3.20 **No Rights in Third Parties.** Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any third party, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third party to any party to this Agreement, nor shall any provision of this Agreement give any third party any right of subrogation or action over or against any party to this Agreement.
- 3.21 **Responsible Agency Legal Proceedings.** The Responsible Agency shall inform the Authority of all pending legal agreements, scheduled settlement hearings, or other scheduled legal proceedings associated with the Project and invite and allow Authority to participate in such proceedings or hearings.

- 3.22 Attorney's Fees and Costs.** Authority and Responsible Agency will bear their own respective costs, including attorney's fees, in connection with any legal proceedings related to the interpretation or enforcement of this Agreement or any of the terms and conditions hereof.
- 3.23 Exhibits and Recitals.** The Recitals and Exhibits to this Agreement are fully incorporated into and are integral parts of this Agreement.
- 3.24 Signator's Warranty.** Each party warrants to each other that he or she is fully authorized and competent to enter into this Agreement in the capacity indicated by his or her signature and agrees to be bound by this Agreement as of the day and year first mentioned above upon the execution of this Agreement by each other party.
- 3.25 Force Majuere.** Any party shall be excused from performing its obligations under this Agreement during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to: any incidence of fire, flood; acts of God; commandeering of material, products, plants or facilities by federal, state or local government; national fuel shortage; or a material act or omission by any party; when satisfactory evidence of such cause is presented to that other party, and provided further such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the party not performing.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the day and year first written above.

FRESNO COUNTY TRANSPORTATION AUTHORITY

REVIEWED AND APPROVED

By _____
(Signature)

Name Harry Armstrong
(Typed)

Title Chair of the Authority

APPROVED AS TO LEGAL FORM:
DANIEL C. CEDERBORG, COUNTY
COUNSEL

By _____
(Signature)

Name MICHAEL E ROWE

Title Senior Deputy County Counsel

CITY OF CLOVIS

By _____
(Signature)

Name Rob Woolley

Title City Manager

APPROVED AS TO FORM
David Wolfe

BY: _____

By _____
(Signature)

Name Diana Sedigh-Darbandi
(Typed)

Title Interim Executive Director

APPROVED AS TO ACCOUNTING
FORM:

By _____
(Signature)

Name VICKI CROW, C.P.A.

Title Auditor-Controller/Treasurer-Tax Collector

ATTEST

By _____
(Signature)

Name _____

Title _____



EXHIBIT A – PROJECT SCOPE

Urban Project K3 Herndon Avenue Temperance Avenue – DeWolf Avenue



Responsible Agency

City of Clovis

Project Limits

The limits of Urban Project K3 are Herndon Avenue from Temperance Avenue to DeWolf Avenue, approximately one mile.

Project Phase

- X Phase 1 - Preliminary Engineering *[Includes Preliminary Design/Engineering (PS&E) and Environmental]*
- Phase 2 - Right-of-Way Acquisition
- Phase 3 - Construction *[Includes Project Construction & Construction Management]*

Project Phase(s) Scope and Estimated Completion Date

The ultimate project includes constructing full improvements (widening, left turn lanes, installing a traffic signal, sidewalks, street lights, curb and gutter, median improvements, and to overlay the street) along Herndon Avenue, from Temperance Avenue to Dewolf Avenue.

On December 7, 2011, the City of Clovis and the FCTA entered into a reimbursement agreement to complete design, right-of-way, and construction improvements along portions of Urban Project K3. The reimbursement agreement identified two phases of work as follows:

Phase A (Completed Under the FCTA Cooperative Project Reimbursement Agreement)

The first phase of the project included construction of permanent street improvements between Temperance and Locan Avenues consisting of widening to 3-lanes westbound and 2-lanes eastbound between Temperance and Coventry Avenues transitioning to one lane eastbound east of Coventry Avenue. A landscaped median island was constructed from Temperance Avenue to east of Coventry Avenue where it terminated to allow for transition to the existing County Road geometry east of Locan Avenue. The project also replaced the traffic signal at Coventry to its ultimate location and PG&E Rule 20 (approx.. 450 linear feet) along the south side of Herndon west of Coventry Avenue.

Phase B (To Be Completed Under a FCTA Cooperative Project Amended Agreement)

The remainder of the K3 project (Herndon Avenue, from Locan Avenue to DeWolf Avenue) will include further widening to a 6-lane divided facility between Temperance and Coventry Avenues, and a 4-lane divided roadway between Coventry and Dewolf Avenues. Existing overhead utilities on the south side of Herndon Avenue between Temperance and Locan will be placed underground. East of Locan Avenue the overhead utilities will be relocated outside the roadway. The project will include traffic signals at Locan Avenue and at Dewolf Avenue.

This Cooperative Agreement is requesting approval of all preliminary engineering and environmental funding as eligible for the Phase A improvements that have been completed, and the Phase B improvements that will commence on Urban Project K3, Herndon Avenue, Temperance Avenue to DeWolf Avenue.



EXHIBIT A – PROJECT SCOPE

Urban Project K3 Herndon Avenue Temperance Avenue – DeWolf Avenue



Project Purpose

The purpose of this project is to provide for improved mobility by increasing capacity and the flow of traffic along Herndon Avenue to address the growing needs of Clovis Community Hospital and the developing surrounding land uses.

Transportation Benefit

The project is expected to reduce traffic congestion thereby improving travel time and motorist safety.

Implications of Not Doing the Project

The current City of Clovis General Plan identifies Herndon Avenue as an expressway corridor that moves traffic east and west through our community. The Level of Service (LOS) projected for this corridor is expected to reach "D" without the project, due to planned new development in the area. By widening Herndon Avenue, the City of Clovis expects to reduce the accident rate, traffic congestion, and delays that occur here today, and will only continue to be impacted as the City and County grows.

Community Engagement

The project limits are within residential and commercial areas. Property owners, tenants, and the general public will be informed of the Project's construction schedule through the City's Website and letters.

Construction Staging

Construction phasing will be implemented due to the potential impacts on adjacent residences and businesses, which use this facility to access their property. Appropriate phasing will be determined at the time of construction.

Detours

Detours are not necessary on this project; however, traffic will experience intermittent lane closures on Herndon Avenue as necessary to complete the project.

Current Status

Phase A PS&E, ROW, and construction work is complete. Phase B preliminary engineering and environmental work will commence upon approval of this cooperative agreement, and is expected to be complete by spring 2017.

Contact

For inquiries, you may contact Steve White, City Engineer at (559) 324-2355, Renee Mathis, Engineering Program Supervisor at (559) 324-2351, or Thomas Cheng, Project Engineer at (559) 324-2374.



EXHIBIT B – PROJECT SCHEDULE

Urban Project K3 – Herndon Avenue, Temperance Avenue to DeWolf Avenue



Responsible Agency

City of Clovis

Project Limits

The limits of Urban Project K3 are Herndon Avenue from Temperance Avenue to DeWolf Avenue, approximately one mile.

Project Phase

X Phase 1 - Preliminary Engineering *[Includes Preliminary Design/Engineering (PS&E) and Environmental]*

Phase 2 - Right-of-Way Acquisition

Phase 3 - Construction *(Includes Project Construction & Construction Management)*

Contact

For inquiries, you may contact Steve White, City Engineer at (559) 324-2355, Renee Mathis, Engineering Program Supervisor at (559) 324-2351, or Thomas Cheng, Project Engineer at (559) 324-2374

Project Schedule

See attached project schedule summary.

Phase A

PROJECT PHASE	START	END	SHORT-TERM PROGRAM FY 2007/08 - 2013/14																																																													
			2009/10												2010/11												2011/12												2012/13																									
			J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J														
Prelim. Eng. *1	2009/10	2016/17																																																														
1. Prelim. Design																																																																
2. PS&E																																																																
3. Environ. Doc.(EIR)																																																																
4. Other (Explain)																																																																
5. Other (Explain)																																																																
Right-of-Way *2																																																																
1. Parcel Research																																																																
2. Appraisal																																																																
3. Acquisition																																																																
4. Other (Explain)																																																																
5. Other (Explain)																																																																
Construction *3																																																																
1. Bid Devel.																																																																
2. Construction																																																																
3. Constr. Manage.																																																																
4. Detour Process																																																																
5. Other (Explain)																																																																

*1 Preliminary Engineering: Preliminary Design/Engineering (PS/E), Environmental
 *2 Right-of-Way Acquisition
 *3 Project Construction & Construction Management



EXHIBIT C – PROJECT FUNDING PROGRAM

Urban Project K3 – Herndon Avenue, Temperance Avenue to DeWolf Avenue



Responsible Agency

City of Clovis

Project Limits

The limits of Urban Project K3 are Herndon Avenue from Temperance Avenue to DeWolf Avenue, approximately one mile.

Project Phase

- X Phase 1 - Preliminary Engineering *[Includes Preliminary Design/Engineering (PS&E) and Environmental]*
- Phase 2 - Right-of-Way Acquisition
- Phase 3 - Construction *[Includes Project Construction & Construction Management]*

Contact

For inquiries, you may contact Steve White, City Engineer at (559) 324-2355, Renee Mathis, Engineering Program Supervisor at (559) 324-2351, or Thomas Cheng, Project Engineer (559) 324-2374.

Funding Program

See attached project funding summary

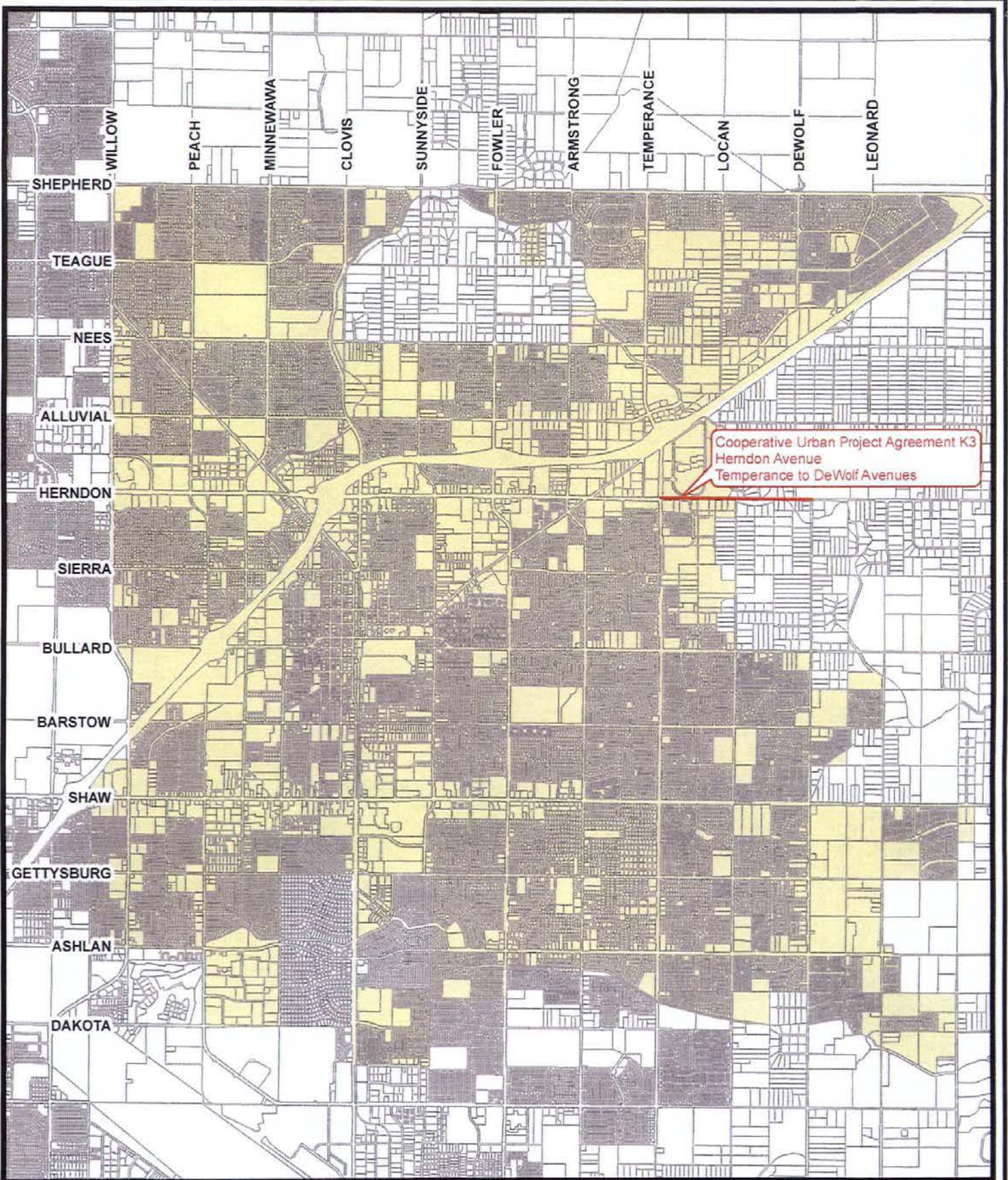
Urban K3 Project Reimbursement Agreement Exhibit C Funding Table

PROJECT PHASE	START YEAR	END YEAR	PRIOR COST & FUNDING	NEW ALLOCATION							TOTAL COST & FUNDING	
				SHORT-TERM PROGRAM FY 2007/08 - 2013/14								
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22		
Preliminary Engineering ^{*1}	2015/16	2015/16	\$0.000	\$1.288	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$1.288
FUNDING PROGRAM												
Measure "C" Original Program												\$0.000
Measure "C" Extension				\$1.030								\$1.030
RTMF												\$0.000
STIP												\$0.000
TCRP												\$0.000
Local Development Fees				\$0.258								\$0.258
Other State (Specify)												\$0.000
Other State (Specify)												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
TOTAL FUNDING PHASE 1:			\$0.000	\$1.288	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$1.288
Phase 2												
PROJECT PHASE	START YEAR	END YEAR	PRIOR COST & FUNDING	NEW ALLOCATION							TOTAL COST & FUNDING	
				SHORT-TERM PROGRAM FY 2007/08 - 2013/14								
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22		
Right-of-Way ^{*2}	2016/17	2016/17	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
FUNDING PROGRAM												
Measure "C" Original Program												\$0.000
Measure "C" Extension												\$0.000
RTMF												\$0.000
STIP												\$0.000
TCRP												\$0.000
Local Development Fees												\$0.000
Other State (Specify)												\$0.000
Other State (Specify)												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
TOTAL FUNDING PHASE 2:			\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Phase 3												
PROJECT PHASE	START YEAR	END YEAR	PRIOR COST & FUNDING	NEW ALLOCATION							TOTAL COST & FUNDING	
				SHORT-TERM PROGRAM FY 2007/08 - 2013/14								
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22		
Construction ^{*3}	2017/18	2017/18	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
FUNDING PROGRAM												
Measure "C" Original Program												\$0.000
Measure "C" Extension												\$0.000
RTMF												\$0.000
STIP												\$0.000
TCRP												\$0.000
Local Development Fees												\$0.000
Federal Aid (RSTP)												\$0.000
Federal Demonstration												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
Other Local (Specify)												\$0.000
TOTAL FUNDING PHASE 3:			\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL FUNDING ALL PHASES:			\$0.000	\$1.288	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$1.288

*1 Preliminary Engineering: Preliminary Design/Engineering (PS/E), Environmental

*2 Right-of-Way Acquisition

*3 Project Construction & Construction Management





Cooperative Urban Project Agreement K3
 Herndon Avenue
 Temperance to DeWolf Avenues

**2015 - 2016 REGIONAL MEASURE C EXTENSION PROJECTS
 ATTACHMENT B**



APR 4, 2016

-  Cooperative Project Agreement
-  City Limits



1" = 4500'



AGENDA ITEM NO: CCF3

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services Department
DATE: May 2, 2016
SUBJECT: Approval – Final Acceptance for the Pet Adoption Center Community Room Tenant Improvement Project, CIP 15-09

ATTACHMENTS: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to accept the work performed as complete and authorize recording of the notice of completion.

EXECUTIVE SUMMARY

This project involved the completion of the interior improvements for the Community Room at the Miss Winkles Pet Adoption Center. The work included finish mechanical, electrical, walls, cabinetry, plumbing, and communications equipment.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of May 2, 2016. The project was constructed to meet ADA standards.

BACKGROUND

On July 6, 2015, the City Council awarded a contract for the Pet Adoption Center Community Room Tenant Improvement project to Durham Construction and authorized

the City Manager to execute the contract on behalf of the City. The building permits/work received final approval on February 24, 2016.

The contractor, Durham Construction has requested final acceptance.

FISCAL IMPACT

1. Award	\$77,667.77
Final Contract Cost	\$77,667.77


REASON FOR RECOMMENDATION

The Facilities Maintenance Division, the Building Division, the City Engineer, the engineering inspector, and the project engineer agree that the work performed by the contractor is in accordance with the project plans and specifications, and has been deemed acceptable.

ACTIONS FOLLOWING APPROVAL

1. The notice of completion will be recorded; and
2. All remaining retention funds will be released 35 calendar days following recordation of the notice of completion, provided no liens have been filed. Retention funds may be released within 60 days after the date of completion, provided no liens have been filed, with "completion" defined as the earlier of either (a) beneficial use and occupancy and cessation of labor, or (b) acceptance by the City Council per Public Contract Code Section 7107(c)(2).

Submitted by:

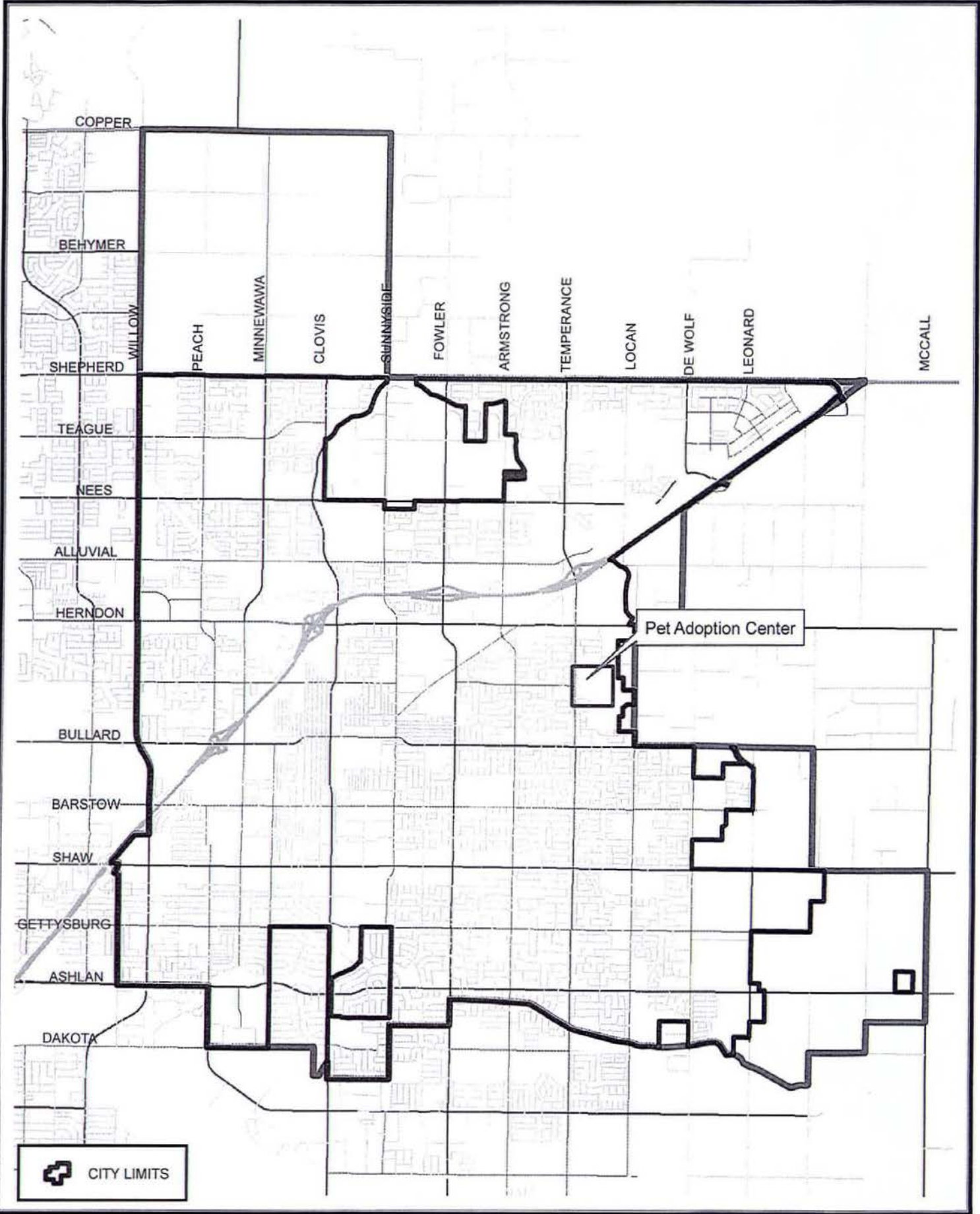


Steven E. White, PE
City Engineer

Recommended by:



Dwight Kroll, AICP
Director of Planning and
Development Services





AGENDA ITEM NO: CCF4

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Approval – Res. 16- ____, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2016/2017

ATTACHMENTS: Resolution
(A) FMFCD Fee Adoption Letter and Exhibits

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16 - ____, amending the FMFCD Storm Drainage per-acre costs and fees for 2016/2017.

EXECUTIVE SUMMARY

In 1961, the Cities of Fresno and Clovis and the County of Fresno adopted, as an element of the Fresno-Clovis Metropolitan Area General Plan, a Storm Drainage Master Plan prepared by the Flood Control District for the metropolitan area. In 1969, these agencies adopted virtually identical drainage fee ordinances to provide for the funding of planned drainage facilities concurrently with development activity which created the need for such facilities.

The local drainage plan shows the drainage area boundaries. Also shown are proposed and existing master plan facilities in each watershed area.

The rate structure associated with each master plan drainage area is based on the total cost of the urban drainage system including land, improvements, and any engineering required to serve the subject area. The cost of the proposed facilities is estimated. As the facilities are constructed the estimated costs will be replaced by the actual costs. The total cost is divided

into the total land area using appropriate proportionate ratios (related to storm runoff characteristics) between the various contributing/benefiting land uses.

The drainage fees paid pursuant to the ordinance (with the exception of the 5% development review fee) are deposited into a separate trust account. The monies are not commingled with District general funds, are not used to fund any administration, operations or maintenance costs, and must be expended within the drainage area in which they are paid. The 5% development review component of the fee reimburses the District for the cost of engineering services provided by the District.

The fee ordinance, enacted under the authority of the State Subdivision Map Act, requires the identification of the estimated or actual cost of the planned facilities through the adoption of a resolution. Because the fees are based on the cost of facilities, the resolution serves also as the schedule of fees.

The Fresno Metropolitan Flood Control District consists of three zones. Zone 3 is generally comprised of the core area of the City of Clovis. Zone 2 is mostly in the City of Fresno, except for some portions of Drainage Areas "Q" and "S", which are predominately within Clovis. Zone 1 includes all of the areas within the District's jurisdiction that are not in Zone 2 or Zone 3.

The District uses an automated drainage fee program for their cost study, which calculates drainage fees immediately upon input of accounting data and GIS information. The program is designed to provide a thorough analysis of the cost estimates, unit process for drainage facilities, and recent construction activity. The results of this year's study determined that drainage fee amendments were not necessary and could remain at the 2015 rate. The District will notify Clovis of any future adjustments of drainage costs. Since the District is not adopting a new fee and there is no increase in the existing drainage fee rates, a noticed Public Hearing is not required.

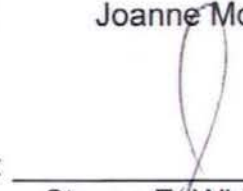
REASONS FOR RECOMMENDATION


In accordance with the District's drainage fee cost study, the District recommends no increase to the District's 2016/2017 fee schedule.

ACTIONS FOLLOWING APPROVAL

Adopt and implement the 2016/2017 FMFCD Drainage Fees for local drainage fees.

Prepared by: Joanne McNeil, Engineering Technician

Submitted by: 
Steven E. White
City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning and
Development Services

RES. 16-

A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA, CONFIRMING THE STORM DRAINAGE AND FLOOD CONTROL MASTER PLAN AND THE DRAINAGE FEES AND COSTS FOR ALL DEVELOPMENTS WITHIN THE JOINT AREA OF THE CITY OF CLOVIS, CALIFORNIA AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (2016-2017)

WHEREAS, the Council of the City of Clovis has enacted Chapter 7, Title 8 of the Clovis Municipal Code, which ordinance is hereby incorporated herein by this reference, creating and establishing the authority for imposing and charging fees for the construction of planned local storm drainage facilities; and

WHEREAS, a Storm Drainage and Flood Control Master Plan Map (attached Exhibit A) specifying public facilities and improvements, existing and proposed, which are necessary to provide drainage service and flood control within the respective local drainage areas specified therein has been presented to the Council of the City of Clovis; and

WHEREAS a study has been conducted of the impacts of contemplated future development on the existing storm drainage services and facilities in the local drainage areas of the Fresno Metropolitan Flood Control District (District) and the City of Clovis (City) along with an analysis of new, improved or expanded public facilities, the estimated costs of those improvements, and the schedule of per gross acre fees calculated to raise the sum of money necessary to pay the estimated total cost of said local drainage in each local drainage areas; and

WHEREAS, this study was available at the District's office for public inspection and review ten (10) days prior to this meeting; and

WHEREAS, the Council of the City of Clovis desires to confirm and maintain the rate schedule currently in effect until otherwise amended, which rate schedule is attached hereto as Exhibit B, and hereinafter referred to as (the "Drainage Fee Schedule"); and

WHEREAS, the Council of the City of Clovis finds as follows:

- A. The purpose of said fees is to finance facilities within the City and District required for the removal of surface and storm waters attributable to development; to obviate the menace to the public health, safety and welfare arising from inadequate provision for removal of surface and storm waters occurring as the result of development of property; to prevent deterioration of property values and impairment of conditions making for desirable residential, commercial or industrial development, as the case may be, which would result from the failure to construct planned local drainage facilities relative to development of property; and to prevent deterioration of public streets and other public facilities which would result from failure to construct planned local drainage facilities concurrently with development.

- B. The fees adopted hereby and collected pursuant to Chapter 7, Title 8 of the Clovis Municipal Code and this Resolution are to be used to finance only the public facilities shown on Exhibit A hereto within each of the respective local drainage areas identified in Exhibit B hereto;
- C. After considering said Map and study and analysis prepared by the District, entitled "Storm Drainage and Flood Control Master Plan"; and that prepared by the City Planning Department entitled "1993 Clovis General Plan"; and the various community and specific plans of the City; the Council of the City of Clovis approves said map and said study, and incorporates such herein. The Council further finds that all development in the subject area will generate the need for storm drainage facilities therein, and generates an unmet need for storm drainage facilities and services within the impacted area;
- D. There is a need in this described impact area for storm drainage facilities which have not been constructed or have been constructed; said facilities have been called for in, or are consistent with, the City's General Plan. Development will contribute its fair share towards these facility costs in those local drainage areas listed in Exhibit B through payment of the respective drainage fees set forth therein;
- E. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development for which the corresponding fee set forth in Exhibit "B" is charged. There is a reasonable relationship between the fee's use and the development of the lands in the service area for which the fee is charged, as these reasonable relationships, or nexuses are described in more detail in the study and Map referred to above;
- F. The cost estimates set forth in Exhibit "B" are reasonable cost estimates for constructing these facilities; and the fee schedule is predicated on said estimates and will generate fees by development that will not exceed the total of these costs.
- G. The Storm Drainage and Flood Control Master Plan Map (Exhibit A) and the storm drainages fees set forth (Exhibit B), as adopted by Paragraphs 2 and 3 herein below, are in conformity with the City's General Plan and are in compliance with Section 66483 of the California Government Code.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Clovis that:

1. The above recitals are true and correct, and this Council so finds and determines.
2. The Storm Drainage and Flood Control Master Plan is hereby confirmed to include that Storm Drain And Flood Control Master Plan Map attached hereto as Exhibit A as supported by Exhibit B.

3. The schedule of drainage fees for those respective local drainage areas listed in Exhibit B hereto is hereby adopted as set forth in said Exhibit B. The District shall prepare, and provide to the City, a 2016-2017 schedule of drainage fees for each of its local drainage areas, which shall include the fees adopted hereby. Fees shall be paid in accordance with the Drainage Fee Ordinances according to said 2014-2015 drainage fee schedule.
4. The fee shall be solely used to pay: (a) costs related to the design, administration and construction of the described public storm water facilities; (b) for reimbursing the District for the development's fair share of those costs incurred by the District in the design and construction of the described public storm water facilities; or (c) to reimburse other developers who have constructed public facilities in each service area where those facilities were beyond that needed to mitigate the impacts of the other developers' project or projects and where reimbursement is provided for in the applicable Drainage Fee Ordinance or under a UGM Ordinance.
5. The District, pursuant to Chapter 7, Title 8 of the Municipal Code, shall review the estimated cost of the described capital improvements for which this fee is charged, the continued or expanded need therefor, and the reasonable relationship between such facility needs and the varying types of development. The Manager shall report the findings to the City Council and recommend any adjustment to this fee or other action as may be needed.
6. Pursuant to California Government Code Section 66022, any judicial action or proceeding to attack, review, set aside, void or annul this Resolution shall be brought within one hundred twenty (120) days of the effective date hereof, which shall be sixty (60) days after the date of adoption hereof. Administrative appeal is a mandatory prerequisite to any such judicial action or proceeding. Such appeal shall be made in writing to the City Engineer of the City of Clovis. Such appeal must be made within sixty (60) days after the effective date hereof. The Engineer shall set the matter for hearing, conduct the hearing, and render a decision within forty (40) days after such appeal is filed.
7. The Ordinance of the City of Clovis has an administrative mechanism whereby a property owner who seeks to develop property within the boundaries of the City of Clovis and the Fresno Metropolitan Flood Control District can challenge the fees imposed thereunder only by first paying said fees under protest. Developer of property within the City of Clovis and the Fresno Metropolitan Flood Control District shall adhere to the applicable ordinance of the City of Clovis under which it is required that drainage fees must be paid before development is allowed, and that such fee may be paid under protest.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

Dated:

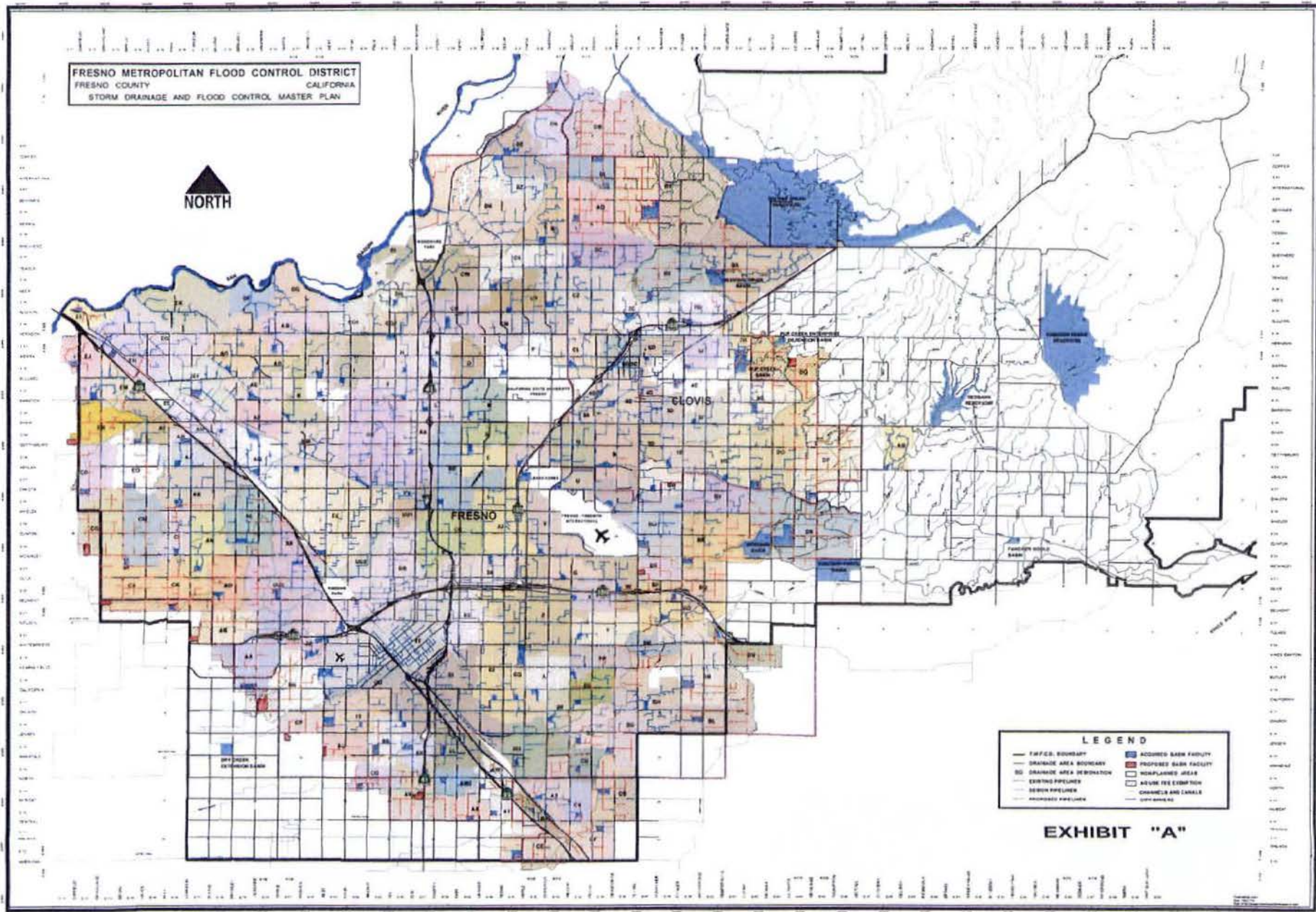
Mayor

City Clerk

Storm Drainage and Flood Control Master Plan Map

EXHIBIT "A"

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 FRESNO COUNTY CALIFORNIA
 STORM DRAINAGE AND FLOOD CONTROL MASTER PLAN



LEGEND	
—	WATER DIVISION BOUNDARY
—	DRAINAGE AREA BOUNDARY
—	DRAINAGE AREA SUBDIVISION
—	EXISTING PIPELINES
—	PROPOSED PIPELINES
■	ACQUIRED BARRIAGE FACILITY
■	PROPOSED BARRIAGE FACILITY
■	UNDEVELOPED AREAS
■	ADJACENT FEE EVIDENCE
—	CHANNELS AND CANALS
—	OFFSHORE

EXHIBIT "A"

City of Clovis

2016 DRAINAGE FEE SCHEDULE

EFFECTIVE DATE: March 1, 2016

Exhibit "B"

Fresno Metropolitan Flood Control District



2016 DRAINAGE FEE SCHEDULE

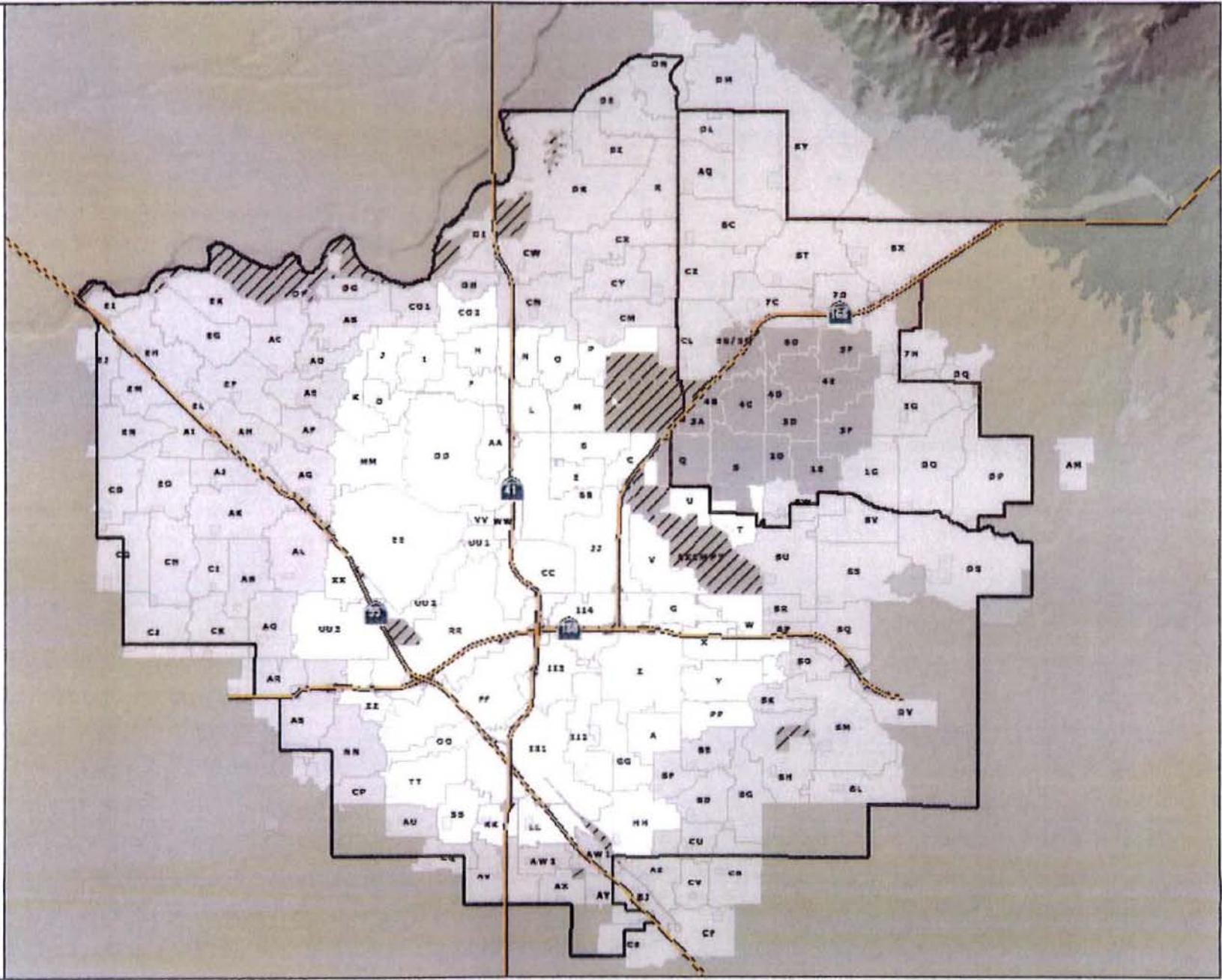
City of Clovis

Effective Date: 3/1/2016

Fresno Metropolitan Flood Control District

Legend

- Basins
- Drainage Zones
 - /// Exempt Areas
 - Zone 1
 - Zone 2
 - Zone 3
- Fresno Sphere of Influence
- Clovis Sphere of Influence



The Fresno Metropolitan Flood Control District presents and uses the information for its own purposes and the information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting: Fresno Metropolitan Flood Control District, Water Planning Management, 888 E. Clovis Ave Fresno, CA, 93717, Tel: (559) 400-2192



DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS

Area		AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
AQ	BASIN	\$1,750	\$1,750	\$2,200	\$2,630	\$3,070	\$3,290	\$3,450	\$3,620	\$3,620	\$4,050	\$4,930	\$7,170	\$7,680	\$8,230	\$2,482,069
	PIPE	\$3,670	\$3,670	\$4,870	\$5,300	\$5,750	\$5,980	\$6,170	\$6,340	\$6,340	\$6,790	\$7,240	\$8,410	\$8,900	\$9,390	\$4,414,462
	TOTAL	\$5,420	\$5,420	\$7,070	\$7,930	\$8,820	\$9,270	\$9,620	\$9,960	\$9,960	\$10,840	\$12,170	\$15,580	\$16,580	\$17,620	\$6,896,531
BC	BASIN	\$1,610	\$1,830	\$2,300	\$2,750	\$3,220	\$3,440	\$3,620	\$3,800	\$3,800	\$4,250	\$5,170	\$7,520	\$8,050	\$8,630	\$4,386,809
	PIPE	\$2,620	\$2,960	\$3,930	\$4,270	\$4,630	\$4,820	\$4,970	\$5,100	\$5,100	\$5,470	\$6,840	\$6,780	\$7,170	\$7,570	\$5,620,988
	TOTAL	\$4,230	\$4,790	\$6,230	\$7,020	\$7,850	\$8,260	\$8,590	\$8,900	\$8,900	\$9,720	\$11,010	\$14,300	\$15,220	\$16,200	\$10,007,797
BT	BASIN	\$1,900	\$2,170	\$2,720	\$3,260	\$3,810	\$4,070	\$4,280	\$4,490	\$4,490	\$5,030	\$6,110	\$8,890	\$9,520	\$10,210	\$4,056,840
	PIPE	\$3,120	\$3,530	\$4,680	\$5,090	\$5,530	\$5,750	\$5,930	\$6,090	\$6,090	\$6,530	\$6,960	\$8,090	\$8,560	\$9,030	\$5,874,790
	TOTAL	\$5,020	\$5,700	\$7,400	\$8,350	\$9,340	\$9,820	\$10,210	\$10,580	\$10,580	\$11,560	\$13,070	\$16,980	\$18,080	\$19,240	\$9,931,630
BU	BASIN	\$340	\$390	\$490	\$580	\$680	\$730	\$770	\$810	\$810	\$900	\$1,100	\$1,600	\$1,710	\$1,830	\$1,564,190
	PIPE	\$1,300	\$1,460	\$1,940	\$2,110	\$2,290	\$2,380	\$2,460	\$2,530	\$2,530	\$2,710	\$2,890	\$3,350	\$3,550	\$3,740	\$3,445,060
	TOTAL	\$1,640	\$1,850	\$2,430	\$2,690	\$2,970	\$3,110	\$3,230	\$3,340	\$3,340	\$3,610	\$3,990	\$4,950	\$5,260	\$5,570	\$5,009,250
BW	BASIN	\$970	\$1,110	\$1,390	\$1,660	\$1,940	\$2,080	\$2,190	\$2,300	\$2,300	\$2,570	\$3,120	\$4,540	\$4,860	\$5,210	\$1,211,930
	PIPE	\$1,090	\$1,240	\$1,640	\$1,780	\$1,940	\$2,010	\$2,080	\$2,130	\$2,130	\$2,290	\$2,440	\$2,830	\$3,000	\$3,160	\$1,082,900
	TOTAL	\$2,060	\$2,350	\$3,030	\$3,440	\$3,880	\$4,090	\$4,270	\$4,430	\$4,430	\$4,860	\$5,560	\$7,370	\$7,860	\$8,370	\$2,294,830
BX	BASIN	\$2,130	\$2,130	\$2,670	\$3,200	\$3,740	\$4,000	\$4,210	\$4,410	\$4,410	\$4,930	\$6,000	\$8,730	\$9,350	\$10,020	\$7,690,715
	PIPE	\$2,660	\$2,660	\$3,530	\$4,060	\$4,600	\$4,330	\$4,470	\$4,590	\$4,590	\$4,920	\$5,250	\$6,090	\$6,450	\$6,800	\$8,068,477
	TOTAL	\$4,790	\$4,790	\$6,200	\$7,040	\$7,900	\$8,330	\$8,680	\$9,000	\$9,000	\$9,850	\$11,250	\$14,820	\$15,800	\$16,820	\$15,759,192
*Note: A surcharge fee is in effect in addition to the rates per Board Resolution No. 2008-590 adopted December 17, 2008.																
BZ	BASIN	\$1,840	\$2,100	\$2,640	\$3,150	\$3,690	\$3,940	\$4,150	\$4,350	\$4,350	\$4,870	\$5,920	\$8,610	\$9,220	\$9,880	\$2,324,242
	PIPE	\$2,630	\$2,970	\$3,950	\$4,290	\$4,660	\$4,840	\$5,000	\$5,130	\$5,130	\$5,500	\$5,870	\$6,820	\$7,210	\$7,610	\$2,834,949
	TOTAL	\$4,470	\$5,070	\$6,590	\$7,440	\$8,350	\$8,780	\$9,150	\$9,480	\$9,480	\$10,370	\$11,790	\$15,430	\$16,430	\$17,490	\$5,159,191
CL	BASIN	\$770	\$880	\$1,100	\$1,310	\$1,540	\$1,640	\$1,730	\$1,810	\$1,810	\$2,030	\$2,470	\$3,590	\$3,840	\$4,120	\$2,007,780
	PIPE	\$1,130	\$1,280	\$1,690	\$1,840	\$2,000	\$2,080	\$2,150	\$2,200	\$2,200	\$2,360	\$2,520	\$2,920	\$3,090	\$3,260	\$2,144,570
	TOTAL	\$1,900	\$2,160	\$2,790	\$3,150	\$3,540	\$3,720	\$3,880	\$4,010	\$4,010	\$4,390	\$4,990	\$6,510	\$6,930	\$7,380	\$4,152,350
CZ	BASIN	\$520	\$590	\$740	\$880	\$1,030	\$1,110	\$1,160	\$1,220	\$1,220	\$1,370	\$1,660	\$2,420	\$2,590	\$2,770	\$1,440,920
	PIPE	\$1,150	\$1,300	\$1,720	\$1,870	\$2,030	\$2,110	\$2,160	\$2,240	\$2,240	\$2,400	\$2,560	\$2,970	\$3,140	\$3,310	\$2,555,610
	TOTAL	\$1,670	\$1,890	\$2,460	\$2,750	\$3,060	\$3,220	\$3,340	\$3,460	\$3,460	\$3,770	\$4,220	\$5,390	\$5,730	\$6,080	\$3,996,530
DL	BASIN	\$2,220	\$2,220	\$2,790	\$3,330	\$3,900	\$4,170	\$4,390	\$4,600	\$4,600	\$5,150	\$6,260	\$9,100	\$9,740	\$10,450	\$2,295,553
	PIPE	\$3,090	\$3,090	\$4,100	\$4,450	\$4,840	\$5,030	\$5,190	\$5,330	\$5,330	\$5,710	\$6,090	\$7,080	\$7,480	\$7,890	\$2,766,492
	TOTAL	\$5,310	\$5,310	\$6,890	\$7,780	\$8,740	\$9,200	\$9,580	\$9,930	\$9,930	\$10,860	\$12,350	\$16,180	\$17,220	\$18,340	\$5,062,045
DO	BASIN	\$1,510	\$1,510	\$1,890	\$2,260	\$2,650	\$2,830	\$2,980	\$3,120	\$3,120	\$3,490	\$4,250	\$6,180	\$6,620	\$7,090	\$3,920,734
	PIPE	\$3,170	\$3,170	\$4,200	\$4,570	\$4,960	\$5,160	\$5,320	\$5,460	\$5,460	\$5,860	\$6,250	\$7,260	\$7,680	\$8,100	\$6,524,973
	TOTAL	\$4,680	\$4,680	\$6,090	\$6,830	\$7,610	\$7,990	\$8,300	\$8,580	\$8,580	\$9,350	\$10,500	\$13,440	\$14,300	\$15,190	\$10,445,707
*Note: A surcharge fee is in effect in addition to the rates per Board Resolution No. 2014-806 adopted December 10, 2014.																
DP	BASIN	\$1,380	\$1,380	\$1,730	\$2,070	\$2,420	\$2,590	\$2,720	\$2,850	\$2,850	\$3,190	\$3,880	\$5,650	\$6,040	\$6,480	\$4,510,500
	PIPE	\$4,380	\$4,380	\$5,820	\$6,320	\$6,860	\$7,140	\$7,370	\$7,560	\$7,560	\$8,110	\$8,650	\$10,040	\$10,630	\$11,210	\$10,763,879
	TOTAL	\$5,760	\$5,760	\$7,550	\$8,390	\$9,280	\$9,730	\$10,090	\$10,410	\$10,410	\$11,300	\$12,530	\$15,690	\$16,670	\$17,690	\$15,274,379
DQ	BASIN	\$4,600	\$5,240	\$6,580	\$7,870	\$9,200	\$9,840	\$10,350	\$10,860	\$10,860	\$12,140	\$14,770	\$21,480	\$23,000	\$24,650	\$3,782,860
	PIPE	\$3,530	\$3,990	\$5,290	\$6,570	\$7,900	\$8,490	\$8,900	\$9,310	\$9,310	\$10,380	\$12,870	\$19,140	\$20,670	\$22,200	\$2,510,410
	TOTAL	\$8,130	\$9,230	\$11,870	\$14,440	\$17,100	\$18,330	\$19,240	\$19,760	\$19,760	\$22,520	\$27,640	\$40,620	\$43,670	\$46,850	\$6,293,270

DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS

Area		AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
1G	BASIN	\$1,330	\$1,330	\$1,670	\$1,990	\$2,330	\$2,500	\$2,620	\$2,750	\$2,750	\$3,080	\$3,740	\$5,450	\$5,830	\$6,250	\$1,660,870
	PIPE	\$1,380	\$1,380	\$1,830	\$1,980	\$2,150	\$2,240	\$2,310	\$2,370	\$2,370	\$2,540	\$2,710	\$3,150	\$3,330	\$3,520	\$1,541,159
	TOTAL	\$2,710	\$2,710	\$3,500	\$3,970	\$4,480	\$4,740	\$4,930	\$5,120	\$5,120	\$5,620	\$6,450	\$8,600	\$9,160	\$9,770	\$3,202,029
3G	BASIN	\$2,130	\$2,430	\$3,050	\$3,650	\$4,270	\$4,550	\$4,800	\$5,030	\$5,030	\$5,630	\$6,850	\$9,960	\$10,670	\$11,430	\$4,649,160
	PIPE	\$2,260	\$2,560	\$3,390	\$3,690	\$4,010	\$4,160	\$4,300	\$4,410	\$4,410	\$4,730	\$5,050	\$5,860	\$6,200	\$6,540	\$4,154,740
	TOTAL	\$4,390	\$4,990	\$6,440	\$7,340	\$8,280	\$8,720	\$9,100	\$9,440	\$9,440	\$10,360	\$11,900	\$15,820	\$16,870	\$17,970	\$8,803,900
7C	BASIN	\$1,810	\$1,810	\$2,260	\$2,710	\$3,170	\$3,390	\$3,560	\$3,740	\$3,740	\$4,180	\$5,080	\$7,400	\$7,920	\$8,490	\$3,220,892
	PIPE	\$1,820	\$1,820	\$2,410	\$2,620	\$2,850	\$2,960	\$3,060	\$3,140	\$3,140	\$3,360	\$3,590	\$4,170	\$4,410	\$4,650	\$2,323,081
	TOTAL	\$3,630	\$3,630	\$4,670	\$5,330	\$6,020	\$6,350	\$6,620	\$6,880	\$6,880	\$7,540	\$8,670	\$11,570	\$12,330	\$13,140	\$5,543,973
7D	BASIN	\$1,690	\$1,920	\$2,410	\$2,880	\$3,370	\$3,610	\$3,790	\$3,980	\$3,980	\$4,450	\$5,410	\$7,870	\$8,430	\$9,030	\$2,955,400
	PIPE	\$1,660	\$1,880	\$2,490	\$2,710	\$2,940	\$3,060	\$3,160	\$3,240	\$3,240	\$3,470	\$3,710	\$4,300	\$4,550	\$4,800	\$2,016,120
	TOTAL	\$3,350	\$3,800	\$4,900	\$5,590	\$6,310	\$6,670	\$6,950	\$7,220	\$7,220	\$7,920	\$9,120	\$12,170	\$12,980	\$13,830	\$4,971,520
7H	BASIN	\$1,480	\$1,690	\$2,110	\$2,530	\$2,960	\$3,160	\$3,330	\$3,490	\$3,490	\$3,900	\$4,750	\$6,910	\$7,390	\$7,930	\$3,486,560
	PIPE	\$2,800	\$3,170	\$4,210	\$4,570	\$4,960	\$5,160	\$5,330	\$5,470	\$5,470	\$5,860	\$6,250	\$7,260	\$7,680	\$8,110	\$4,652,650
	TOTAL	\$4,280	\$4,860	\$6,320	\$7,100	\$7,920	\$8,320	\$8,660	\$8,960	\$8,960	\$9,760	\$11,000	\$14,170	\$15,070	\$16,040	\$8,139,210

*Note: A surcharge fee is in effect in addition to the rates per Board Resolution No. 2005-480 adopted November 16, 2005.

DRAINAGE FEE SCHEDULE FOR ZONE 2: PLANNED LOCAL DRAINAGE AREAS

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
Zone 2 BASIN	\$540	\$610	\$770	\$920	\$1,080	\$1,150	\$1,210	\$1,270	\$1,270	\$1,420	\$1,730	\$2,520	\$2,700	\$2,890	\$60,724,734
PIPE	\$1,520	\$1,720	\$2,280	\$2,480	\$2,690	\$2,800	\$2,890	\$2,970	\$2,970	\$3,180	\$3,390	\$3,940	\$4,170	\$4,400	\$120,387,852
TOTAL	\$2,060	\$2,330	\$3,050	\$3,400	\$3,770	\$3,950	\$4,100	\$4,240	\$4,240	\$4,600	\$5,120	\$6,460	\$6,870	\$7,290	\$181,112,586

Planned Local Drianage Areas: Zone 2

Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total
A	\$1,488,719	\$988,954	\$2,477,673	X	\$1,427,257	\$462,865	\$1,890,122	OO	\$1,137,169	\$717,043	\$1,854,212
B	\$773,535	\$154,237	\$927,772	Y	\$979,806	\$2,567,770	\$3,547,576	PP	\$1,106,726	\$1,073,988	\$2,180,714
C	\$476,939	\$328,013	\$804,952	Z	\$1,104,507	\$2,577,440	\$3,681,947 **	RR	\$4,592,295	\$17,522,383	\$22,114,678
D	\$801,395	\$714,907	\$1,516,302	AA	\$812,033	\$1,164,556	\$1,976,589	SS	\$2,223,582	\$1,957,328	\$4,180,910
E	\$538,451	\$231,815	\$770,266	BB	\$366,977	\$845,579	\$1,212,556	TT	\$987,031	\$1,423,110	\$2,410,141
F	\$151,035	\$317,887	\$468,922	CC	\$322,497	\$2,024,178	\$2,346,675	UU1	\$474,282	\$740,124	\$1,214,406
G	\$1,030,559	\$160,580	\$1,191,139	CO2	\$771,938	\$1,448,883	\$2,220,821	UU2	\$1,353,912	\$1,334,792	\$2,688,704
H	\$99,858	\$227,413	\$327,271	DD	\$1,537,796	\$7,586,279	\$9,124,075	UU3	\$1,976,497	\$6,818,359	\$8,794,856
I	\$227,828	\$267,812	\$495,640	EE	\$754,118	\$3,428,181	\$4,182,299	VV	\$34,124	\$124,304	\$158,428
J	\$1,298,664	\$347,598	\$1,646,262	FF	\$1,420,770	\$9,624,438	\$11,045,208	WW	\$18,653	\$370,165	\$388,818
K	\$559,981	\$693,953	\$1,253,934	GG	\$1,721,994	\$1,417,562	\$3,139,556	XX	\$939,379	\$2,195,568	\$3,134,947
L	\$427,819	\$508,064	\$935,883	HH	\$2,073,515	\$4,437,176	\$6,510,691	ZZ	\$1,963,445	\$2,300,636	\$4,264,081
M	\$802,300	\$257,858	\$1,060,158	III	\$3,158,595	\$15,764,083	\$18,922,678				
N	\$305,303	\$449,163	\$754,466	II2	\$3,339,655	\$1,252,905	\$4,592,560				
O	\$733,839	\$199,758	\$933,597	II3	\$1,122,826	\$1,200,311	\$2,323,137				
P	\$655,502	\$245,602	\$901,104	I14	\$1,604,306	\$1,115,895	\$2,720,201				
T	\$1,277,407	\$1,854,331	\$3,131,738	JJ	\$1,308,494	\$3,869,564	\$5,178,058				
U	\$750,910	\$659,165	\$1,410,075	KK	\$1,123,494	\$1,466,961	\$2,590,455				
V	\$527,903	\$1,747,829	\$2,275,732	LL	\$1,351,675	\$2,629,158	\$3,980,833				
W	\$1,476,517	\$2,996,505	\$4,473,022	MM	\$400,811	\$991,519	\$1,392,330				

** Note: A surcharge fee is in effect in addition to the rates per Board Resolution No. 1386 adopted October 13, 1987.

DRAINAGE FEE SCHEDULE FOR ZONE 3: PLANNED LOCAL DRAINAGE AREAS

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost	
Zone 3	BASIN	\$1,190	\$1,190	\$1,490	\$1,780	\$2,090	\$2,230	\$2,350	\$2,460	\$2,460	\$2,750	\$3,350	\$4,870	\$5,210	\$5,590	\$19,205,862
	PIPE	\$1,890	\$1,890	\$2,510	\$2,730	\$2,960	\$3,080	\$3,180	\$3,260	\$3,260	\$3,500	\$3,730	\$4,340	\$4,590	\$4,840	\$22,085,509
	TOTAL	\$3,080	\$3,080	\$4,000	\$4,510	\$5,050	\$5,310	\$5,530	\$5,720	\$5,720	\$6,250	\$7,080	\$9,210	\$9,800	\$10,430	\$41,291,371

Planned Local Drainage Areas: Zone 3

Area	Basin Cost	Pipe Cost	Total
Q	\$293,655	\$427,641	\$721,296
S	\$931,088	\$2,124,469	\$3,055,557
1E	\$1,689,187	\$925,282	\$2,614,469
2D	\$618,300	\$1,117,604	\$1,735,904
3A	\$845,790	\$783,260	\$1,629,050
3D	\$1,181,858	\$1,043,289	\$2,225,147
3F	\$862,762	\$1,224,098	\$2,086,860
4B	\$961,583	\$826,244	\$1,787,827
4C	\$1,001,364	\$2,423,300	\$3,424,664
4D	\$3,321,389	\$873,053	\$4,194,442
4E	\$2,420,366	\$2,116,810	\$4,537,176
5B/5C	\$3,311,968	\$2,165,483	\$5,477,451
5F	\$1,274,564	\$1,550,385	\$2,824,949
6D	\$1,303,823	\$1,607,529	\$2,911,352



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 140.3123
210.81

March 16, 2016

Mr. Steve White, City Engineer
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Dear Mr. White,

**Adoption of Resolution Confirming
Schedule of Drainage Costs and Fees**

The drainage ordinances of the District, Cities, and County are, as required by Section 66483 of the Government Code, predicated upon adoption of a Resolution, which identifies the actual (or estimated) cost of the planned drainage facilities. Because the development fees imposed pursuant to the Code Section are the same as these costs, the same Resolution serves as the Schedule of Fees.

On December 16, 2015, the Fresno Metropolitan Flood Control District conducted the prescribed noticed public hearing, in accordance with Government Code Section 6062a, and subsequently approved and adopted the subject schedule of costs including new Drainage Area "DQ" and Drainage Area "BY" surcharge. The District provides the required noticing of public hearing to effect the drainage fee update in accordance with law and has in the past suggested that the City may possibly rely on the District notice and hearing, in that they effect the same drainage fee cost schedule, or the City may wish to provide an additional ten (10) day noticing prior to action if it disagrees with this interpretation. No objection to the drainage fee update was presented at the District's hearing.

The District strives to adopt the fees at the end of the year so they become effective beginning in March of each year in accordance with the Ordinance. Section 66017 of the Government Code requires a 60-day period before the rates take effect. Therefore, the drainage fees, with no changes in the rates, become effective on March 1, 2016 based on the District's adoption of the Resolution on December 16, 2015.

Mr. Steve White
March 16, 2016
Page 2

It is requested that the attached Resolution identifying drainage costs and fees, as provided by the Drainage Fee Ordinance of the City of Clovis, be presented to the City of Clovis Council for adoption at the earliest possible date. To assist in expediting this matter, District staff has attached a Draft Resolution, the system plan summary map (Exhibit "A") and the 2016/2017 drainage fee schedule. Also attached is the December 16, 2015 District Board Memorandum, which provides a discussion regarding the adoption of the 2016 drainage fee schedule.

Your assistance is greatly appreciated. If additional information is needed, please contact us.

Very truly yours,



Debbie Campbell
Design Engineer

DC/lrl

Enclosure(s)

c: Rob Woolley, City of Clovis
Mike Prandini, Building Industry Association

MEMORANDUM

File 140.3123
140.3133
140.3143

BOARD MEETING: December 16, 2015
AGENDA ITEM NO: 7

FROM: Peter Sanchez *AEW*
District Engineer

SUBJECT: PUBLIC HEARING:

- a. **Adoption of Revision to the Schedule of Drainage Fees; Shifting Drainage Area "NN" (Valentine & Church) from Zone 2 into Zone 1, Full Cost Rate Structure**
- b. **Adoption of Revision to Storm Drainage and Flood Control Master Plan, Adding New Drainage Areas "DQ" (Bullard & Highland), "DS" (McCall & McKinley) and "DV" (Temperance & Kings Canyon)**
- c. **Adoption of Resolutions Amending the Storm Drainage and Flood Control Master Plan and Amending the Schedule of Drainage Fees, Surcharges and Costs for Local Drainage Areas (2016 Rate Schedule)**

Summary

a. Adoption of Revision to the Schedule of Drainage Fees; Shifting Drainage Area "NN" (Valentine & Church) from Zone 2 into Zone 1, Full Cost Rate Structure

Zone 2 drainage areas are in the core area of the City of Fresno where considerable infrastructure has been installed and limited facilities remain to be constructed. Much of the infrastructure was completed in the early years of the District using the Assessment or Improvement District process and more recently with General Fund resources. The drainage fee rates in Zone 2 are calculated at a uniform rate by spreading the aggregate of the total systems cost to the entire Zone 2 area. Drainage Area "NN" is more similar to Zone 1 drainage areas where very little development has occurred and minimal construction of Master Plan facilities has been completed. Zone 1 drainage areas are considered full cost systems as no supplemental funding should be required to complete construction of all Master Plan facilities. A fee comparison of Zone 2 (adopted) versus Zone 1 (proposed) is shown on Exhibit No. 1. In comparison, Zone 2 to Zone 1 fee rates increased overall an average of 61.3%. Although this percentage may seem unusually high, the Zone 2 fee rate is an aggregate of a much larger service area reflecting the lower fee rate per acre.

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BOARD MEETING: December 16, 2015
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The Drainage Area "NN" Zone 1 fee rate is comprised of the total system cost for the drainage area and spread to the individual zone itself on an average cost per acre of \$7,185. A full cost system for Drainage Area "NN" is desirable as it is comparable to other Zone 1 drainage areas located within the boundaries of the District. Typically, for new planned drainage areas in the westerly corridor of the District, the total average cost per acre is closer to \$10,000. Drainage Area "NN" is approximately 39% less than the average cost per acre. If Drainage Area "NN" was to remain at the lower Zone 2 rates, the revenue generated would total \$4,355,160, which would not cover the funding necessary to finance the total system cost of \$7,016,260. Reliance on the General Fund would be necessary to cover the remaining \$2,661,100 of total system cost to complete Drainage Area "NN".

Staff has re-planned Drainage Area "NN" to provide the most economical drainage system in conjunction with the City of Fresno's 2035 General Plan update. The update had significant land use changes that effected the "NN" system costs. Most of the re-planned land density revisions went from Medium Density Residential to higher land uses such as; High Density Residential, Commercial, and Business Park.

In 2013, the District was awarded a Proposition 1E Round 2 grant (Dry Creek Grant) that included partial funding to purchase Basin "NN". The District is in the process of purchasing approximately 38.1 acres of the northeast corner of Church and Valentine Avenues for Basin "NN". With assistance from grant funds, there is a significant system cost savings in the purchase of the basin. However, the increased cost of the pipeline system, due to increased land use densities, offset the savings and, therefore, the fee rates did not benefit from the basin savings.

Removal of Drainage Area "NN" from Zone 2 will have little or no effect on the Zone 2 fee rates, mainly due to the fact that funding necessary to complete the zone would be subsidized by the General Fund. Therefore, no adjustments are recommended for the Zone 2 fee rates.

b. Adoption of Revision to Storm Drainage and Flood Control Master Plan, Adding New Drainage Areas "DQ" (Bullard & Highland), "DS" (McCall & McKinley) and "DV" (Temperance & Kings Canyon)

The periphery of the Fresno-Clovis metropolitan area is continually urbanizing both within and outside of the municipalities' spheres of influence. Three (3) new Drainage Areas ("DS", "DQ" and "DV") are included as a part of the Master Plan and drainage fee schedule update. In response to proposed developments outside of current planned urban drainage areas, staff has planned the three (3) new drainage areas to ensure that the most suitable locations for retention and pipeline facilities are provided to land owners and developers. The three (3) areas are located along the easterly boundaries of both Clovis and Fresno.

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CEQA requires the District to determine if a proposed project may have significant environmental impacts prior to committing to a definite course of action. The project approval for acquisition and construction of Basins "DQ", "DS", and "DV, including the resolution adopting a Negative Declaration for acquisition and construction of Basins "DQ", "DS", and "DV", as presented to the Board of Directors at its November 18, 2015 Board meeting. There was no substantial evidence that the projects will have a significant impact on the environment.

In planning the new drainage areas, the most important factor is to provide the most economical design and configuration of the pipeline systems. Elements of the planning process for these areas are controlled by topographic features and physical improvements such as canals and existing basin sites. In order to provide for drainage service to these areas of urbanization, it is proposed to adopt a Master Plan of lowest total system cost for Drainage Areas "DQ", "DS", and "DV". Proposed fee rates and system costs for adoption of new Drainage Areas "DQ", "DS", and "DV" are also shown in Exhibit No. 2. More detailed information regarding each drainage area follows:

Drainage Area "DQ", shown on Exhibit No. 2A, is within the area bounded by the Enterprise Canal, Highland Avenue, and Sierra Avenue. The area within the drainage boundary is approximately 394.7 acres and the proposed basin is located south of Sierra Avenue alignment and west of Leonard Avenue alignment. Driven by development proposals south of Bullard Avenue and bounded by the Enterprise Canal and Lavona Avenue, staff has developed a plan for Drainage Area "DQ" that accommodates single family residential land use. The proposed rates for a Zone 1, full cost system, are typically higher than the Zone 2 or 3 rates for the core areas of Fresno and Clovis. This drainage area will involve the acquisition and development of the 17 acre basin site when storm water drainage facilities are necessitated in the future. The District will follow its normal procedures and noticing for future land acquisition.

Drainage Area "DS", shown on Exhibit No. 2B, is within the area bounded by the Gould Canal, Locan Avenue, McCall Avenue, and McKinley Avenue. The area within the drainage boundary is approximately 1,845.8 acres and will be served by an existing basin site currently owned by the District previously used as a fill site for the Redbank Creek Detention Basin facility. Because the District owns the basin property, a cost savings to the total system cost will be spread to property owners within Drainage Area "DS". Staff utilized the City of Fresno 2035 General Plan Land Uses to establish the most economical collection system within this new drainage area.

Drainage Area "DV", shown on Exhibit No. 2C, is located within the area bounded by Temperance Avenue, DeWolf Avenue, Butler Avenue, and Tulare Avenue. The area within the drainage boundary is approximately 468.6 acres and the proposed basin site is located north of Kings Canyon Road and west of Temperance Avenue. The proposed Basin "DV" is currently known as the Briggs Basin, which is owned and operated by Caltrans serving approximately 26.0 acres of Freeway 180. The Briggs Basin property was purchased primarily for use as a borrow pit to fill the elevated portions of the adjacent Freeway 180. The basin is 15.3 acres, completely

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fenced, and has been excavated to a depth of thirty-feet (30') with 4:1 side slopes. The Briggs Basin is oversized for the storage capacity needs for the Freeway 180 drainage (14 acre-feet storage). The basin can hold 230 acre-feet of storage of which the District will utilize 183 acre-feet to meet design standards set forth in Master Planning criteria. Caltrans has agreed to transfer the Briggs Basin land and liability to the District for use as a storm drainage detention facility. The District will own and operate the existing basin and will enter into an agreement with Caltrans to maintain the 14 acre-feet storage needed for Freeway 180. Caltrans will benefit from this agreement by saving costs for basin maintenance and attaining the use of potential reclaimed water to irrigate Freeway 180 in the future. Of benefit to the Drainage Area "DV" system cost is the savings of basin acquisition and excavation costs. These savings in turn are forwarded to the property owners within Drainage Area "DV" and reduce their cost per acre drainage fee rate.

c. Adoption of Resolutions Amending the Storm Drainage and Flood Control Master Plan and Amending the Schedule of Drainage Fees, Surcharges and Costs for Local Drainage Areas (2016 Rate Schedule)

Urban storm drainage systems are funded by the payment of drainage fees at the time of development. Fees in the original area of the District or core area of the City of Fresno (Zone 2) are calculated at a uniform rate by spreading the aggregate of the total systems cost to the entire original area. The core area of Clovis (Zone 3) utilizes the same approach. Zone 2 is unique in that the aggregated approach was intended to distribute the benefits of the long-term tax payments and early formation and subsidies via assessment districts. All other areas referred to as the "Full Cost" zone (Zone 1) are funded by spreading the individual system cost to its respective local drainage area. The zones are shown on the attached Exhibit No. 3.

Exhibit No. 4 shows the proposed amendments to certain drainage fee schedules for March 1, 2016 through February 28, 2017. Adoption of the attached resolution is necessary to formally amend the Master Plan and amend the fee schedule in certain drainage areas that have changes or an increased fee rate. Because of its large size, the updated Storm Drainage and Flood Control Master Plan Map (Exhibit "A") will be provided at the meeting for review and reference. A Public Hearing is required to increase drainage fee rates and the appropriate public notice regarding this hearing was published in the Fresno Bee pursuant to the Government Code. Fee schedules may be updated annually, around January, to become effective not less than sixty (60) days after adoption.

Zone 1

With respect to Zone 1, twenty-four (24) drainage areas warrant a fee adjustment (including previously mentioned Drainage Area "NN"). Modifications significant enough to justify a revision to the drainage fee schedule included either (i) adjustment of unit prices (30-inch pipeline, manholes, and pump stations); (ii) re-planned land use density changes due to General Plan update; and/or (iii) full cost system updates. As noted above, these drainage areas are set

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forth in Exhibit No. 4. The list shows the land use of greatest acreage in the drainage area as representative of the adjustments or rate change. The comment column indicates the type of adjustment associated with the 2016 Drainage Fee Amendments.

Also, this year's study indicated that drainage fee rates for seventy-one (71) Zone 1 drainage areas remain the same or showed a slight decrease. Based upon previous staff reviews, it is normally recommended that downward adjustments not be made due to the anticipated drainage fee revenue falling short of the total system costs within many of the full cost drainage areas. However, staff does propose one (1) decrease to the fee rate for Drainage Area "DH". At its August 12, 2015 Board meeting, staff presented to the Board "Approval of Drainage Fee Credits and Reimbursements for Agreement 27(D)-DH, DI, DJ". In doing so, staff worked with the District's Auditors (Brown-Armstrong, CPAs) to perform an audit of the Drainage Area "DH" system. Based on this audit, staff was able to perform a final calculation of the drainage area total system costs and determined the amount of funds remaining in the Trust account will cover the remainder of improvements left for completion of this drainage area, therefore, warranting a decrease to the existing fee rate.

To support a decrease in the fee rate for other Zone 1 areas, staff anticipates further fee audits will most likely be necessary to evaluate the outcome of the total system costs to determine, ultimately, if funding collected will be less or more than the cost to complete Zone 1 drainage systems. Upon completion of the audits that support a decrease, staff will report its findings to the Board.

Zones 2 and 3

No adjustments are necessary for Zone 2 and 3 drainage areas. The study determined that modifications made to the drainage fees were not significant enough to justify a revision to the drainage fee schedule for these zones.

Surcharges

Included in the fee update is the need to establish two (2) new surcharge fee areas. The first relates to the City of Clovis adoption of its General Plan on August 5, 2014, which approved revisions to the land use components that resulted in increased densities in Drainage Areas "AQ", "BC", "BY" and "DL". These boundaries lie within the planned area known as the Clovis Northwest Area. The increased density proposed by the City had a significant impact on the existing drainage areas that necessitated revisions to the Master Plan. In order to mitigate the increased densities and omit the need to acquire additional land for basin site expansions, staff is proposing modifications to the adopted drainage areas. These modifications do not negatively impact the existing fee rate structure for Drainage Areas "AQ", "BC", and "DL". However, Drainage Area "BY" is significantly impacted. The majority of the increased density areas west of the Enterprise Canal were shifted to Drainage Area "BY", for which the District owns and operates an 86.4 acre basin. To accommodate the Clovis Northwest Area, the capacity of Basin "BY" can be increased by lowering the design depth of the basin floor.

BOARD MEETING: December 16, 2015
AGENDA ITEM NO.: 7

The current Master Plan for Drainage Area "BY" consists of rural density residential land use and is served by a drainage system comprised of culverts and channels. Changes in the Clovis Northwest Area plan indicate planned urbanization of the areas west of Sunnyside Avenue and south of Copper Avenue within Drainage Area "BY". This densification of the westerly portion of this drainage area drastically results in higher urban runoff flow rates and requires the need to design a standard urban drainage system representing such use. To obtain revenue to offset this increase in system cost, without adversely impacting the cost to landowners that are not increasing their runoff, it is proposed to impose a surcharge fee to only those lands within the hatched area of Exhibit No. 5A; the lands that benefit from the increased land use. The additional facilities needed to accommodate the increased densities within Drainage Area "BY" are also identified on Exhibit No. 5A. The proposed surcharge fee rates are indicated on Exhibit No. 5B.

The second surcharge is in Drainage Area "DN", located north of Copper Avenue and west of Willow Avenue, for the hatched area of those lands as shown on Exhibit No. 6A. The majority of this surcharge area is owned by one developer (Copper River Ranch) and the developer's proposal includes additional street alignments requiring the need for additional storm drain facilities also shown on Exhibit No. 6A. To insure ample revenue is generated from the revisions to the Master Plan pipeline alignment, a surcharge fee is proposed to offset the cost of the additional facilities. The proposed surcharge fee rates are indicated on Exhibit No. 6B.

Staff has posted the proposed 2016 amendments to the fee schedules on the District's web site, circulated the proposed changes to the Building Industry Association (BIA) for comment, and informed the BIA of the public hearing date. The proposed changes in the fee schedule were also presented to the BIA at a regularly scheduled BIA/FMFCFD liaison meeting on Wednesday, November 25, 2015. It was requested that the BIA make formal comments on the proposal for this year's adjustments prior to the public hearing. No comments have been received at the writing of this memorandum. In the past, the BIA has been non-committal and taken no position in regards to drainage fee adjustments. Following the District's adoption of the 2016 amendments to the Drainage Fee Schedule, staff will request each of the local jurisdictional agencies adopt the amendments.

The adoption of fees is considered a project under the California Environmental Quality Act (CEQA). Staff has evaluated the potential environmental impact of the adoption of these fees (excluding the newly proposed Drainage Areas "DQ", "DS", and "DV") and has determined that the action is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8)(D). This section exempts the modification of fees collected by public agencies for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas. Pursuant to Section 21080(b), staff recommends the Board incorporate findings in the record that the proposed amendments to the drainage fees are exempt from CEQA pursuant to Section 21080(b)(8)(D).

Recommendation

Staff recommends that the Board of Directors adopt the following:

- 1) Adopt the revision to the Schedule of Drainage Fees shifting Drainage Area "NN" from Zone 2 to Zone 1.
- 2) Adopt the revision to the Storm Drainage and Flood Control Master Plan adding new Drainage Areas "DQ", "DS", and "DV".
- 3) Find that adoption of Resolutions that adopt fees are exempt from further CEQA assessment per the provisions of Public Resources Code Section 21080(b)(8)(D).
- 4) Adopt the attached Resolution updating the Storm Drainage and Flood Control Master Plan Map and amending the proposed cost and fee schedules, including the shift of Drainage Area "NN" from Zone 2 to Zone 1 and the establishment of Drainage Areas "DQ", "DS", and "DV" as set forth herein.
- 5) Adopt the attached Resolution establishing a surcharge fee schedule for a portion of Drainage Area "BY".
- 6) Adopt the attached Resolution establishing a surcharge fee schedule for a portion of Drainage Area "DN".
- 7) Direct staff to transmit the map and fee schedule amendments to the City of Fresno, County of Fresno, and the City of Clovis for adoption.

Discussion

The District continues to make adjustments to the Master Plan based upon planning studies that analyze land use changes, density increases, pipeline alignments and cost of facilities (pipeline and/or unit costs) as coordinated with the jurisdictional agencies. Staff is also continually monitoring system costs as improvements are constructed; and with the use of actual costs we are able to better re-coup funding for a complete system without relying on the use of the General Fund. The GIS drainage fee automation program calculates the revised drainage fee schedules immediately when new information is input into the accounting data or modifications are added to the GIS system. While adjustments to drainage fees are generally considered only once each year pursuant to the Drainage Fee Ordinance, the automated program allows for staff to view the effect on the future drainage fee rate schedule after any system modification.

Based upon the aforementioned adjustments and the proposal to adopt the 2016 fee rates to reduce General Fund contributions to individual drainage areas, the drainage fee schedule will (i) increase pursuant to Exhibit No. 4 in twenty-three (23) Zone 1 drainage areas, decrease in one (1) Zone 1 drainage area, and remain the same for the other seventy-one (71) Zone 1 drainage areas; (ii) re-classify Drainage Area "NN" as a full cost system; (iii) establish three (3) Zone 1 drainage areas (Drainage Areas "DQ", "DS", and "DV"); and (iv) hold the current fee rates for the Zone 2 and 3 drainage areas. The proposed drainage fee amendments comply with the Government Code that requires the local agency to determine that the fees are fairly apportioned within the local drainage areas either on the basis of benefits conferred on property proposed for subdivision or on the need for such facilities created by the proposed subdivision and

BOARD MEETING: December 16, 2015
AGENDA ITEM NO.: 7

development of other property within such areas. In Zones 1 thru 3, fees are fairly apportioned based on the need to dispose of storm water runoff as determined by lot size, land use, and anticipated impervious area.

There were minimal increases to the cost of pipeline and basin facilities during the past year. However, to keep current with facility costs, the only adjustments warranted for the 2016 unit cost include an increase to the 30-inch pipeline (3.5% with trench resurfacing and 5.6% without trench resurfacing), manholes (7.1%), and pump station construction (7.1%). No adjustments in the costs and rate structures of other agencies that are applied to District basin properties are needed for the 2016 fee update. The 2016 drainage fee rate study reviewed drainage areas utilizing the adjusted unit costs along with accounting data for existing facilities.

This hearing also includes amendments to establish surcharge fee rates in Drainage Areas "BY" (Clovis Northwest Area) and "DN" (Copper River Ranch). Staff met with BIA representatives on November 25, 2015 and presented both surcharge proposals. The BIA recognized the need for the surcharge and did not oppose its adoption. Staff has also been in contact with the developer of Copper River Ranch regarding the surcharge, no objections have been received at the writing of this memorandum.

Our review of two (2) existing surcharge fee rates, Drainage Area "7D" (Clovis RT Park) and Drainage Area "DO" (Clovis Southeast Urban Village), indicates that no changes in the surcharge fees are required.

The existing drainage ordinances require annual updating of the drainage systems cost schedules. This process assures fees are based on actual costs, ensures equity among all fee payers, assures reimbursement of those incurring construction costs in excess of their proportionate cost share, and protects the general taxpayer from the need to pay development subsidies.

Pursuant to the Government Code, the fee increases become effective not less than sixty (60) days following adoption. Therefore, if adopted, the effective date of the new drainage fee rate schedule would be March 1, 2016 in accordance with the Drainage Fee Ordinance.



Denise Wade
Engineer III

DW/lrl

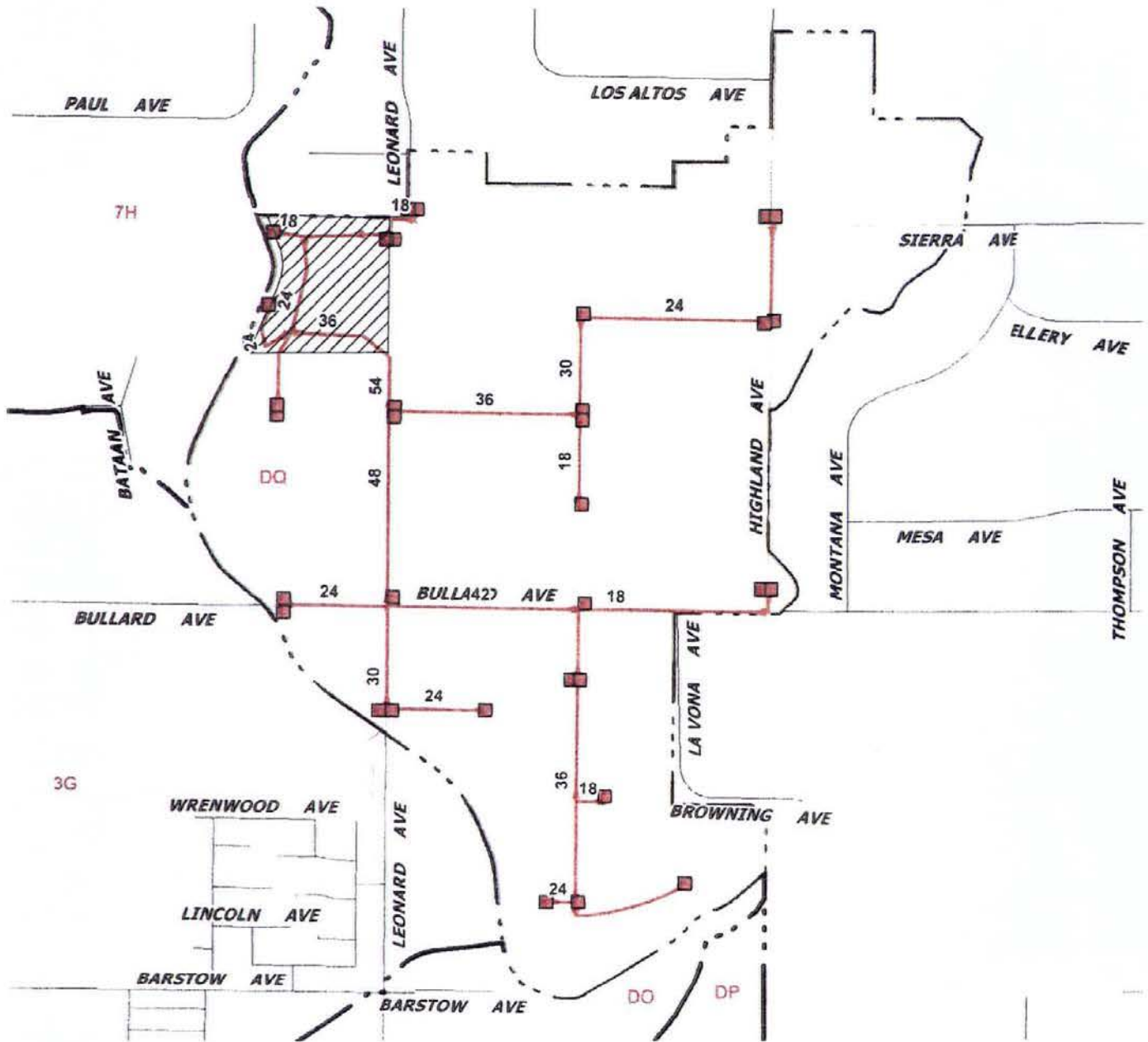
Attachment(s)

board\memo\perm\2015-12-16-07



**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
DRAINAGE AREA'S "DQ", "DS", "DV"
PROPOSED FEE RATE SUMMARY**

Zoning	"DQ" Cost per Acre	"DS" Cost per Acre	"DV" Cost per Acre
AE-5, A-L, O	\$8,130	\$4,670	\$4,190
A1, A2, RR	\$9,230	\$5,290	\$4,740
R-1-E, R-1-EH, R-A	\$11,870	\$6,900	\$6,240
R-1-A, R-1-AH	\$13,620	\$7,720	\$6,860
R-1-B, R-1-C, RE	\$15,450	\$8,600	\$7,530
R-1-40%	\$16,330	\$9,030	\$7,860
R-1-45%	\$17,060	\$9,390	\$8,130
R-1-50%	\$17,740	\$9,710	\$8,370
R-2, M-H	\$17,740	\$9,710	\$8,370
R-3	\$19,520	\$10,570	\$9,030
R-4, T-P	\$22,640	\$11,860	\$9,820
M-1, M-2, M-3, C-R, M-1-P, S-L	\$30,620	\$15,170	\$11,880
C-P, C-M, R-P	\$32,670	\$16,140	\$12,600
C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	\$34,850	\$17,160	\$13,330
BASIN COST	\$3,782,860	\$6,490,730	\$1,033,970
PIPE COST	\$2,510,410	\$11,223,630	\$4,462,820
TOTAL SYSTEM COST	\$6,293,270	\$17,714,360	\$5,496,790

NOTE: THIS MAP IS SCHEMATIC.
 DISTANCES, AMOUNT OF CREDITABLE
 FACILITIES, AND LOCATION OF INLET
 BOUNDARIES ARE APPROXIMATE.



LEGEND

-  Future Master Plan Facilities and Sizes
-  Drainage Area Boundary
-  Proposed Basin "DQ"



Drainage Area "DQ"
Facilities Map

EXHIBIT NO. 2A

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



DRAINAGE FEE ZONES

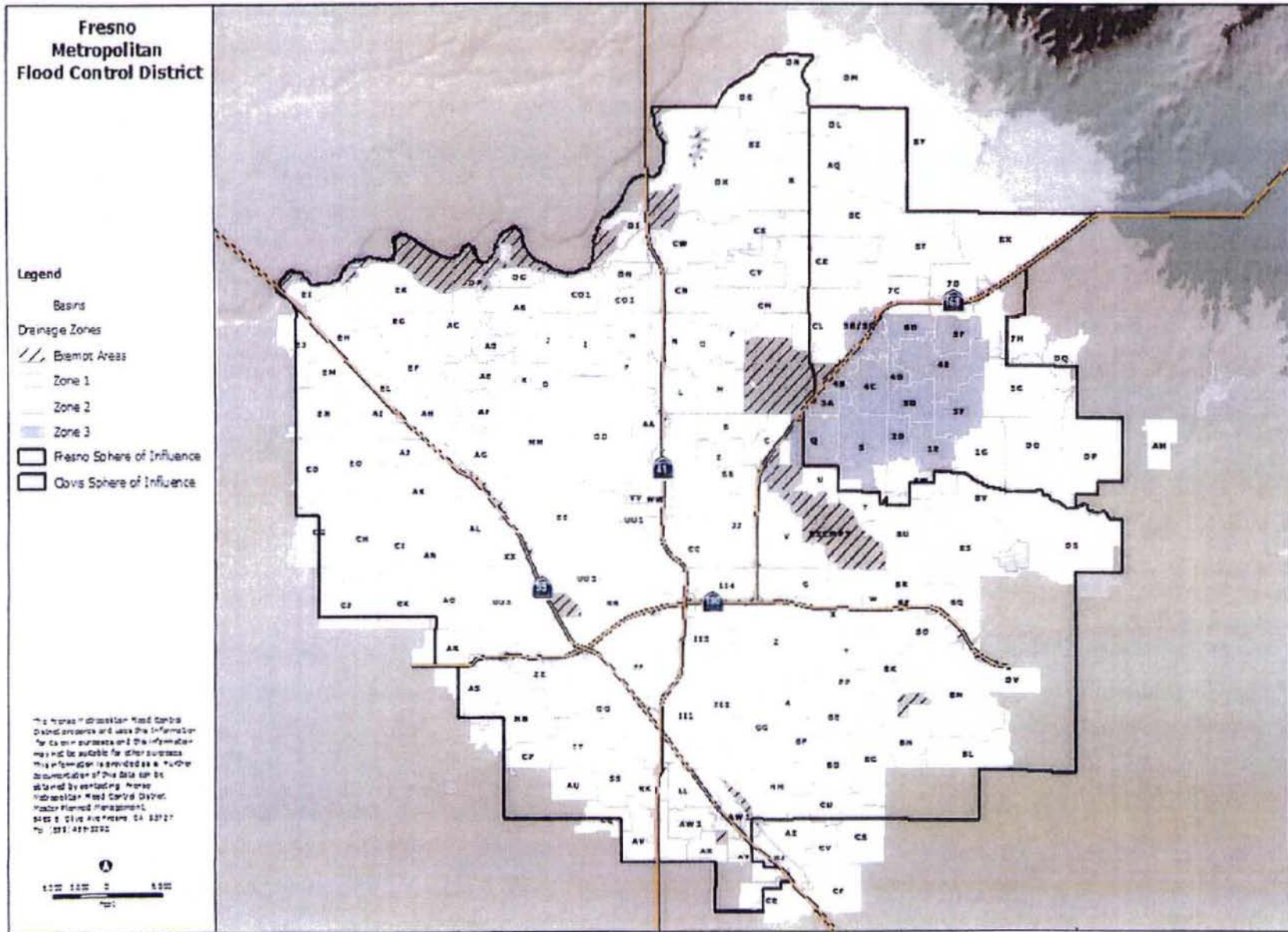


Exhibit No. 3

2016 Drainage Fee Amendments

	<u>Drainage Areas Within Zone 1 (Full Cost Areas)</u>	<u>Percent Change</u>	<u>Majority Zone Use</u>	<u>Comments</u>
1	"AI" (Gettysburg and Hayes)	+2.95	R-1 40%	Unit Cost Update
2	"AK" (Shields and Polk)	+2.04	R-1 40%	Unit Cost Update
3	"AR" (Cornelia and Whites Bridge)	+7.55	M-1	Full Cost System Update
4	"AS" (Valentine and California)	+3.18	R-1 40%	Unit Cost Update
5	"AX" (Central and Orange)	+5.65	M-1	Full Cost System Update
6	"AY" (Central and Cedar)	+5.85	M-1	Full Cost System Update
7	"AZ" (Chestnut and Muscat)	+5.09	M-1	Full Cost System Update
8	"BF" (Chestnut and Burns)	+3.88	R-1 40%	Unit Cost Update
9	"BH" (Church and Phillip)	+2.81	R-1 40%	Unit Cost Update
10	"BJ" (Maple and Muscat)	+2.02	M-1	Unit Cost Update
11	"BK" (Clovis and Montecito)	+11.65	C-1	Full Cost System Update
12	"BP" (Sunnyside and Harvey)	+6.58	M-1	Full Cost System Update
13	"BU" (Clovis and Clinton)	+7.17	M-1	Full Cost System Update
14	"CD" (Dakota and Garfield)	+6.45	R-1 40%	Full Cost System Update
15	"CE" (Maple and American)	+8.61	M-1	Full Cost System Update
16	"CF" (Peach and Central)	+3.94	M-1	Full Cost System Update
17	"CG" (Garfield and McKinley)	+5.64	R-1 40%	Full Cost System Update
18	"CP" (Jensen and Marks)	+44.79	R-1 40%	Re-planned Land Density Changes

Exhibit No. 4

Page 1 of 2

2016 Drainage Fee Amendments

	<u>Drainage Areas Within Zone 1 (Full Cost Areas)</u>	<u>Percent Change</u>	<u>Majority Zone Use</u>	<u>Comments</u>
19	"CV" (Willow and Wawona)	+10.84	M-1	Full Cost System Update
20	"DH" (Maroa and Cromwell)	-12.37	C-1	Full Cost System Update
21	"DM" (Copper and Peach)	+15.75	R-1-40%	Re-planned Land Density Changes
22	"DN" (Friant and Willow)	+9.17	R-1-40%	Re-planned Land Density Changes
23	"EF" (Cornelia and Browning)	+2.19	R-1 40%	Unit Cost Update
24	"NN" (Church and Valentine)	+62.03	R-1-40%	Full Cost Zone 1 and Re-planned Land Density Changes
	<u>New Drainage Areas Within Zone 1 (Full Cost Areas)</u>	<u>Fee Rate</u>	<u>Majority Zone Use</u>	<u>Comments</u>
1	"DQ" (Leonard and Sierra)	\$ 16,330	R-1-40%	New Drainage Zone
2	"DS" (Leonard and Shields)	\$ 9,030	R-1-40%	New Drainage Zone
3	"DV" (Temperance and Kings Canyon)	\$ 13,330	C-1	New Drainage Zone

2016 Drainage Area "BY" Surcharge Fee Rate Resolution

RESOLUTION NO. _____

**BEFORE THE BOARD OF DIRECTORS
OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**RESOLUTION ADOPTING SURCHARGE FEE
IN DRAINAGE AREA "BY"**

WHEREAS, the Ordinance Codes of the Fresno Metropolitan Flood Control District (the "District") and the County of Fresno and the Clovis Municipal Code provide for the collection of local drainage fees to finance the construction of planned local drainage facilities within local drainage areas in accordance with the respective local drainage plans therefor; and

WHEREAS, the Board of Directors of the District, the Board of Supervisors of Fresno County and the Council of the City of Fresno have established a schedule of per gross acre drainage fees in accordance with said code for Drainage Area "BY"; and

WHEREAS, Section 8 of the Fresno Metropolitan Flood Control District Act provides for the levy by resolution of the District of fees and charges for services, supplies or material provided by the District; and

WHEREAS, it has been determined that additional costs will be incurred to construct the additional storm drain facilities identified in Exhibit "A" hereto, to secure planned levels of District services to the properties designated in Exhibit "A" hereof; and

WHEREAS, the Board of Directors of the District desires to establish by resolution a schedule of surcharge fees, to be collected in addition to said per gross acre fees, said fees being needed to raise the funds necessary to pay the estimated cost of the facilities set forth in Exhibit "A" hereof; and

WHEREAS, the area to be subjected to said surcharge fees shall be as shown on Exhibit "A" hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fresno Metropolitan Flood Control District as follows:

1. The foregoing recitals are true and correct, and the Board of Directors so finds and determines.
2. The schedule of drainage fee surcharges for Drainage Area "BY" set forth in Exhibit "B" attached hereto and incorporated herein by reference is hereby adopted.
3. Said schedule of drainage fee surcharges shall be levied, in addition, to planned local drainage fees, on all properties identified in Exhibit "A" hereof.

PASSED AND ADOPTED this 16th day of December 2015 by the following vote, to wit:

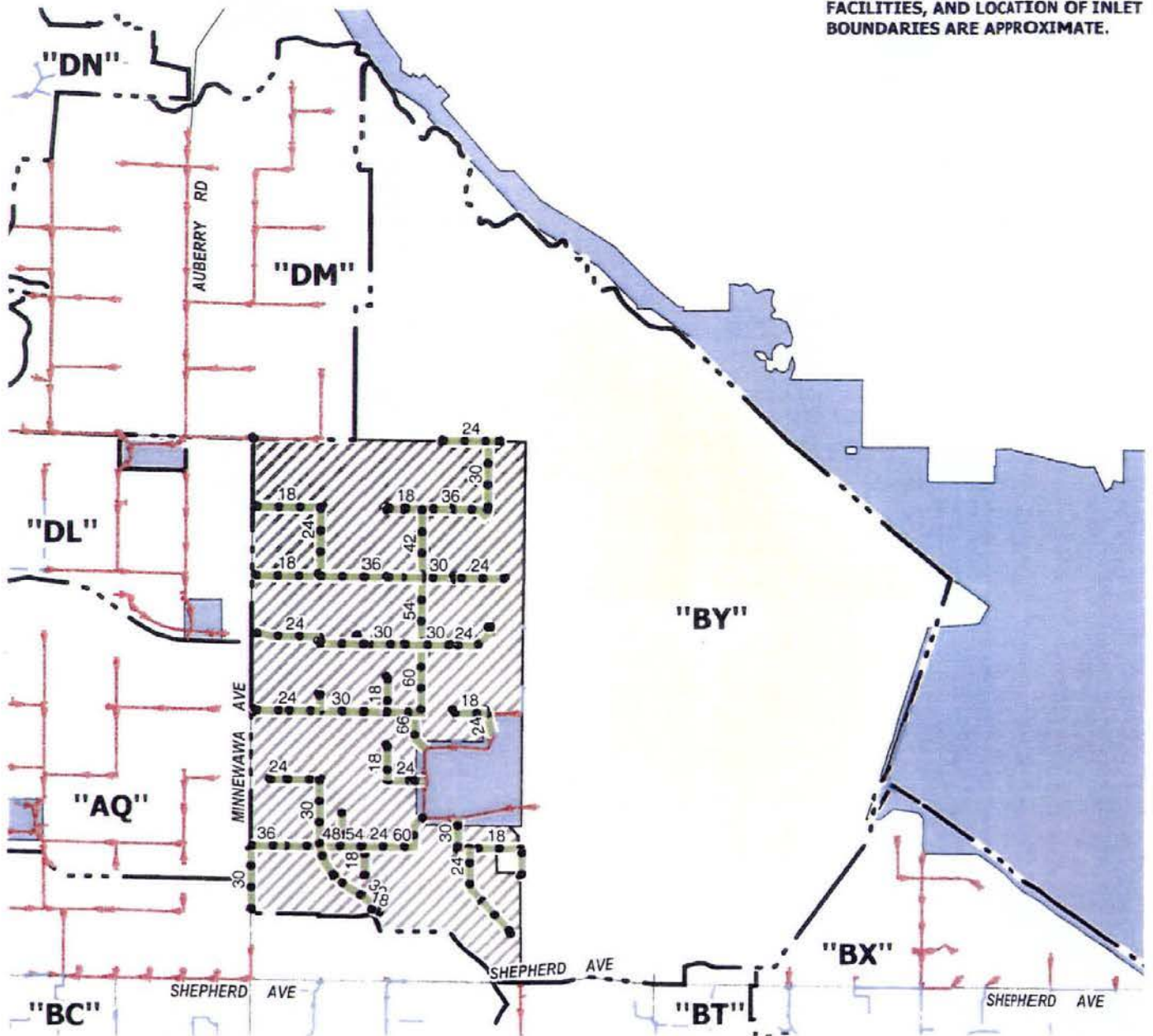
AYES:

NOES:

ABSENT:

ABSTAIN:

NOTE: THIS MAP IS SCHEMATIC.
 DISTANCES, AMOUNT OF CREDITABLE
 FACILITIES, AND LOCATION OF INLET
 BOUNDARIES ARE APPROXIMATE.



LEGEND

- Drainage Area Boundary
- Drainage Area "BY"
- ▨ Proposed "BY" Surcharge Area (1078.7 Ac.)
- Proposed "BY" Surcharge Pipe And Sizes
- Existing Master Plan Pipe
- Future Master Plan Pipe



**SURCHARGE AREA DIAGRAM
 DRAINAGE AREA "BY"**

EXHIBIT "A"



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

**SURCHARGE FEE SUMMARY SHEET
DRAINAGE AREA "BY"**

<u>ZONING DESIGNATION</u>	<u>AREA</u>	<u>SURCHARGE FEE</u>
AE-5, A-L, O	51.8 Ac.	\$ 3,810
R-1-A, R-1-AH	77.5 Ac.	\$ 6,260
R-1-B, R-1-C, RE	296.9 Ac.	\$ 6,880
R-1-40 %	293.0 Ac.	\$ 7,200
R-1-45%	146.5 Ac.	\$ 7,450
R-1-50 %	146.5 Ac.	\$ 7,680
R-2, MH	44.7 Ac.	\$ 7,680
C-P, C-M, R-P	4.3 Ac.	\$11,810
C-1 thru C-6, C-L, P	<u>17.5 Ac.</u>	\$12,510
	1,078.7 Ac.	

Exhibit "B"



AGENDA ITEM NO: CCF5
City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services
DATE: May 2, 2016
SUBJECT: Approval – Res. 16-____, Annexation of Proposed Final Map Tract 5992, located on the north side of Rialto Avenue, west of Villa Avenue, to the Landscape Maintenance District No. 1 of the City Of Clovis (City of Clovis)
ATTACHMENTS: Res. 16-_____

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, that will annex proposed Tract 5992, which is located on the north side of Rialto Avenue, west of Villa Avenue, to the Landscape Maintenance District No. 1 of the City of Clovis.

EXECUTIVE SUMMARY

The owners, City of Clovis, acting as the subdivider, have requested to be annexed to the Landscape Maintenance District No. 1 of the City of Clovis as set forth by the Conditions of Approval for Tract 5992.

BACKGROUND

The City of Clovis, the developer of Tract 5992, has executed a covenant that this development be annexed to the City of Clovis LMD No. 1. An executed copy can be provided on request. Council formed the original District on July 15, 1985, for the purpose of funding the maintenance of landscaped areas and parks. Each annexation

to the District has a separate assessment so that the cost of landscape maintenance of this landscaped area will be borne entirely by the benefit area that includes this tract.

Under the provisions of the Landscaping and Lighting Act of 1972, and in accordance with Article XIII C and Article XIII D of Proposition 218, all the owners of property proposed for annexation have provided a written request and consent to annexation, and have executed a covenant (petition) indicating acceptance of the annual assessment.

FISCAL IMPACT

This project will add landscaping to the Landscape Maintenance District No. 1 of the City of Clovis shown as follows:

	<u>Tract 5992</u>	<u>Year to Date</u>
LMD Landscaping added:	0.000 acres	10.385 acres
Resource needs added:	0.000 person	1.039 person

The resource needs estimate is based on 1 person per 10 acres of landscaped area.

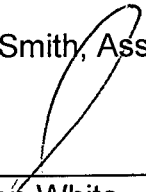
REASON FOR RECOMMENDATION


The property owners for the subject tract have requested annexation into the City of Clovis LMD No. 1.

ACTIONS FOLLOWING APPROVAL

Tract 5992 shall become a part of City of Clovis LMD No. 1 and will be assessed next year for maintenance costs.

Prepared by: Sean Smith, Assistant Engineer

Submitted by: 
Steven White
City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning
And Development
Services

RESOLUTION 16-

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA,
APPROVING ANNEXATION TO LANDSCAPING MAINTENANCE DISTRICT NO. 1
OF THE CITY OF CLOVIS**

WHEREAS, City of Clovis Landscape Maintenance District No. 1 ("District") was formed by Resolution No. 85-78, adopted July 15, 1985, pursuant to Part 2 of Division 15 of the Streets and Highways Code (Landscape and Lighting Act of 1972), herein the "Act"; and

WHEREAS, all of the owners of property proposed to be annexed to the District consisting of proposed Tract No. 5992, as described in Exhibit "A" attached hereto and incorporated herein by reference, have consented to said annexation and such annexation may be ordered without notice and hearing or filing of engineer's report, or both.

NOW, THEREFORE, IT IS RESOLVED AND ORDERED, as follows:

1. That the public interest and convenience require that certain property described in Exhibit "A" attached hereto and by reference incorporated herein be annexed into Landscape Maintenance District No. 1 of the City of Clovis for the maintenance and servicing of landscaping facilities.

2. The City Clerk shall receive and file the maps showing the boundaries of the areas annexed as set forth in Exhibit "A" which boundaries shall be used for assessment proceedings until and unless a change of organization is approved pursuant to the Act.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Exhibit "A"

LOTS 1 THROUGH 10, INCLUSIVE, OF TRACT NO. 5992, RECORDED IN VOLUME _____
OF PLATS AT PAGES _____ THROUGH _____, FRESNO COUNTY RECORDS.



AGENDA ITEM NO: CCP6

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Approval – Res. 16-_____, Final Map for Tract 5992, located on the north side of Rialto Avenue, west of Villa Avenue (City of Clovis)

ATTACHMENTS: Res. 16-_____

(A) Copy of Final Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, which will:

1. Accept the offer of dedication of street and public utility easements within Tract 5992, and;
2. Authorize recording of the final map.

EXECUTIVE SUMMARY

The owner, City of Clovis, acting as the subdivider, has submitted a final map. The improvement plans are currently being processed for final approval. The improvements to be installed include curb, gutter, sidewalk, street paving, sanitary sewers, and water mains. The subject tract is located on the north side of Rialto Avenue, west of Villa Avenue. It contains 2.95 acres and consists of 10 units, zoned R-1 (Medium Density Single-Family Residential – 6,000 square foot minimum lot size.).

FISCAL IMPACT

The subdivider will be installing curb, gutter, sidewalk, street paving, sanitary sewers, and water mains, which will be perpetually maintained by the City of Clovis.


REASON FOR RECOMMENDATION

The subdivider has met all conditions of the tentative map. The developer is the City of Clovis and improvement plans are being processed by City staff. The development fees have since been paid or deferred in accordance with Municipal Code.

ACTIONS FOLLOWING APPROVAL

The final map will be filed with the Fresno County Recorder's office for recording.

Prepared by: Sean Smith, Assistant Engineer

Submitted by: 

Steven White
City Engineer

Recommended by: 

Dwight Kroll, AICP
Director of Planning and
Development Services

RESOLUTION 16-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING FINAL SUBDIVISION MAP FOR TRACT NO. 5992

WHEREAS, a final map has been presented to the City Council of the City of Clovis for Tract 5992, by The City of Clovis, a Municipal Corporation, and

WHEREAS, said final tract conforms to the requirements of Chapter 2, Part 2, of Division 4 of the Business and Professions Code and to local ordinances;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis as follows:

1. The final map of Tract 5992, consisting of two (2) sheets, a copy of which is on file with the City Clerk, be and the same is hereby approved.
2. Approval of the Subdivision improvement plans for said tract, consisting of multiple sheets are being completed by City Staff.
3. The preliminary Engineer's Cost Estimate of development cost of said tract, a copy of which is on file with the City Clerk, be and the same is hereby approved and adopted as the estimated cost of improvements for said subdivision in the sum of \$607,410.
4. The offer and dedication for public use of the parcels, streets and easements specified on said map are accepted by the City of Clovis and the City Clerk is authorized and directed to execute said subdivision map.
5. This Council finds that the proposed subdivision, together with the provisions for its design and improvement, are consistent with applicable general and specific plans of the City of Clovis.

6. Bond proceeds left over from the City's former Community Development Agency are funding the proposed subdivision. Construction of the improvements required to be made or constructed by said subdivider in conformity with said subdivision map will be administered by the City's Community Investment Program.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Attachment A

MAP OF TRACT NO. 5992

SHEET ONE OF TWO SHEETS
IN THE CITY OF CLOVIS,
COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED BY
MCPHEETERS & ASSOCIATES
1486 TOLLHOUSE ROAD, SUITE 107, CLOVIS, CALIFORNIA, (553) 299-9098
www.mcpheeters.com

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE CITY OF CLOVIS IN DECEMBER OF 2015. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT THE MODIFICATIONS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON OR WILL BE SET IN THE LOCATIONS SHOWN HEREON WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF, AND THAT SAID MODIFICATIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KATRINA M. OLSEN
KATRINA M. OLSEN P.L.S. 7058
2-24-16
DATE



CITY ENGINEER'S STATEMENT

I, STEVEN E. WHITE, CITY ENGINEER OF THE CITY OF CLOVIS, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

STEVEN E. WHITE R.C.E. 37420
CITY ENGINEER
DATE

CITY SURVEYOR'S STATEMENT

I, MICHAEL L. HARRISON, CITY SURVEYOR OF THE CITY OF CLOVIS, HEREBY STATE THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

MICHAEL L. HARRISON P.L.S. 8088
CITY SURVEYOR
DATE

RECORDER'S CERTIFICATE

DOCUMENT NO. _____
FILED THIS _____ DAY OF _____, 2016, AT _____, CA.
IN VOLUME _____ OF PLATS, AT PAGE _____.
FRESNO COUNTY RECORDS, AT THE REQUEST OF MCPHEETERS & ASSOCIATES.

PAUL A. DCIUS, C.P.A.
FRESNO COUNTY ASSESSOR-RECORDER

BY: _____
DEPUTY

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES STATED THEREIN.

CITY OF CLOVIS
A MUNICIPAL CORPORATION

Robert Woolley
ROBERT WOOLLEY, CITY MANAGER

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 3 AND 4 AND THE EAST HALF OF THE NORTH HALF OF LOT 5 OF RIALTO RANCHES, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 39, FRESNO COUNTY RECORDS;

EXCEPTING THEREFROM THE NORTH 132.18 FEET.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT NO. 2014-09 (PARCEL A) RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 14-106304, OF OFFICIAL RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS FRESNO COUNTY.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 17, 1947 IN BOOK 2362, PAGE 275, OFFICIAL RECORDS FRESNO COUNTY.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

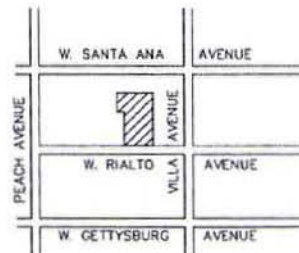
STATE OF CALIFORNIA } ss
COUNTY OF FRESNO }
on March 17, 2016, before me, Diana Stice

NOTARY PUBLIC, PERSONALLY APPEARED, Robert Woolley WHO PROVED TO ME (ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/IT/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NAME Diana Stice COUNTY OF Fresno
MY COMMISSION EXPIRES 9/14/17 COMMISSION NUMBER 2017561



VICINITY MAP
NOT TO SCALE

CITY CLERK'S CERTIFICATE

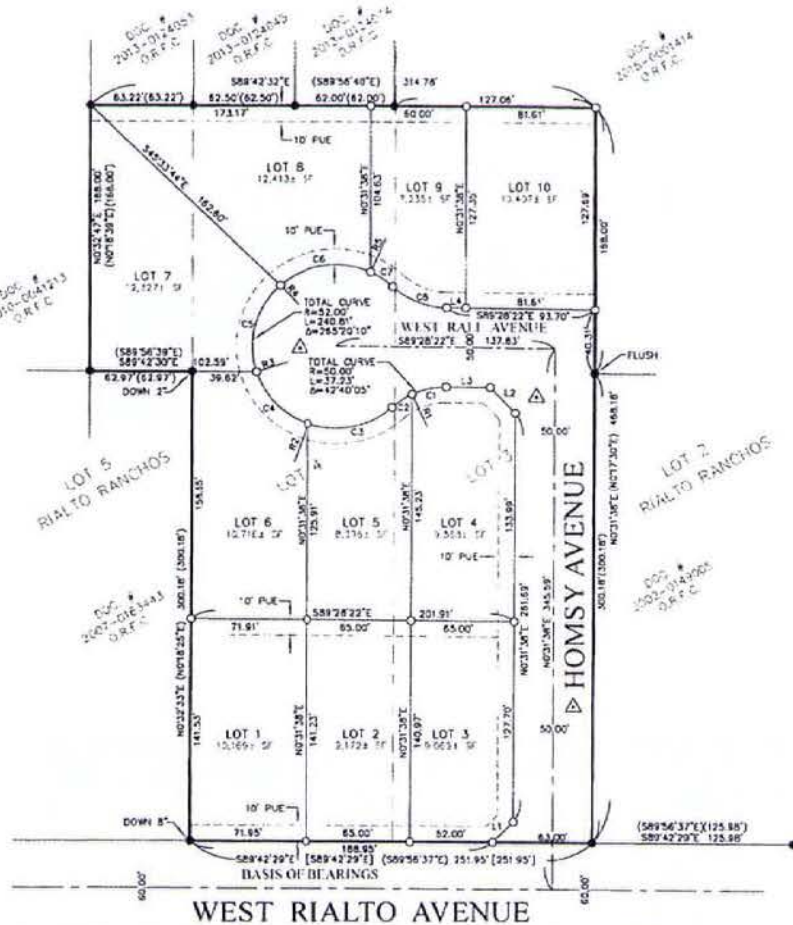
I, JOHN HOLT, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CLOVIS, BY RESOLUTION ADOPTED, _____ APPROVED THE WITHIN MAP AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION. THIS ALSO INCLUDES APPROVAL OF WRITTEN NOTATIONS OF ALL ABANDONED EASEMENTS CONTAINED WITHIN THIS MAP.

JOHN HOLT _____ DATE _____
CITY CLERK OF THE CITY OF CLOVIS

MAP OF TRACT NO. 5992

SHEET TWO OF TWO SHEETS
IN THE CITY OF CLOVIS,
COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED BY
MCPHEETERS & ASSOCIATES
1486 TOLLHOUSE ROAD, SUITE 107, CLOVIS, CALIFORNIA, (559) 298-5028
www.mcpheeters.com



LEGEND

- FOUND AND ACCEPTED 3/4" I.P. LS 7058, DOWN 6", UNLESS NOTED OTHERWISE.
- SET 3/4" X 30" I.P. TAGGED LS 7058, DOWN 6", UNLESS NOTED OTHERWISE.
- [] RECORD DATA PER RECORD OF SURVEY MAP RECORDED IN BOOK 59 OF RECORDS OF SURVEYS AT PAGE 88, FRESNO COUNTY RECORDS.
- [] RECORD DATA PER GRANT DEED TO CITY OF CLOVIS RECORDED JANUARY 29, 2013 AS DOCUMENT NO. 2013-0012374, OFFICIAL RECORDS FRESNO COUNTY.
- INDICATES LIMITS OF SUBDIVISION
- - - INDICATES ORIGINAL LOT LINES

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N42°24'34"E	18.42
L2	N44°28'22"W	22.63
L3	S89°28'22"E	27.70
L4	S89°28'22"E	17.09

CURVE DATA TABLE

CURVE RADIUS	DELTA	LENGTH
C1	50.00	125°2'57" 22.00
C2	50.00	127°7'13" 15.23
C3	50.00	131°56'25" 16.22
C4	50.00	132°52'15" 17.24
C5	50.00	133°59'10" 18.27
C6	50.00	134°58'44" 19.00
C7	50.00	135°52'27" 18.87
C8	50.00	142°50'29" 17.23

RADIAL TABLE

LINE	BEARING
R1	N24°41'14"W
R2	S17°48'28"W
R3	S72°23'47"W
R4	N41°30'04"E
R5	N24°38'41"E

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

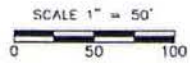
△ TO THE CITY OF CLOVIS FOR PUBLIC STREET AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

PUE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY EASEMENT PURPOSES.

BASIS OF BEARINGS

THE SOUTH LINES OF LOT 3 AND 4 OF RIALTO RANCHOS RECORDED IN VOLUME 13 OF PLATS AT PAGE 35, FRESNO COUNTY RECORDS TAKEN TO BE SOUTH 89°42'29" EAST PER THE GRANT DEED TO THE CITY OF CLOVIS RECORDED JANUARY 29, 2013 AS DOCUMENT NO. 2013-0012374, OFFICIAL RECORDS FRESNO COUNTY.





AGENDA ITEM NO: CCF7

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: May 2, 2016

SUBJECT: Approval – Res. 16-___ Accepting the Engineer's Report for AD 95-1 (Blackhorse Estates) and Imposing Assessments for the 2016-2017 Fiscal Year

ATTACHMENTS: (A) Map
(B) Resolution
(C) Engineer's Report for AD 95-1

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve Resolution 16-__ accepting the Engineer's Report and imposing assessments for the 2016-2017 fiscal year.

EXECUTIVE SUMMARY

On May 1, 1995, the City Council of the City of Clovis approved Resolution No. 95-42 forming the street maintenance Assessment District (AD) 95-1 within Tract 4299A, and appointing the City Engineer as the Engineer of Work.

Blackhorse Estates is divided into two areas, Area 1 has 45 homes and Area 2 has 81 homes, for a total of 126 homes. Each area is a gated community where each home is assessed an annual amount to pay for maintenance of the common areas and the gates. The nature of the form of governance of the areas has become a challenge over the years. The reality is that there is no formal governance to manage the maintenance of the two areas.

The City has contracted with Pacific Central Management Corporation to manage maintenance for AD 95-1. Pacific Central has been able to provide comprehensive management services without increasing any costs for several years.

The Assessment District Engineer's Report for 2016-17 was received on April 14, 2016. The report showed the district could be operated on the same assessments as imposed in Fiscal Year 2015-16, and no increase in assessments is recommended. Therefore, no property owner vote is required this year.

A letter was sent to property owners on April 4, 2016, advising them that according to the Engineer's Report, no increase in assessments would be proposed. The residents were invited to an informational meeting on April 12, 2016, with one (1) property owner in attendance. The property owner was satisfied with the current level of service. On April 14, 2016, the property owners were mailed a notice of the public hearing before the Council on May 2, 2016.

The action before the Council is to approve a resolution accepting the Engineer's Report and imposing the assessments (no change) for Fiscal Year 2016-17.

BACKGROUND

AD 95-1 is a gated community located at the southeast corner of Alluvial and Minnewawa Avenues. The District was created under the provisions of the Benefit Assessment Act of 1982 to provide for the maintenance of sidewalks, curbs and gutters, pavement, valley gutters, entrance control gates, median islands and median island landscaping, drainage inlets and street lights within the District. The maintenance activities are managed through a contract with Pacific Central Management Corporation, a real estate management firm.

The intent of the maintenance district is to provide all of the necessary street maintenance activities within the tract. Since the streets are private easements, no public funds may be expended on maintenance activities and no City crews may be utilized for street maintenance activities. All maintenance within the District is performed on a contractual basis, utilizing private contractors and funded by the district assessments. All administrative coordination is performed by the private management firm contracted by the City on behalf of the District, and funded from the assessments.

The City Council and staff are responsible for the annual administration of the benefit assessment district. However, it is anticipated that those duties will be limited to the following:

- Noticing of tract residents of the annual assessment hearing.
- Convening an annual public hearing to consider adjustment to the District assessment.
- Providing for the collection of the assessments and minimal financial overview of expenditures to assure fiduciary responsibility (general accounting to be provided by the district management firm hired by the City on behalf of the District).
- Administrative review of the annual assessment report.
- Forwarding occasional service requests received by the City to the management company for resolution.

FISCAL IMPACT

Funding for the maintenance activities is provided by an annual assessment of the homeowners collected with their property taxes. The County transfers the funds to the City, which provides the management company with funds for any needed maintenance.

The Engineer's Report for the twenty-first year of the Assessment District (2016-2017) has evaluated the prior year's costs and expenses and determined that no increase in assessment is necessary in Benefit Area I or Benefit Area II.

Benefit Area I consists of the area which accesses Minnewawa Avenue as shown on the attached Attachment "A." For Benefit Area I, the annual assessment for fiscal year 2016-2017 is remaining at \$557/lot. The total maintenance amount to be raised through the assessment is \$25,065.

Benefit Area II generally consists of the area that accesses Alluvial Avenue as shown on the attached Attachment "A." For Benefit Area II, the annual assessment for fiscal year 2016-2017 is remaining at \$461/lot. The total maintenance amount to be raised through the assessment is \$37,341.

The revenue derived in each benefit area is used solely in that benefit area to maintain and/or operate street facilities including pavement repairs, sidewalks, curbs and gutters, entrance control gates, street lights, street sweeping, median islands, and entrance landscaping.

REASON FOR RECOMMENDATION

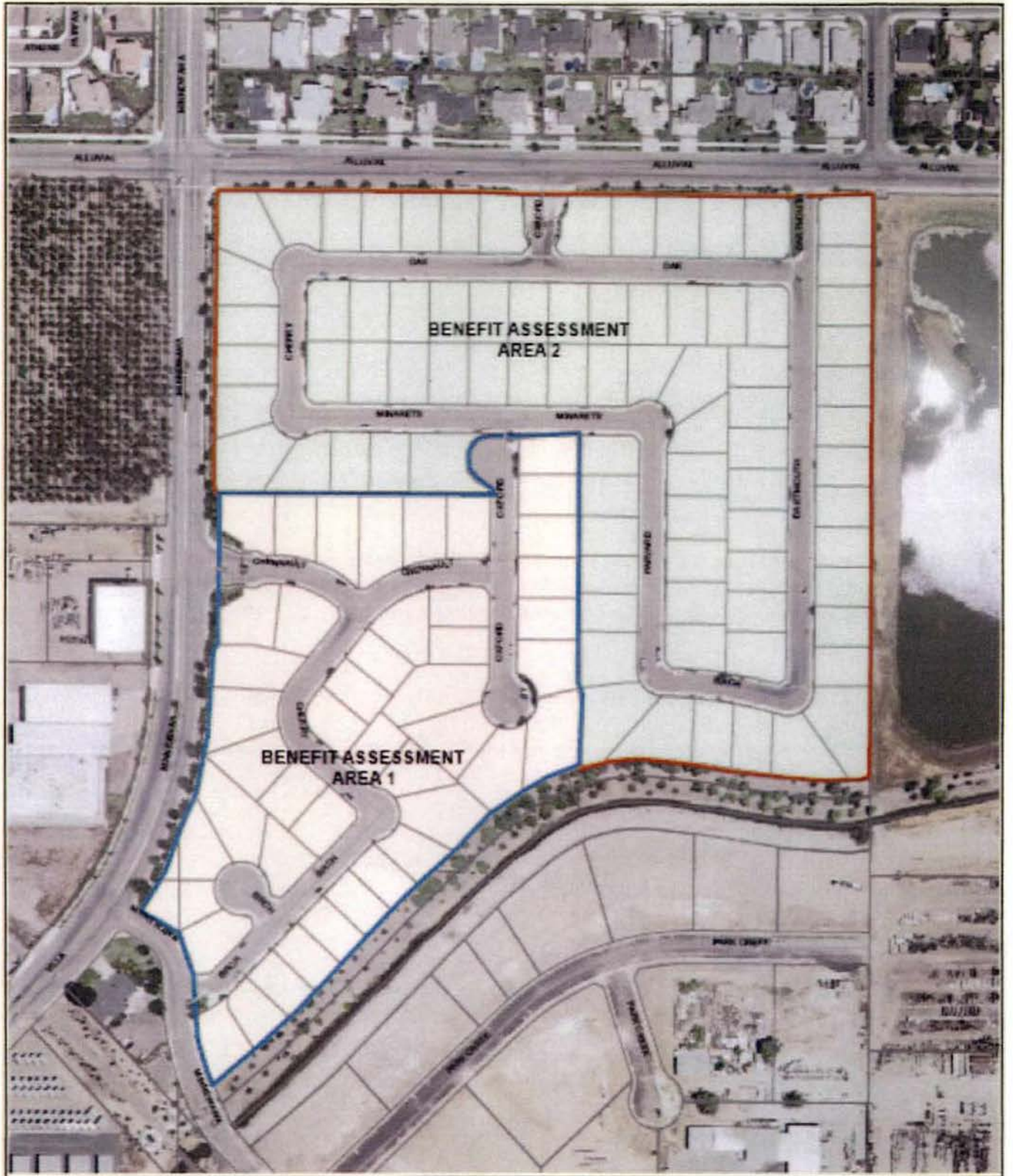
The Engineer's Report shows that no increase in assessments is required to operate Assessment District 95-1 for Fiscal Year 2016-2017.

ACTIONS FOLLOWING APPROVAL

The City will notify the County Tax Auditor of the assessments for the 2016-2017 fiscal year.

Submitted by: 
Steven E White
Asst. Planning and
Development Services Director

Recommended by: 
Dwight Kroll, AICP
Planning & Development
Services Director



Attachment A

RESOLUTION 16 -

A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA, ACCEPTING THE ENGINEER'S REPORT AND IMPOSING ASSESSMENTS FOR FISCAL YEAR 2016-2017 ON ASSESSMENT DISTRICT 95-1 BENEFIT AREAS I & II

WHEREAS, on May 1, 1995, the City Council approved Resolution 95-42 creating Assessment District 95-1 in Tract 4299A, and

WHEREAS, an Engineer's Report, a copy of which is on file with the City Clerk, has been prepared evaluating the costs of maintenance in Assessment District 95-1 for the 2016-2017 fiscal year; and

WHEREAS, Benefit Area I consists of that area which accesses Minnewawa Avenue as shown on the attached Attachment "A"; and

WHEREAS, Benefit Area II consists of that area which accesses Alluvial Avenue as shown on the attached Attachment "A"; and

WHEREAS, the Engineer's Report sets forth the proposed 2016-2017 fiscal year assessments for each benefit area within Assessment District 95-1; and

WHEREAS, City staff has reviewed and concurs with the Engineer's Report; and

WHEREAS, notice of the proposed assessment, was provided to the record owners in Assessment District 95-1 as required by Government Code section 53753; and

WHEREAS, the Clovis City Council conducted a public hearing on May 2, 2016, in accordance with law and the notice provided to the property owners in Assessment District 95-1, and all objections or protests, if any, and all written and oral testimony submitted by interested persons, if any, to the proposed assessment having been duly considered; and

WHEREAS, an election was not required because the assessments for Assessment District 95-1 year twenty-two (2016-2017) will remain the same as the assessments for Assessment District 95-1 year twenty-one (2015-2016).

NOW, THEREFORE, IT IS RESOLVED AND ORDERED, as follows:

1. The recitals above are true and made a substantive part of this resolution; and
2. The Engineer's Report, in the form on file with the City Clerk, is hereby accepted and approved; and
3. The current assessment of \$557.00 per lot in Benefit Area I shall remain at \$557.00 per lot and be collected with the annual property tax bill for fiscal year 2016-2017; and
4. The current assessment of \$461.00 per lot in Benefit Area II shall remain at \$461.00 per lot and collected with the annual property tax bill for fiscal year 2016-2017; and
5. City staff is hereby directed to provide the County Auditor with the assessments to be collected on behalf of Assessment District 95-1.

*

Attachment B

*

The foregoing resolution is hereby adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: May 2, 2016

Mayor

City Clerk



CITY OF CLOVIS BENEFIT ASSESSMENT DISTRICT NO. 95-1



Fiscal Year 2016-17
Final Engineer's Report

May 2, 2016

ATTACHMENT C

Prepared by:

Francisco & Associates, Inc.

130 Market Place, Suite 160

San Ramon, CA 94583

(925) 867-3400



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CITY OF CLOVIS
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2016-17

City Council Members

Nathan Magsig
Mayor

Bob Whalen
Mayor Pro-Tem

Harry Armstrong
Council Member

Lynne Ashbeck
Council Member

Jose Flores
Council Member

Agency Staff Members

Robert Woolley
City Manager

David Wolfe
City Attorney

John Holt
Assistant City Manager/
City Clerk

Jamie Hughson
Finance Director

Steven White
Assistant Director of Planning
and Development Services/City Engineer

Luke Serpa
Public Utilities Director

Francisco & Associates, Inc.
Assessment Engineer

ENGINEER'S REPORT

CITY OF CLOVIS
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 95-1

FY 2016-17

The undersigned, acting on behalf of Francisco & Associates, Inc. respectfully submits the enclosed Engineer's Report as directed by the Clovis City Council pursuant to the provisions of the Benefit Assessment Act of 1982, Article XIII C and XIII D of the California Constitution and pursuant to the Charter and Municipal Code of the City of Clovis. The undersigned certifies that he is a Professional Engineer, registered in the State of California.



Dated: April 14, 2016

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the _____ day of _____, 2016.

John Holt, City Clerk
City of Clovis
Fresno County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was approved and confirmed by the Council of the City of Clovis, Fresno County, California, on the _____ day of _____, 2016, by adoption of Resolution No. _____.

John Holt, City Clerk
City of Clovis
Fresno County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed in my office in the County of Fresno, on the _____ day of _____, 2016.

Vicki Crow, CPA, Auditor
Fresno County, California

By: _____

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF CLOVIS
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 95-1

FY 2016-17

Background Information

To insure the proper flow of funds for the ongoing operation, maintenance and servicing of specific improvements within the boundaries of the Benefit Assessment District No. 95-1 ("District"), the City Council, through the Benefit Assessment Act of 1982 ("1982 Act"), previously approved the formation of the District which includes two (2) benefit areas, which are summarized in this Engineer's Report ("Report"). Improvements, which may be constructed, operated, maintained and serviced by the District, include, but are not limited to:

Sidewalks, curbs and gutters, pavement, valley gutters, entrance control gates, medians islands and median island landscaping, drainage inlets and street lights.

Generally, Developers as a part of their development conditions, are required to construct the improvements listed above which benefit their development. However, the ongoing operation, maintenance, servicing and capital replacement of these improvements are financed through the levy of assessments on parcels within the District. As new developments occur, benefit areas may be created within the District to ensure that the operation, maintenance, servicing and capital replacement of the improvements are specifically paid for by those property owners who directly benefit from those improvements.

Current Annual Administration

As required by the Benefit Assessment Act of 1982, this Report includes for the ensuing fiscal year: (1) a general description of the improvements to be constructed, operated, maintained and serviced by the District, (2) an estimated budget to construct, operate, maintain and service the improvements, (3) the method used to distribute the costs to the benefiting property owners within the District, (4) a diagram of the District and associated benefit areas, and (5) listing of the proposed Fiscal Year 2016-17 assessments to be levied upon each assessable lot or parcel within the District.

The City of Clovis will hold a Public Hearing on May 2, 2016, regarding the Fiscal Year 2016-17 annual levy and collection of assessments for all benefit areas within the District. At the Public Hearing all property owners and interested persons will be given an opportunity to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the Fiscal Year 2016-17 levy and collection of assessments for all benefit areas as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
BENEFIT ASSESSMENT ACT OF 1982
SECTION 54703 THROUGH 54720
OF THE CALIFORNIA GOVERNMENT CODE

Pursuant to the Benefit Assessment Act of 1982 (Part 1 of Division 2 of Title 5 of the Government Code of the State of California) and in connection with the proceedings for:

CITY OF CLOVIS
BENEFIT ASSESSMENT DISTRICT NO. 95-1

Herein after referred to as the "District", I, Eduardo Espinoza, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be financed by the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Clovis and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the District showing the boundaries of any benefit areas within the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, in proportion to the estimated benefits to be received.

PART E: PROPERTY LIST AND ASSESSMENT ROLL

This part contains a list of the Fresno County Assessor's parcel numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the Clovis City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Fresno County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Clovis, and those which may be subsequently constructed, operated, maintained and serviced are generally described as follows:

Street and Landscaping Facilities

Street and Landscaping facilities consist of, but are not limited to: operation, maintenance and servicing of sidewalks parallel to and within 27 feet of the center line of the streets, curbs and gutters, paved sections, valley gutters, four entrance control gates located on Birch Avenue, Chennault Avenue, Oxford Avenue and Dartmouth Avenue, median islands and landscaping in the median islands, drainage inlet structures, street lights that are a part of the street lighting system as normally required by the City which include all labor, materials, transportation, parts, electricity and equipment necessary and required to operate, maintain, preserve and replace all or any part of any improvements within the boundaries of the District.

PART B

ESTIMATE OF COST

The 1982 Act requires that a special fund be set up for the collection of revenues and expenditures for the District. The 1982 Act provides that the total cost for the construction, operation, maintenance and servicing of the street facilities can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the District can also be included.

Revenues collected from the assessments within each benefit area shall be used only for the expenditures with each benefit area as authorized under the 1982 Act. Any balance remaining at the end of the fiscal year must be carried over to the next fiscal year.

Tables 1 and 2 below provide a summary of the total FY 2016-17 estimated revenues and expenditures for each benefit area.

For a detailed breakdown on the revenues and expenditures for each benefit area within the District please refer to Appendix "A" and Appendix "B" in this report.

TABLE NO. I: COST ESTIMATE FY 2016-17 Benefit Area I	
	Proposed FY 2016-17
Projected Beginning Balance as of July 1, 2016	\$50,790
Revenue	
Annual Assessments	\$25,065
Total Revenue:	\$75,855
Expenditure⁽¹⁾	
Miscellaneous/Contingency Repairs	(\$400)
Electronic Gate Maintenance	(\$1,500)
Telephone	(\$500)
Street Sweeping	(\$468)
Landscape Maintenance	(\$5,000)
Electrical Power for Gate and Streetlights	(\$3,000)
City Administration Costs	(\$150)
County Collection Fees	(\$8)
District Administrator	(\$8,100)
Assessment Engineering	(\$1,554)
Insurance	(\$950)
Total Expenses:	(\$21,630)
Reserve Detail	
Required Operating Reserves ⁽²⁾	(\$10,815)
Available Capital Reserves ⁽³⁾	\$43,410
Projected Ending Balance as of June 30, 2017	\$54,225
Assessment Rate (45 Parcels)	\$557.00/parcel

Notes:

- ⁽¹⁾ See Appendix 'A' for a detailed description of expenses
- ⁽²⁾ Operating reserves are needed for the Fiscal Year 2016-17 because the City does not receive assessment revenue from the County until the end of December of each year, therefore it is necessary to have an operating reserve to fund 6 months of cash flow from July 1 through December 31 of each fiscal year.
- ⁽³⁾ Capital reserve funds will be used in the event capital facilities need to be replaced because they have reached the end of their useful life.

TABLE NO. 2: COST ESTIMATE FY 2016-17 Benefit Area II	
	Proposed FY 2016-17
Projected Beginning Balance as of July 1, 2016	\$67,300
Revenue	
Annual Assessments	<u>\$37,341</u>
Total Revenue:	\$104,641
Expenditure⁽¹⁾	
Miscellaneous/Contingency Repairs	(\$1,000)
Electronic Gate Maintenance	(\$2,500)
Telephone	(\$500)
Street Sweeping	(\$1,188)
Landscape Maintenance	(\$6,000)
Electrical Power for Gate and Streetlights	(\$4,600)
City Administration Costs	(\$270)
County Collection Fees	(\$14)
District Administrator	(\$14,580)
Assessment Engineering	(\$2,796)
Insurance	<u>(\$1,300)</u>
Total Expenses:	(\$34,748)
Reserve Detail	
Required Operating Reserves ⁽²⁾	(\$17,374)
Available Capital Reserves ⁽³⁾	<u>\$52,519</u>
Projected Ending Balance as of June 30, 2017	\$69,893
Assessment Rate (81 Parcels)	\$461.00/parcel

Notes:

- (1) See Appendix 'B' for a detailed description of expenses
- (2) Operating reserves are needed for the Fiscal Year 2016-17 because the City does not receive assessment revenue from the County until the end of December of each year, therefore it is necessary to have an operating reserve to fund 6 months of cash flow from July 1 through December 31 of each fiscal year.
- (3) Capital reserve funds will be used in the event capital facilities need to be replaced because they have reached the end of their useful life.







PART C

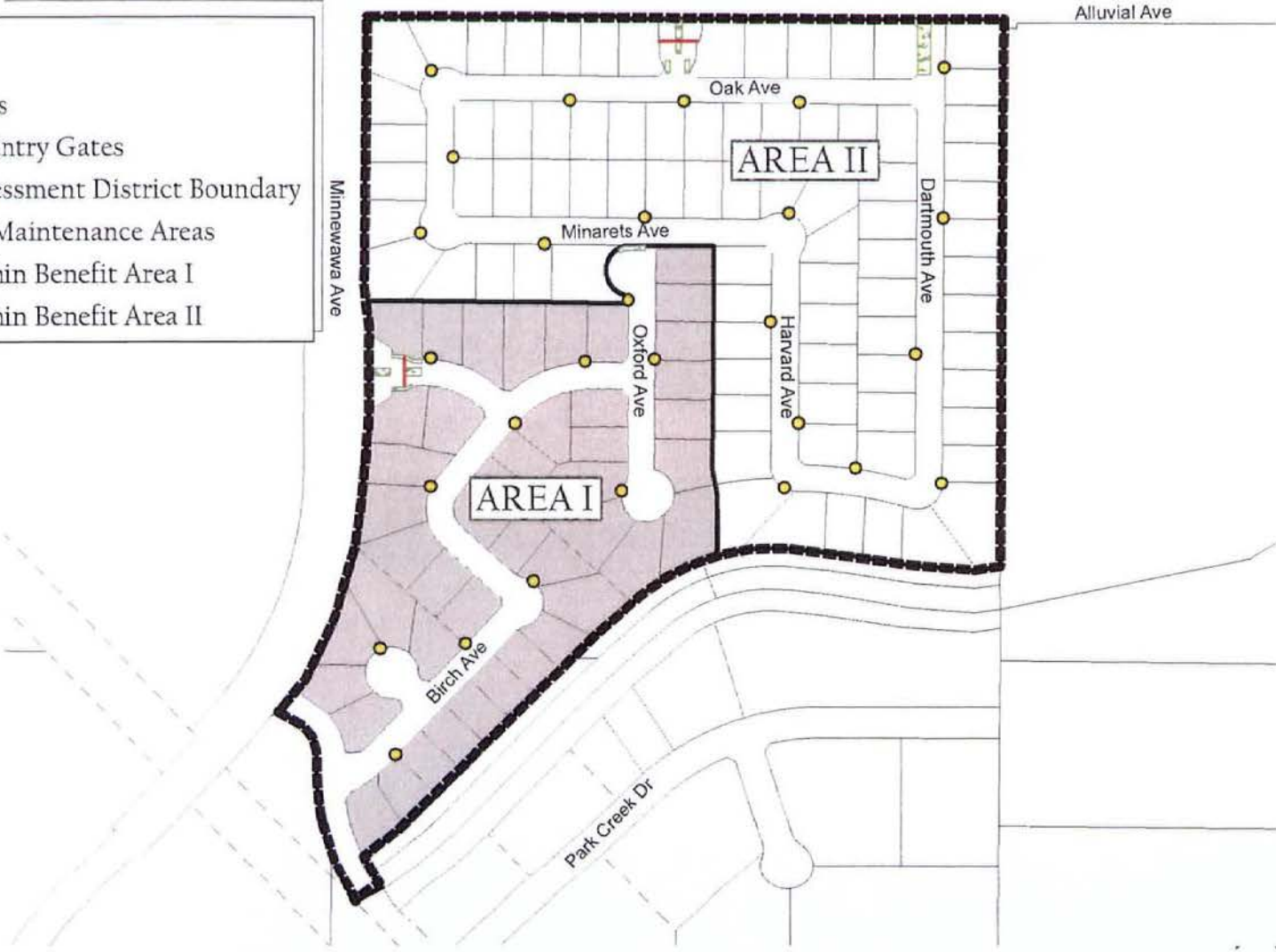
ASSESSMENT DISTRICT DIAGRAM

The boundary of the District is completely within the boundaries of the City of Clovis. The Assessment Diagram for the two benefit areas is on file in the Office of the City Clerk of the City of Clovis and is shown on the following page of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Clovis Benefit Assessment District No. 95-1 Blackhorse Estates Maintenance Improvement Diagram

Legend

-  Street Lights
-  Electronic Entry Gates
-  Benefit Assessment District Boundary
-  Landscape Maintenance Areas
-  Parcels within Benefit Area I
-  Parcels within Benefit Area II



Prepared by Francisco & Associates, Inc.



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

This section explains the benefits to be derived from the street and landscaping improvements and the methodology used to apportion the costs to the benefitting properties within the District.

Discussion of Special Benefit

Part 1 of Division 2 of Title 5 of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements and services which include the construction, operation, maintenance and servicing of street facilities.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service."

In addition, the 1982 Act permits the designation of zones or areas of benefit within any individual assessment district.

Article XIIIID, Section 4(a) of the California Constitution (also known as Proposition 218) limits the amount of any assessment to the proportional special benefit conferred on the property.

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Article XIIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial and institutional activities.

Special versus General Benefit

In the absence of an annual assessment, the street and landscaping maintenance activities within each benefit area of the District would not be provided. All of the assessment proceeds derived from each benefit area will be utilized to fund the cost of providing a level of tangible "special benefits" in the form of property related services which benefit individual properties to which the services are provided. The assessments are also structured to provide specific improvements within each benefit area, further ensuring that the improvements funded by the assessments are of specific and special benefit to property within each benefit area.

The street and landscaping facilities in each benefit area of the District were specifically designed, located and created to provide vehicular access to residences for the direct benefit of property inside the benefit area, and not the public at large. The boundaries of the benefit area have been drawn to include only those parcels that receive a direct benefit from the improvements. Other properties that are outside a benefit area do not benefit from the property related improvements.

It is therefore concluded that all the street and landscaping maintenance activities funded by the Assessments are of special benefit to the identified benefiting properties located within the benefit areas and that the value of the special benefits from such Improvements to property in the benefit areas reasonably exceeds the cost of the Assessments for every assessed parcel in the benefit areas. (In other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel does not exceed the cost of the assessments.)

ASSESSMENT METHODOLOGY

The 1982 Act requires that assessments must be based on the benefit that the subject properties receive from the improvements being maintained. The improvements to be maintained by the District relate to the vehicular access from the public streets, adjacent to the District, to the residences within the District.

Each year, the Engineer for the District shall evaluate the conditions of the improvements to be maintained by the District and shall estimate the required costs of the maintenance and incidental costs and spread the assessments to the benefitting properties. A portion of the estimated costs may be set aside for significant maintenance items, such as seal coats and street surface overlays that are scheduled for 8 and 20 years respectively, from the date of the assessment. If necessary, revised amounts for the assessments will be determined by the Engineer for the District then considered by the City Council of the City of Clovis to revise the amounts of the assessments as they deem appropriate.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number.

The single-family residential parcel has been selected as the basic unit for the calculation of assessments since it represents all of the parcels within the District. Therefore, the single-family residential parcel has been determined to have equal vehicular access from the public streets, adjacent to the District, to the residential parcels. For the spread of the assessments, there are 45 residential parcels in Benefit Area I and 81 residential parcels in Benefit Area II that will be assessed for the maintenance of the improvements. Therefore, the maintenance and incidental costs for Benefit Area I will be equally spread to each of the residential parcels within Benefit Area I and the maintenance and incidental costs for Benefit Area II will be equally spread to each of the residential parcels within Benefit Area II.

Below is a listing of each of the benefit areas, their corresponding number and type of parcels within each benefit area and the method of apportioning the costs of the improvements to the benefiting parcels.

Benefit Area I

Benefit Area I is comprised of 45 single-family residential parcels. In FY 2016-17 there are 45 assessable parcels, and the total assessment revenue needed to operate and maintain the facilities within Benefit Area I is \$25,065. This results in the following assessments that will be levied:

FY 2016-17 Rate: \$557/parcel

Benefit Area II

Benefit Area II is comprised of 81 single-family residential parcels. In FY 2016-17 there are 81 assessable parcels, and the total assessment revenue needed to operate and maintain the facilities within Benefit Area II is \$37,341. This results in the following assessments that will be levied:

FY 2016-17 Rate: \$461/parcel

PART E

PROPERTY LIST AND ASSESSMENT ROLL

A list of the addresses of all parcels, and the description of each lot or parcel within each of the City of Clovis's Benefit Assessment District No. 95-1 is shown on the last equalized Property Tax Roll of the Fresno County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the maximum proposed amount of assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Clovis and is shown in this Report as Appendix "C".

APPENDIX A
DETAILED STATEMENT OF COSTS AREA I

BENEFIT AREA I

DETAILED STATEMENT OF COSTS

The detailed description of costs for each of the improvements to be operated, maintained and serviced in Benefit Area I, and those which may be subsequently operated, maintained and serviced are generally described as follows:

Miscellaneous/Contingency Repairs

This item is to cover unexpected costs that may arise in any given fiscal year that is generally associated with the following improvements:

1. Street pavement and surface maintenance
2. Curb, gutter and sidewalk
3. Street or traffic signs
4. Storm drain inlets
5. Concrete valley gutters

Based on historical data, repairs to the above mentioned improvements are not needed each fiscal year. The amount to be assessed for miscellaneous/contingency repairs in Fiscal Year 2016-17 is \$400.00. If major repairs are needed during the fiscal year, funds will be utilized from the capital reserve fund.

Electronic Gate Maintenance

There are two electronic gates that will be maintained by the District. The District maintains insurance for the damage and/or destruction of the gates with a \$1,000.00 deductible payment. The insurance is through State Farm Insurance.

Due to their heavy usage, the electronic gate system has developed the need for major repairs and possible replacement in the near future. If replacement is needed in the future, it is recommended that a more substantial gate system be installed. Based on historical data, the amount needed for gate maintenance/repairs for Benefit Area I is approximately \$1,500.00/year.

The amount to be assessed for electronic gate maintenance/repairs in Fiscal Year 2016-17 for Benefit Area I is \$1,500.00.

Telephone Costs

Telephone costs are for maintaining the telephone located at the entrance gate which will be used by people at the gate to communicate with the residents of the District.

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There will only be one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid for from the capital reserve fund. Historical data has documented the average annual costs for repair of telephone equipment is approximately \$70.00 per year.

The annual charge for the telephone by AT&T is based on all local calls. Historical data shows the annual charge is \$500.00 per year.

The amount to be assessed for telephone operation and maintenance in Fiscal Year 2016-17 is \$500.00.

Street Sweeping

These costs are based on a firm bid obtained by the District Administrator.

The streets will be swept once every two months within Benefit Area I, for a cost of \$468/year.

The amount to be assessed for street sweeping in Fiscal Year 2016-17 is \$468.00 (6 months x \$78/month).

Landscape Maintenance

The areas, where landscaping is scheduled to be maintained by the District, are in the median island planters constructed at the gates and at the cul-de-sac south of Minarets Ave. The total area of landscaping to be maintained was approximately 500 square feet.

Historically, the residents within Benefit Area I have routinely requested a higher level of landscape installation and maintenance than was originally planned, including the planting of annual flowers that has resulted in increased maintenance costs. In addition, there is expected to be some water conservation upgrades to be made in FY 2016-17.

The total cost of landscape maintenance including City of Clovis water charges for FY 2016-17 will be \$5,000.00 as estimated by the District Administrator.

The amount to be assessed for landscape maintenance in Fiscal Year 2016-17 is \$5,000.00.

Electrical Power for Gate and Streetlights

These costs are estimated based upon historical data, adjusted for rate increases.

Historical data shows the annual charge for electricity is approximately \$3,000.00 per year.

The total amount to be assessed for electrical costs for gate operations and street lights for Fiscal Year 2016-17 is \$3,000.00.

City Administration Costs

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.
- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated annual cost for the City is \$150.00.

The total amount to be assessed for City of Clovis administration costs in Fiscal Year 2016-17 is \$150.00.

County Collection Fees

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City are \$0.17 per parcel.

The amount to be assessed for the County of Fresno costs in Fiscal Year 2016-17 is \$8.00 (45 parcels x \$0.17/parcel).

District Administrator

The District Administrator is Pacific Central Management Corporation, a Real Estate Management Firm. They have a contract with the District to manage the maintenance of the improvements associated with the District for \$22,680.00 per year, or \$180.00 per parcel located within the total District.

The total amount to be assessed for the Benefit Area I administration in Fiscal Year 2016-17 is \$8,100.00 (45 parcels x \$180.00/parcel).

Assessment Engineering

The District Assessment Engineer is Francisco & Associates, Inc. They have a contract with the District to perform the assessment engineering services for the sum of \$1,554.00 per year.

The amount to be assessed for District Assessment Engineering services in Fiscal Year 2016-17 is \$1,554.00.

Insurance Costs

The District will carry property damage insurance for damage to the gates and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$103,400.00 per occurrence for damage to the gates and fences with a \$1,000.00 deductible. The cost of one new gate is \$8,500.00.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company and has the following coverage:

\$6,000,000.00	General Aggregate
\$3,000,000.00	Each Occurrence
\$3,000,000.00	Personal Injury
\$ 300,000.00	Fire Damage Legal Liability

The total premiums for the Benefit Area I Property Damage and Liability Insurance are approximately \$950.00.

The amount to be assessed for insurance costs in Fiscal Year 2016-17 for Benefit Area I is \$950.00.

Capital Reserve

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for known expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds for the roadway slurry maintenance, gate replacement, gate operator replacement, gate support columns and track replacement, and gate phone/phone board replacement.

The City of Clovis will be working with the District Assessment Engineer in Fiscal Year 2016-17 to evaluate the current improvements and their remaining useful life in order to create a Capital Reserve program to be implemented in Fiscal Year 2017-18.

APPENDIX B

DETAILED STATEMENT OF COSTS AREA II

BENEFIT AREA II

DETAILED STATEMENT OF COSTS

The detailed description of costs for each of the improvements to be operated, maintained and serviced in Benefit Area II, and those which may be subsequently operated, maintained and serviced are generally described as follows:

Street Improvements Repair

This item is to cover unexpected costs that may arise in any given fiscal year that is generally associated with the following improvements:

1. Street pavement and surface maintenance
2. Curb, gutter and sidewalk
3. Street or traffic signs
4. Storm drain inlets
5. Concrete valley gutters

Based on historical data, repairs to the above mentioned improvements are not needed each fiscal year. The amount to be assessed for miscellaneous/contingency repairs in Fiscal Year 2016-17 is \$1,000.00. If major repairs are needed during the fiscal year, funds will be utilized from the capital reserve fund.

Electronic Gate Maintenance

There are two electronic gates that will be maintained by the District. The District maintains insurance for the damage and/or destruction of the gates with a \$1,000.00 deductible payment. The insurance is through State Farm Insurance.

Due to their heavy usage, the electronic gate system has developed the need for major repairs and possible replacement in the near future. If replacement is needed in the future, it is recommended that a more substantial gate system be installed. Based on historical data, the amount needed for gate maintenance/repairs for Benefit Area II is approximately \$2,500.00/year.

The amount to be assessed for electronic gate maintenance/repairs in Fiscal Year 2016-17 for Benefit Area II is \$2,500.00.

Telephone Costs

Telephone costs are for maintaining the telephone located at the entrance gate which will be used by people at the gate to communicate with the residents of the District.

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There will only be one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid for from the capital reserve fund. Historical data has documented the average annual costs for repair of telephone equipment is approximately \$70.00 per year.

The annual charge for the telephone by AT&T is based on all local calls. Historical data shows the annual charge is \$500.00 per year.

The amount to be assessed for telephone operation and maintenance in Fiscal Year 2016-17 is \$500.00.

Street Sweeping

These costs are based on a firm bid obtained by the District Administrator.

The streets will be swept once every month within Benefit Area II, for a cost of \$1,188/year.

The amount to be assessed for street sweeping in Fiscal Year 2016-17 is \$1,188.00 (12 months x \$99/month).

Landscape Maintenance

The areas, where landscaping is scheduled to be maintained by the District, are in the median island planters constructed at the gates and a 2,800 sf grass area located on Dartmouth Avenue.

The total cost of landscape maintenance including City of Clovis water charges for FY 2016-17 will be \$6,000.00 as estimated by the District Administrator.

The amount to be assessed for landscape maintenance in Fiscal Year 2016-17 is \$6,000.

Electrical Power for Gate and Streetlights

These costs are estimated based upon historical data, adjusted for rate increases.

Historical data shows the annual charge for electricity is approximately \$4,600.00 per year.

The total amount to be assessed for electrical costs for gate operations and street lights for Fiscal Year 2016-17 is \$4,600.00.

City Administration Costs

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.
- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated annual cost for the City is \$270.00.

The total amount to be assessed for City of Clovis administration costs in Fiscal Year 2016-17 is \$270.00.

County Collection Fees

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City are \$0.17 per parcel.

The amount to be assessed for the County of Fresno costs in Fiscal Year 2016-17 is \$14.00 (81 parcels x \$0.17/parcel).

District Administrator

The District Administrator is Pacific Central Management Corporation, a Real Estate Management Firm. They have a contract with the District to manage the maintenance of the improvements for the District for \$22,680.00 per year, or \$180.00 per parcel located within the total District.

The total amount to be assessed for the Benefit Area II administration in Fiscal Year 2016-17 is \$14,580.00 (81 parcels x \$180.00/parcel).

Assessment Engineering

The District Assessment Engineer is Francisco & Associates, Inc. They have a contract with the District to perform the assessment engineering services for the sum of \$2,796.00 per year.

The amount to be assessed for District Assessment Engineering services in Fiscal Year 2016-17 is \$2,796.00.

Insurance Costs

The District will carry property damage insurance for damage to the gates and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$103,400.00 per occurrence for damage to the gates and fences with a \$1,000.00 deductible. The cost of one new gate is \$8,500.00.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company and has the following coverage:

\$6,000,000.00	General Aggregate
\$3,000,000.00	Each Occurrence
\$3,000,000.00	Personal Injury
\$ 300,000.00	Fire Damage Legal Liability

The total premiums for the Benefit Area II Property Damage and Liability Insurance are approximately \$1,300.00.

The amount to be assessed for insurance costs in Fiscal Year 2016-17 for Benefit Area II is \$1,300.00.

Capital Reserve

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for known expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds for the roadway slurry maintenance, gate replacement, gate operator replacement, gate support columns and track replacement, and gate phone/phone board replacement.

The City of Clovis will be working with the District Assessment Engineer in Fiscal Year 2016-17 to evaluate the current improvements and their remaining useful life in order to create a Capital Reserve program to be implemented in Fiscal Year 2017-18.

APPENDIX C
ASSESSMENT ROLL

ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Final Assessment Roll
Fiscal Year 2016-17
Benefit Area 1

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-151-08	1	\$557.00	NISHIMURA GAREY	25 CHENNAULT AVE	TR 4299 Lot 1
562-151-09	1	\$557.00	SHEPHERD MARIANNE K TRUSTEE	45 CHENNAULT AVE	TR 4299 Lot 2
562-151-10	1	\$557.00	ANTARAMIAN PETER	65 CHENNAULT AVE	TR 4299 Lot 3
562-151-11	1	\$557.00	TWEDT BRIAN D & VICKIE L	85 CHENNAULT AVE	TR 4299 Lot 4
562-151-12	1	\$557.00	SYVERTSEN WILLIAM & CHERYLE L FAM TRUST	105 CHENNAULT AVE	TR 4299 Lot 5
562-151-13	1	\$557.00	MAEZ VIVIAN	125 CHENNAULT AVE	TR 4299 Lot 6
562-152-04	1	\$557.00	NIMERI ABDELRAHMAN & SHAIMA	650 N CHERRY LN	TR 4299 Lot 41
562-152-05	1	\$557.00	SRA JASWINDER K & SUKHJIT S	640 N CHERRY LN	TR 4299 Lot 40
562-152-06	1	\$557.00	VALENTINE HENRY R & LINDA L	42 CHENNAULT AVE	TR 4299 Lot 43
562-152-07	1	\$557.00	SAHOTA PAUL	62 CHENNAULT AVE	TR 4299 Lot 42
562-153-03	1	\$557.00	TAKEDA VICTOR K & ANNE M TRUSTEES	665 N CHERRY LN	TR 4299 Lot 18
562-153-04	1	\$557.00	SIRIMARCO JAMES V III & DONNA M	655 N CHERRY LN	TR 4299 Lot 19
562-153-05	1	\$557.00	ENNS JAMES E & GAIL R	635 N CHERRY LN	TR 4299 Lot 20
562-153-06	1	\$557.00	STAFFORD FRANKLIN H	611 N CHERRY LN	TR 4299 Lot 21
562-153-07	1	\$557.00	CLIMER ERIC	601 N CHERRY LN	TR 4299 Lot 22
562-153-13	1	\$557.00	ICE JACOB M	624 N OXFORD AVE	TR 4299 Lot 12
562-153-14	1	\$557.00	CHAVEZ MANUEL A & ROSSANNE C	634 N OXFORD AVE	TR 4299 Lot 13
562-153-15	1	\$557.00	BURRI ROBERT	644 N OXFORD AVE	TR 4299 Lot 14
562-153-16	1	\$557.00	SHIDIYWAH SAIF & HUDA	664 N OXFORD AVE	TR 4299 Lot 15
562-153-17	1	\$557.00	RICHARDSON JOYCE	684 N OXFORD AVE	TR 4299 Lot 16
562-153-18	1	\$557.00	HASSAN WAQAR	102 CHENNAULT AVE	TR 4299 Lot 17
562-153-19	1	\$557.00	DILDINE GERALD S & D DENISE	614 N OXFORD AVE	TR 4299 Lot 11
562-153-20	1	\$557.00	MCLAUGHLIN KIMBERLY	651 N OXFORD AVE	TR 4299 Lot 10
562-153-21	1	\$557.00	TILLEY SHARRON F TRUSTEE	671 N OXFORD AVE	TR 4299 Lot 9
562-153-22	1	\$557.00	MEIKLE DIANE L TRUSTEE	691 N OXFORD AVE	TR 4299 Lot 8
562-153-23	1	\$557.00	BROBST JAMES H & M ARLENE TRUSTEES	711 N OXFORD AVE	TR 4299 Lot 7
562-153-24	1	\$557.00	GILL SHERAZ	731 N OXFORD AVE	Por of Lot 6 Clovis Colony
562-161-01	1	\$557.00	GANDY ANN TRUSTEE	610 N CHERRY LN	TR 4299 Lot 37
562-161-02	1	\$557.00	HEMMAN RONALD D & STEPHANIE J	620 N CHERRY LN	TR 4299 Lot 38
562-161-03	1	\$557.00	LARSON DAVID	630 N CHERRY LN	TR 4299 Lot 39
562-161-04	1	\$557.00	GATES GINGER G	57 BIRCH AVE	TR 4299 Lot 36
562-161-05	1	\$557.00	O HARA MICHAEL & CYNTHIA	55 BIRCH AVE	TR 4299 Lot 35
562-161-06	1	\$557.00	DER HAROUTUNIAN VASKEN & LINDA	51 BIRCH AVE	TR 4299 Lot 34
562-161-07	1	\$557.00	LUONG HING BAO & OANH HOANG MAI TRS	47 BIRCH AVE	TR 4299 Lot 33
562-161-08	1	\$557.00	HAMILTON KEITH R & BRENDA S	37 BIRCH AVE	TR 4299 Lot 32
562-162-01	1	\$557.00	ECKEL DENNIS D & MARIA R TRS	94 BIRCH AVE	TR 4299 Lot 23
562-162-02	1	\$557.00	KHAN SAMIA	84 BIRCH AVE	TR 4299 Lot 24
562-162-03	1	\$557.00	CARUSO HILDA M	74 BIRCH AVE	TR 4299 Lot 25
562-162-04	1	\$557.00	BRONSON JAMES C & MICHELLE L	64 BIRCH AVE	TR 4299 Lot 26

CITY OF GLENVIEW
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Final Assessment Roll
Fiscal Year 2016-17
Benefit Area 1

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-162-05	1	\$557.00	HARDIN TAYLOR J & TETYANA S	54 BIRCH AVE	TR 4299 Lot 27
562-162-06	1	\$557.00	WEBER DAVID & MICHELLE	44 BIRCH AVE	TR 4299 Lot 28
562-162-07	1	\$557.00	THACKER BARBARA J TRUSTEE	34 BIRCH AVE	TR 4299 Lot 29
562-162-08	1	\$557.00	SAXTON GARY B & MARLENE R	24 BIRCH AVE	TR 4299 Lot 30
562-162-09	1	\$557.00	ROSENTHAL STEVE ANDREW	14 BIRCH AVE	TR 4299 Lot 31
562-180-45	1	\$557.00	GOTTLIEB DAVID ANDREW & VIRGINIA TRS	741 N OXFORD AVE	TR 4668 Lot 18
TOTAL:		45	\$25,065.00		

ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Final Assessment Roll
Fiscal Year 2016-17
Benefit Area 2

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-153-25	2	\$461.00	KUHL MICHAEL B	732 N HARVARD AVE	TR 4661 Lot 28
562-153-26	2	\$461.00	KEMP TIMOTHY F & SAUNDRA D	722 N HARVARD AVE	TR 4661 Lot 27
562-153-27	2	\$461.00	KWIATKOWSKI PAUL J & BRANDI L TRS	712 N HARVARD AVE	TR 4661 Lot 26
562-153-28	2	\$461.00	WEAVER JAMES & LISA TRUSTEES	692 N HARVARD AVE	TR 4661 Lot 25
562-153-29	2	\$461.00	PORTFOLIO MANAGEMENT SERVICES LLC	672 N HARVARD AVE	TR 4661 Lot 24
562-153-30	2	\$461.00	MAKEL JOHN T & RAQUEL	204 BIRCH AVE	TR 4661 Lot 23
562-153-31	2	\$461.00	HIRATA RYEN J & ERICA R JOHNSON TRS	214 BIRCH AVE	TR 4661 Lot 22
562-153-32	2	\$461.00	TURNBULL BRENT L & PATRICIA K TRS	234 BIRCH AVE	TR 4661 Lot 21
562-153-33	2	\$461.00	BASHERIAN ALEX & GENEVIEVE	264 BIRCH AVE	TR 4661 Lot 20
562-153-34	2	\$461.00	AYDINYAN ARA	284 BIRCH AVE	TR 4661 Lot 19
562-153-35	2	\$461.00	LAWLESS JERRY & HEIDI C TRS	647 N DARTMOUTH AVE	TR 4661 Lot 18
562-153-36	2	\$461.00	RODRIGUEZ LOUIS JR	667 N DARTMOUTH AVE	TR 4661 Lot 17
562-153-37	2	\$461.00	BICKEL BRUCE D TRUSTEE	687 N DARTMOUTH AVE	TR 4661 Lot 16
562-153-38	2	\$461.00	HOLGUIN GIL & KIM A	707 N DARTMOUTH AVE	TR 4661 Lot 15
562-153-39	2	\$461.00	MARTIN DONALD B & LEOLA I TRUSTEE	717 N DARTMOUTH AVE	TR 4661 Lot 14
562-153-40	2	\$461.00	ANALLA BRYAN G & MOLLY BLISS	727 N DARTMOUTH AVE	TR 4661 Lot 13
562-153-41	2	\$461.00	GUISTO NANCY A	737 N DARTMOUTH AVE	TR 4661 Lot 12
562-155-01	2	\$461.00	GATTIE BRAD H & KIRSTEN	673 N HARVARD AVE	TR 4661 Lot 29
562-155-02	2	\$461.00	GRAY RANDALL M & LAURIE J	676 N DARTMOUTH AVE	TR 4661 Lot 30
562-155-03	2	\$461.00	BREWER ADRIANNE M PETRUTIS & SCOTT M	696 N DARTMOUTH AVE	TR 4661 Lot 31
562-155-04	2	\$461.00	WADE GARY N & DANELLE	716 N DARTMOUTH AVE	TR 4661 Lot 32
562-155-05	2	\$461.00	HUDSON KIMBERLY SUE	726 N DARTMOUTH AVE	TR 4661 Lot 33
562-155-06	2	\$461.00	LEACH RONALD P & TRACY A	736 N DARTMOUTH AVE	TR 4661 Lot 34
562-180-01	2	\$461.00	SCOTT ANDREW L	149 OAK AVE	TR 4668 Lot 1
562-180-02	2	\$461.00	MAINOCK RALPH H & MARY F	129 OAK AVE	TR 4668 Lot 2
562-180-03	2	\$461.00	ALCONCHER RONALD B & ANNA C	99 OAK AVE	TR 4668 Lot 3
562-180-04	2	\$461.00	LOYD WILLIAM D & CYNTHIA L	89 OAK AVE	TR 4668 Lot 4
562-180-05	2	\$461.00	HUBBARD STEVEN & KATHLEEN TRUSTEES	69 OAK AVE	TR 4668 Lot 5
562-180-06	2	\$461.00	NOEL MIKE & TIFFANY	49 OAK AVE	TR 4668 Lot 6
562-180-07	2	\$461.00	DINATA ANTONIUS J & VERONICA M	790 N CHERRY LN	TR 4668 Lot 7
562-180-08	2	\$461.00	THOMPSON CRAIG	780 N CHERRY LN	TR 4668 Lot 8
562-180-09	2	\$461.00	RATZLAFF CHRISTOPHER	770 N CHERRY LN	TR 4668 Lot 9
562-180-10	2	\$461.00	SILVA ANNA	760 N CHERRY LN	TR 4668 Lot 10
562-180-11	2	\$461.00	KATEIAN JANICE L TRS	750 N CHERRY LN	TR 4668 Lot 11
562-180-12	2	\$461.00	WESSON VINCENT F & SANDRA C TRUSTEES	26 MINARETS AVE	TR 4668 Lot 12
562-180-13	2	\$461.00	SAKAGUCHI PAUL K & CATHERINE KAZU TRS	46 MINARETS AVE	TR 4668 Lot 13
562-180-14	2	\$461.00	KEITH DIANA	66 MINARETS AVE	TR 4668 Lot 14
562-180-15	2	\$461.00	STONECIPHER KAREN TRUSTEE	86 MINARETS AVE	TR 4668 Lot 15
562-180-19	2	\$461.00	HOLTERMANN DARRIN & JENNIFER	742 N HARVARD AVE	TR 4668 Lot 19

ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Final Assessment Roll
Fiscal Year 2016-17
Benefit Area 2

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-180-20	2	\$461.00	KARST DENNIS S & KATHERINE TRUSTEES	693 N HARVARD AVE	TR 4668 Lot 20
562-180-21	2	\$461.00	REY STEVEN F & JULIE L TRUSTEES	713 N HARVARD AVE	TR 4668 Lot 21
562-180-22	2	\$461.00	RAMOS STEPHEN A & JACQUELINE R	723 N HARVARD AVE	TR 4668 Lot 22
562-180-23	2	\$461.00	CLARK MICHAEL & CYNTHIA TRUSTEES	733 N HARVARD AVE	TR 4668 Lot 23
562-180-24	2	\$461.00	DU BOIS DIANE D	743 N HARVARD AVE	TR 4668 Lot 24
562-180-25	2	\$461.00	MORRIS ROGER GARY & ZENaida MAPANAO TRS	753 N HARVARD AVE	TR 4668 Lot 25
562-180-26	2	\$461.00	WYATT VIRGINIA V TRUSTEE	197 MINARETS AVE	TR 4668 Lot 26
562-180-27	2	\$461.00	MACIAS AURELIO JR & GLORIA	187 MINARETS AVE	TR 4668 Lot 27
562-180-28	2	\$461.00	STANLEY MATTHEW	177 MINARETS AVE	TR 4668 Lot 28
562-180-29	2	\$461.00	LANE HUGH SHANNON & KRISTIN TRUSTEES	157 MINARETS AVE	TR 4668 Lot 29
562-180-30	2	\$461.00	FRANK JOHN BRETT	137 MINARETS AVE	TR 4668 Lot 30
562-180-31	2	\$461.00	OPIE SARA JOAN TRUSTEE	117 MINARETS AVE	TR 4668 Lot 31
562-180-32	2	\$461.00	RALEY EVELYN	97 MINARETS AVE	TR 4668 Lot 32
562-180-33	2	\$461.00	SCHARF DONALD R & DOROTHY D SPENCER TRS	77 MINARETS AVE	TR 4668 Lot 33
562-180-34	2	\$461.00	BESTON LAURENCE O & MARYBETH TRS	57 MINARETS AVE	TR 4668 Lot 34
562-180-35	2	\$461.00	DUCAR FRANK L	58 OAK AVE	TR 4668 Lot 35
562-180-36	2	\$461.00	HOFER FERDINAND & ANTJE TRUSTEES	78 OAK AVE	TR 4668 Lot 36
562-180-37	2	\$461.00	LIGGETT LEANNE R JACKSON	98 OAK AVE	TR 4668 Lot 37
562-180-38	2	\$461.00	BELLOW CHERYL	118 OAK AVE	TR 4668 Lot 38
562-180-39	2	\$461.00	DANSBY PAUL	138 OAK AVE	TR 4668 Lot 39
562-180-40	2	\$461.00	CENTRAL PACIFIC INVESTMENT CORPORATION	158 OAK AVE	TR 4668 Lot 40
562-180-41	2	\$461.00	KRUEGER TIMOTHY K	178 OAK AVE	TR 4668 Lot 41
562-180-42	2	\$461.00	HULL HARLAN & ROBIN	188 OAK AVE	TR 4668 Lot 42
562-180-43	2	\$461.00	DEWEY CARL C	198 OAK AVE	TR 4668 Lot 43
562-180-44	2	\$461.00	HAMES KENT L TRUSTEE	106 MINARETS AVE	TR 4668 Lots 16 & 17
562-180-46	2	\$461.00	MANALANSAN EDUARDO L & ROSEMARIE M	179 OAK AVE	TR 4661 Lot 1
562-180-47	2	\$461.00	AULT PHILIP H & COLLEEN K	189 OAK AVE	TR 4661 Lot 2
562-180-48	2	\$461.00	SCHNEIDER DANIEL M	219 OAK AVE	TR 4661 Lot 3
562-180-49	2	\$461.00	BREWER RANDALL C & CHERI L TRUSTEES	249 OAK AVE	TR 4661 Lot 4
562-180-50	2	\$461.00	FOSTER STEPHEN & JOANNE	269 OAK AVE	TR 4661 Lot 5
562-180-51	2	\$461.00	KUYPER JASON & HEATHER R	797 N DARTMOUTH AVE	TR 4661 Lot 6
562-180-52	2	\$461.00	LANIK PETR & AIMEE	787 N DARTMOUTH AVE	TR 4661 Lot 7
562-180-53	2	\$461.00	STEADMON MARK S & AMY	777 N DARTMOUTH AVE	TR 4661 Lot 8
562-180-54	2	\$461.00	WILLIAMS RICHARD E & LOLA T	767 N DARTMOUTH AVE	TR 4661 Lot 9
562-180-55	2	\$461.00	STUEBNER KRIS & PRISCILLA	757 N DARTMOUTH AVE	TR 4661 Lot 10
562-180-56	2	\$461.00	CRUZ RAMIRO	747 N DARTMOUTH AVE	TR 4661 Lot 11
562-180-57	2	\$461.00	HOODE SUMANGALI	746 N DARTMOUTH AVE	TR 4661 Lot 35
562-180-58	2	\$461.00	SIRMAN JAMES A & SHIRLEY A	756 N DARTMOUTH AVE	TR 4661 Lot 36
562-180-59	2	\$461.00	VAN PROYEN DARYL TRS	766 N DARTMOUTH AVE	TR 4661 Lot 37

CITY OF SLOAN
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Final Assessment Roll
Fiscal Year 2016-17
Benefit Area 2

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-180-60	2	\$461.00	BYRD JAMES L & DOROTHY J TRUSTEES	268 OAK AVE	TR 4661 Lot 38
562-180-61	2	\$461.00	GUTHRIE ALICE EVELYN TRUSTEE	248 OAK AVE	TR 4661 Lot 39
562-180-62	2	\$461.00	HOFFMAN VICTORIA	228 OAK AVE	TR 4661 Lot 40
TOTAL:	81	\$37,341.00			



AGENDA ITEM NO: CCF8
City Manager: [Signature]

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services Department
DATE: May 2, 2016
SUBJECT: Approval – Bid Award for CIP 16-01, Rubberized Cape Seal 2016, and;
Authorize the City Manager to execute the contract on behalf of the City
ATTACHMENTS: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

1. For the City Council to award a contract for CIP 16-01, Rubberized Cape Seal 2016 to Sierra Nevada Construction, Inc. in the amount of \$ 844,007.00; and
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

EXECUTIVE SUMMARY

The construction involves applying approximately 91,000 square yards± of rubberized cape seals at various local streets. This project also involves crack sealing and installation of 208,000 square yards± of Type II slurry seals at various additional local streets. The work shall include, but not be limited to, removal of all existing traffic striping, markings and markers, furnishing and installation/application of rubberized asphalt chip seal, Type II slurry seal, traffic control, street sweeping, cleanup, traffic striping and all other items or details required.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of May 2, 2016. The project will be ADA compliant upon completion.

BACKGROUND

The following is a summary of the bid results of April 19, 2016:

BIDDERS	BASE BIDS
Sierra Nevada Construction, Inc.	\$ 844,007.00
VSS International, Inc.	\$ 948,000.00
Pavement Coatings Company	\$ 948,380.00
Intermountain Slurry Seal, Inc.	\$ 966,088.00
Graham Contractors, Inc.	\$ 967,960.00
American Pavement Systems, Inc.	\$ 971,900.00
Telfer Highway Technologies	\$ 1,180,388.00
ENGINEER'S ESTIMATE	\$ 1,019,000.00

All bids were examined and the bidders' submittals were found to be in order. Staff has validated the lowest responsive bidder contractor's license status; the contractor is in good standing with no record of complaints or violations recorded in the last three years. A record search for complaints or violations was performed through Cal OSHA and no violations were found.

FISCAL IMPACT

This project was approved in the 2015-2016 fiscal year budget. The project is solely supported by the City Community Investment Program at the request by the Public Utilities Department.


REASON FOR RECOMMENDATION

Sierra Nevada Construction, Inc. is the lowest responsible bidder. There are sufficient funds available for the anticipated costs of this project.

ACTIONS FOLLOWING APPROVAL

1. The contract will be prepared and executed, subject to the Contractor providing performance security that is satisfactory to the City.
2. Construction will begin approximately two (2) weeks after contract execution and be completed in sixty (60) working days thereafter.

Prepared by: Thomas K. Cheng, Project Engineer

Submitted by: 

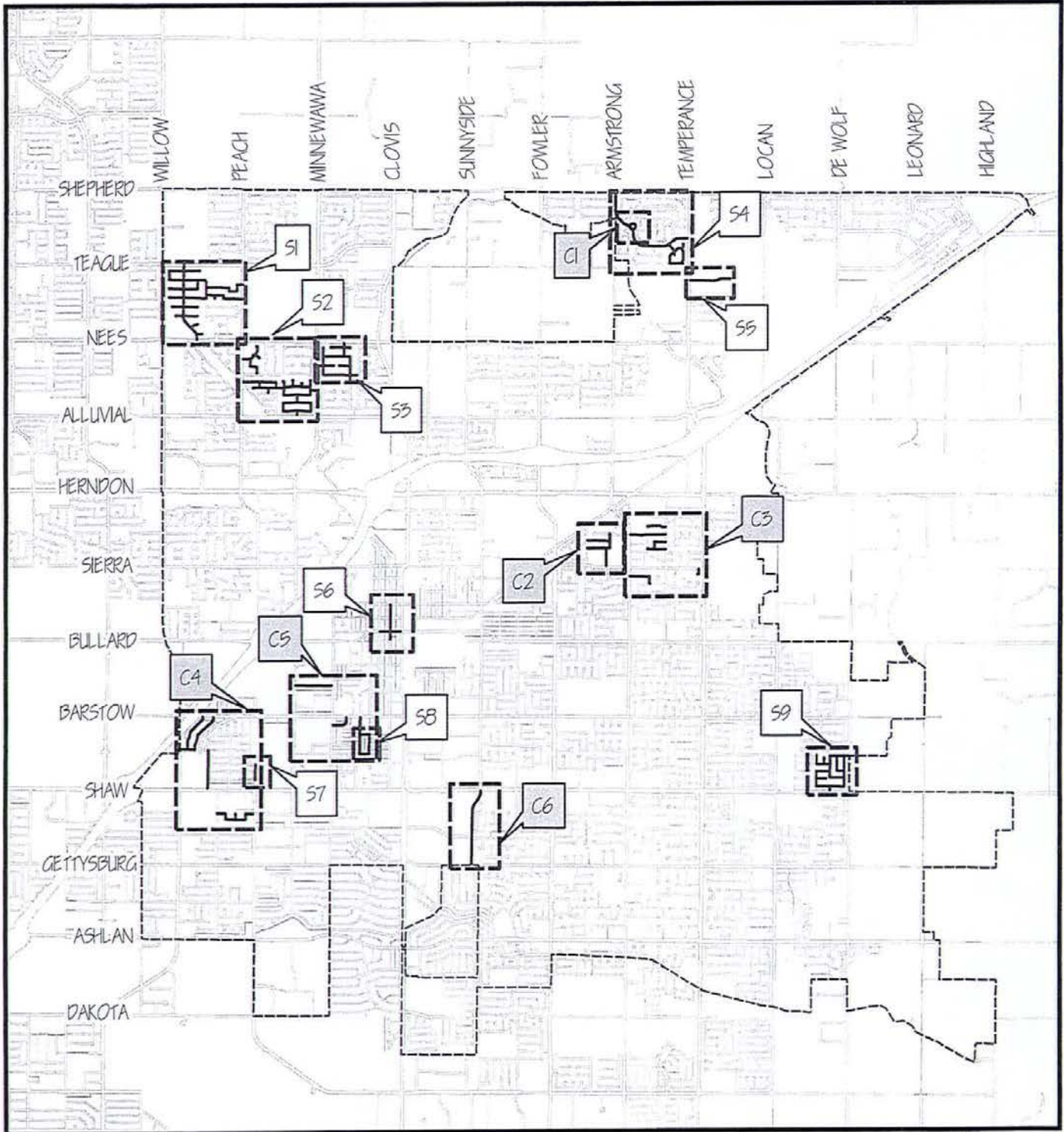
Steven E. White
City Engineer

Recommended by: 

Dwight Kroll, AICP
Director of Planning
and Development Services

VICINITY MAP

CIP 16-01 RUBBERIZED CAPE SEAL 2016



MARCH 30, 2016

CITY OF CLOVIS PROJECT LOCATIONS

 CLOVIS CITY LIMITS



1" = 5000'



AGENDA ITEM NO: CCF9

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: May 2, 2016

SUBJECT: Approval – Final Acceptance for CIP 12-07, Alluvial Avenue Street Improvements

ATTACHMENTS: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to accept the work performed as complete and authorize recording of the notice of completion.

EXECUTIVE SUMMARY

The construction involved 1.25 mile± street improvements on Alluvial Avenue from N. Sunnyside Avenue to N. McKelvy Avenue, including 0.7 mile± of asphalt-concrete pavement reconstruction and multiple sections of street widening and overlay. The work also involved excavation, clearing, grubbing, earthwork, grading, trenching, backfill, compaction, saw cutting, pavement grinding, adjustments of existing utility valves and manholes, construction of sanitary sewer facilities, storm drain facilities, water service lines, asphalt concrete pavement, ADA accessible concrete curb returns, concrete curbs, gutters, drive approach, and sidewalks, accessible pedestrian system, replacements of traffic loop detectors, striping and signage, and miscellaneous operations and facilities.

Staff has evaluated the project site for all design aspects within the scope of the project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of May 2, 2016. The project was constructed to meet ADA standards.

BACKGROUND

Bids were received and the project was awarded to the contractor, A.S. Dezign, Inc., d.b.a. Asphalt Design, on July 6, 2015. The construction was completed in accordance with the construction documents and the contractor has submitted a request for acceptance of the project.

FISCAL IMPACT

1.	Award	\$ 1,112,433.16
2.	Cost increase/decrease resulting from differences between estimated quantities used for award and actual quantities installed.	(\$ 15,980.66)
3.	Contract Change Orders	\$ 18,196.52
4.	Liquidated Damages Assessed	<u>\$ 0.00</u>
Final Contract Cost		\$ 1,114,649.02

REASON FOR RECOMMENDATION

The Public Utilities Department, the City Engineer, the engineering inspector, and the project engineer agree that the work performed by the contractor is in accordance with the project plans and specifications, and has been deemed acceptable. The contractor, A.S. Dezign, Inc., d.b.a. Asphalt Design, has requested final acceptance.

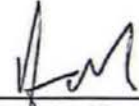
ACTIONS FOLLOWING APPROVAL

1. The notice of completion will be recorded; and
2. All retention funds will be released pursuant to Federal requirements and the *Prompt Payment of Funds Withheld to Subcontractors* clause of the Local Assistance Procedures Manual.

Prepared by: Thomas K. Cheng, Project Engineer

Submitted by: 

Steven E. White
City Engineer

Recommended by: 

Dwight Kroll, AICP
Director of Planning
and Development Services

VICINITY MAP

CIP 12-07

Alluvial Avenue Street Improvements
from Sunnyside to McKelvy

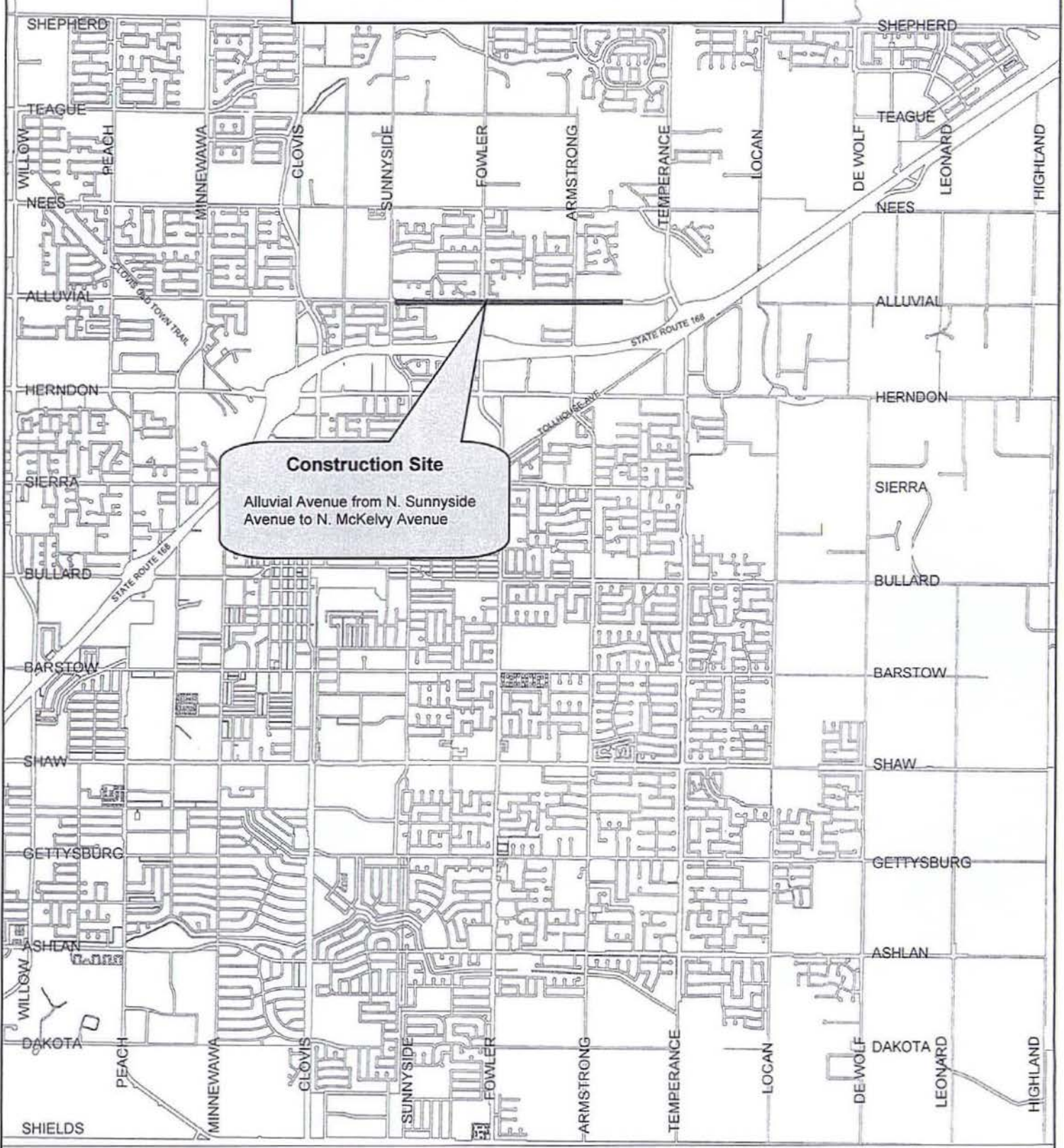


EXHIBIT A



AGENDA ITEM NO: CCF10
City Manager: [Signature]

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Department of Planning and Development Services
DATE: May 2, 2016
SUBJECT: Approval – Rejection of all bids for CIP 14-24, Dry Creek Business Park Expansion

ATTACHMENTS: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to reject all bids for the project.

EXECUTIVE SUMMARY

The project consists of infrastructure for the Dry Creek Business Park. The work involves demolition of existing buildings, clearing, grubbing, earthwork, and grading, construction of concrete curbs, gutters, valley gutters, drive approaches, sidewalks, ADA curb return ramps, asphalt-concrete pavements, public utilities including water, sewer, storm drain, electrical, gas, communication, and cable facilities, street lighting, traffic striping, traffic signage, chain link fencing, and concrete mow strips.

The City received two bids for this project, both above the budgeted amount, and the project cannot be completed within the current level of funding.

BACKGROUND

The following is a summary of the bid results of April 5, 2016

BIDDERS	BASE BIDS
Yarbs Grading and Paving, Inc.	\$ 2,762,659.50
Bush Engineering, Inc.	\$ 3,518,018.00

ENGINEER'S ESTIMATE

\$2,639,423.00

All bids were examined and the bidder's submittals were found to be in order. Staff has validated the lowest bidder's contractor license and OSHA status.

FISCAL IMPACT

This project was budgeted in the FY2015-2016 Community Investment Program. The project is supported by Clovis Community Development Agency (CCDA) Funds and Successor Agencies (Bond) Funds. Budgeted funds are not available to proceed with award of the project at the apparent low bid amount.

REASON FOR RECOMMENDATION

There are insufficient funds available to proceed with award of the project.

ACTIONS FOLLOWING APPROVAL

1. All bids will be rejected.
2. Staff will re-scope the project before releasing to public to re-bid.

Prepared by: Thomas Cheng, Project Engineer

Submitted by: _____

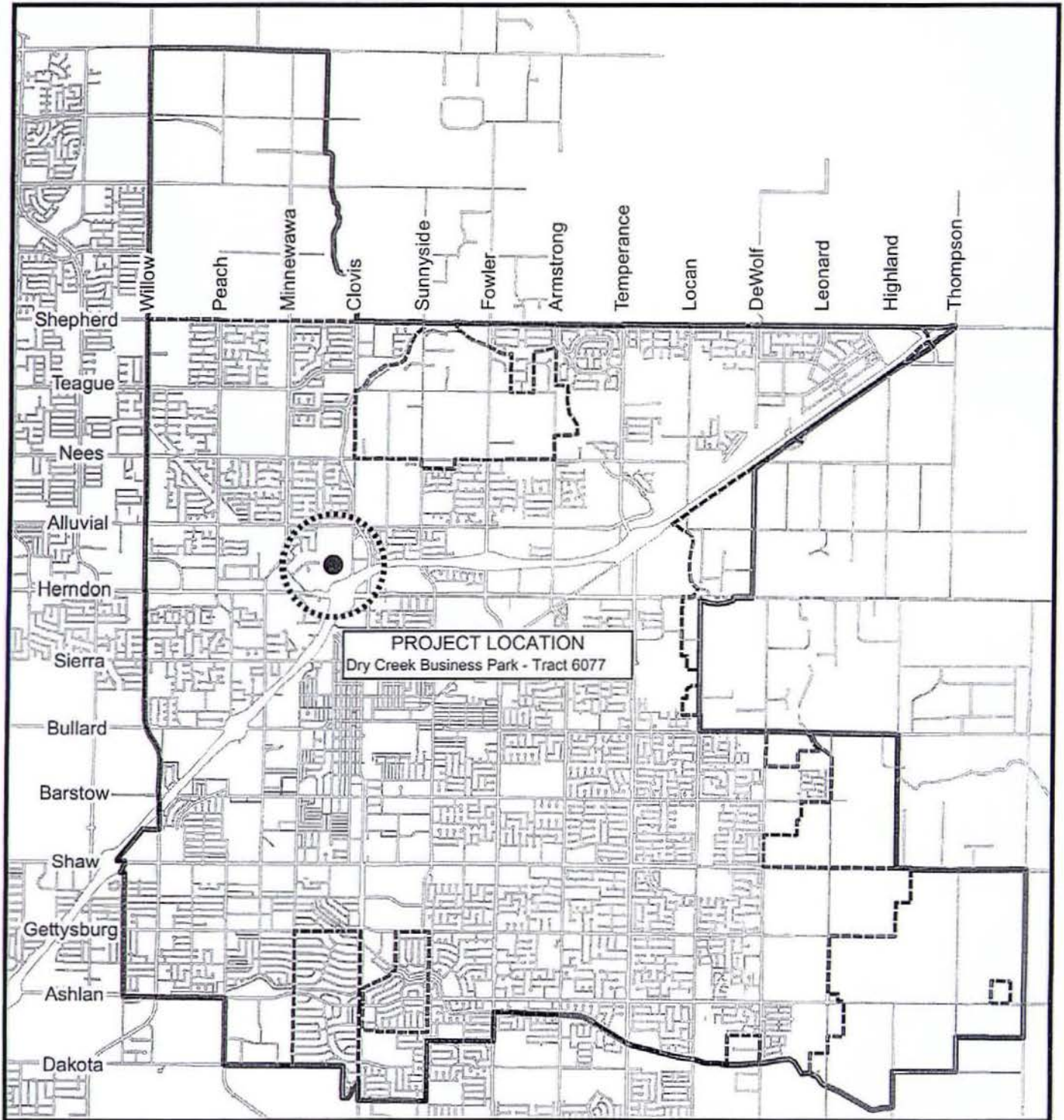
Steven White
City Engineer

Recommended by: _____

Dwight Kroll, AICP
Director of Planning and
Development Services

VICINITY MAP

CIP 14-24 Dry Creek Business Park Expansion



April 18, 2016

ATTACHMENT A

 CITY LIMITS  SPHERE OF INFLUENCE



Prepared By: Thomas Cheng



AGENDA ITEM NO: CCF11

City Manager: [Signature]

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: May 2, 2016

SUBJECT: Approval – Final Acceptance for CIP 08-26, Southern Water Main Interconnection

ATTACHMENTS: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to accept the work performed as complete and authorize recording of the Notice of Completion.

EXECUTIVE SUMMARY

The project constructed 1660 linear feet of 16" water main pipe and fittings along Leonard Avenue from the Gould Canal to south of Ashlan Avenue, interconnecting the City of Clovis and the City of Fresno's Water south of the Gould Canal. The construction also included clearing, grubbing, saw cutting, permanent trench backfill and resurfacing, boring and jacking, 8" water main, control station, miscellaneous electrical, and PG&E Rule 16 service.

Staff has evaluated the project site for all design aspects within the scope of the project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of May 2, 2016. The project was constructed to meet ADA standards.

BACKGROUND

Bids were received on February 3, 2015, and the project was pre-awarded by City Council to the lowest responsive bidder on February 2, 2015, and the City manager awarded the project to West Valley Construction Company, Inc. The construction was completed in accordance with the construction documents and the contractor has submitted a request for acceptance of the project.

FISCAL IMPACT

1.	Award	\$ 541,436.00
2.	Cost increase/decrease resulting from differences between estimated quantities used for award and actual quantities installed.	+\$ 5,451.00
3.	Contract Change Orders	\$ 37,437.00
4.	Liquidated Damages Assessed	<u>\$ 0.00</u>
Final Contract Cost		\$ 584,324.00


REASON FOR RECOMMENDATION

The Public Utilities Department, the City Engineer, the engineering inspector, and the project engineer agree that the work performed by the contractor is in accordance with the project plans and specifications, and has been deemed acceptable. The contractor, West Valley Construction Company, Inc., has requested final acceptance.

ACTIONS FOLLOWING APPROVAL

1. The Notice of Completion will be recorded; and
2. All remaining retention funds will be released no later than 35 calendar days following recordation of the notice of acceptance, provided no liens have been filed. Retention funds may be released within 60 days after the date of completion, provided no liens have been filed, with "completion" defined as the earlier of either (a) beneficial use and occupancy and cessation of labor, or (b) acceptance by the City Council per Public Contract Code Section 7107(c)(2).

Prepared by: Johnny LeMaster, Project Engineer

Submitted by: 

Steven E. White
City Engineer

Recommended by: 

Dwight Kroll, AICP
Director of Planning
and Development Services

VICINITY MAP

CIP 08-26

Southern Water Main Interconnection
from the Gould Canal to south of Ashlan Avenue

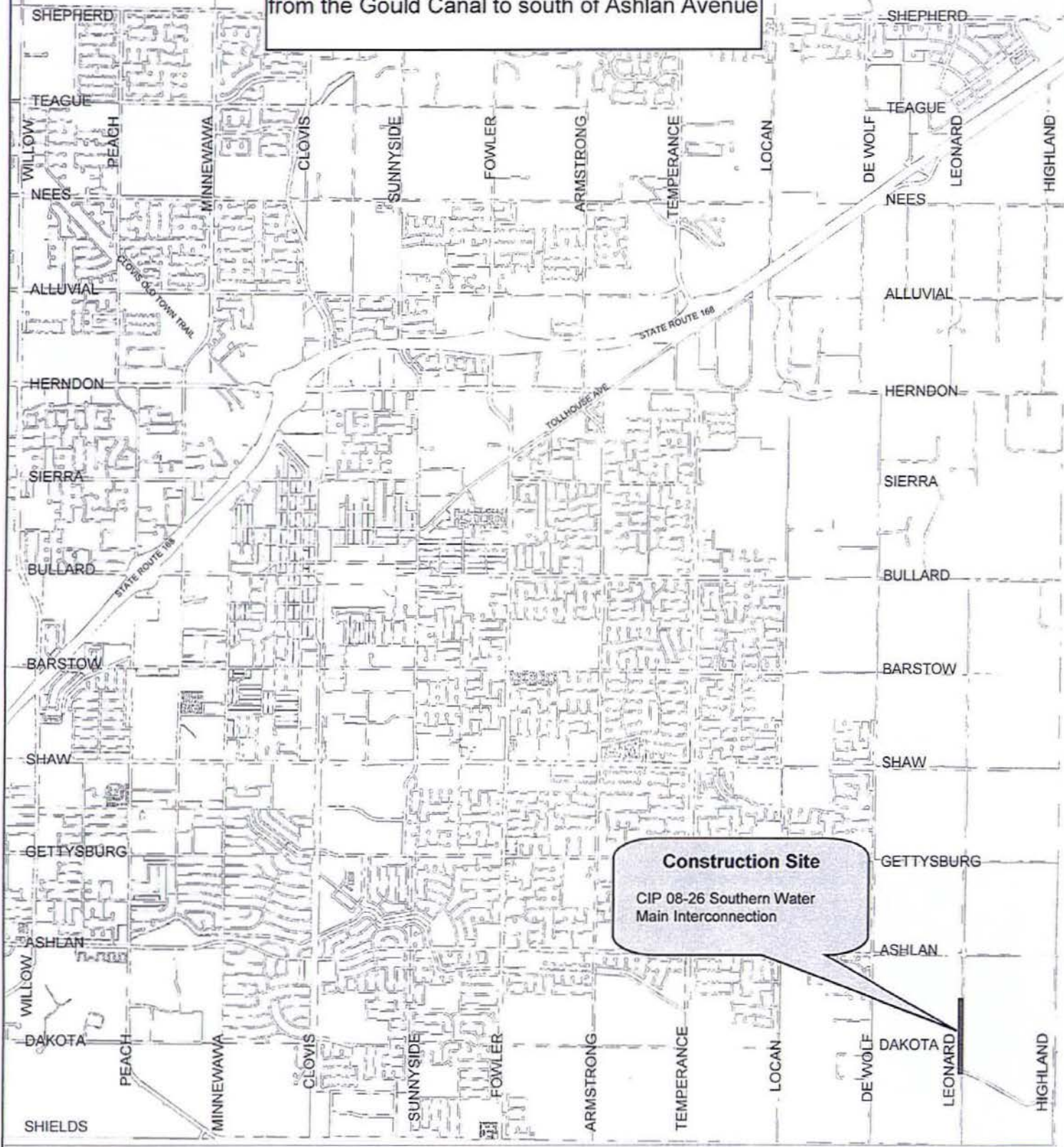


EXHIBIT A



AGENDA ITEM NO: CC-H-1

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: May 2, 2016

SUBJECT: Approval - Waive Formal Bidding Requirements and Authorize the Purchase of a Replacement Video Van off the HGACBuy Contract from WECO Industries.

ATTACHMENTS: None.

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to waive the City's formal bidding requirements and authorize purchasing off of the Houston-Galveston Area Council contract a replacement video van from WECO Industries for \$197,544.75 including tax.

EXECUTIVE SUMMARY

In this year's Fleet Capital budget are funds to replace a video van in the Wastewater section of the Public Utilities Department. The equipment being replaced is due for replacement based on age, and overall condition. The competitively bid contract price is \$197,531.54 plus sales tax with a trade in value of \$15,000 for the old video van. The net cost is \$197,544.75.

BACKGROUND

The Public Utilities Department Wastewater section has used CCTV equipment to inspect gravity sewer mains for many years. Since the year 2000, the Department has

utilized CUES brand equipment and reporting software. The current video van is 16 years old and scheduled for replacement. CUES is the world's leading manufacturer of closed circuit television video (CCTV) inspection, and pipeline inspection/asset management software for sanitary and storm sewers. WECO Industries is the authorized area vendor for CUES inspection products. The Department has utilized WECO for parts and technical support for the existing CUES equipment. Support from both CUES and WECO Industries has been good. Since the year 2000, the Department has upgraded software and continues to build an inspection database which includes over a thousand inspection reports representing over 110 miles of the City's sewer pipeline infrastructure. The new vehicle and software are compatible with the existing video inspection database. The purchase of a new vehicle also includes a buy back option from CUES which will offset a small portion of the costs of the new truck purchase.

The recommended vehicle is available through the Houston-Galveston Area Council contracts, which are competitively bid on a nationwide basis. The City has used these type of nationwide competitive purchasing contracts in the past as they are very competitive.

FISCAL IMPACT

Funds were included in the 2015-16 Fleet Capital budget and the user department will have accumulated the necessary funds for the equipment replacement. The recommended vehicle is available through the HGACBuy contract, which is competitively bid on a nationwide basis.


REASON FOR RECOMMENDATION

The vehicle to be replaced is a 2000 model. The proposed equipment will be more efficient, will have greater safety features, improved ergonomics and will be covered by a warranty. The proposed method of purchasing the equipment is cost effective and funds are available.

ACTIONS FOLLOWING APPROVAL

A purchase order will be prepared for the City Manager's approval and sent to the vendor.

Prepared by: Lisa Koehn, Assistant Public Utilities Director

Submitted by: Luke Serpa, Public Utilities Director 



AGENDA ITEM NO: CC-H-2

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: May 2, 2016

SUBJECT: Approval - Purchase of CNG Side Loading Refuse Truck from Golden State Peterbilt.

ATTACHMENTS: None.

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to authorize the purchase of a replacement CNG Side Loading Refuse Truck from Golden State Peterbilt for \$311,204.50 including tax.

EXECUTIVE SUMMARY

In this year's Fleet Capital budget are funds to replace a side loading refuse truck in the Solid Waste section of the Public Utilities Department. The truck being replaced is due for replacement based on age, and overall condition. The competitively bid contract price is \$311,204.05 including sales tax.

BACKGROUND

The City put out a request for proposals for CNG side loading refuse trucks. Three proposals were received, with Golden State Peterbilt providing the lowest cost proposal that met the necessary specifications. The City's CNG residential refuse trucks are currently all Peterbilt chassis with Bridgeport bodies. This allows for ease of repairs and stocking of parts.

FISCAL IMPACT

Funds were included in the 2015-16 Fleet Capital budget and the user department will have accumulated the necessary funds for the vehicle replacement. The price is within the budgeted amount.

REASON FOR RECOMMENDATION

The vehicle to be replaced is 10 years old, is diesel powered and is less economical to maintain than newer vehicles. A replacement vehicle will get improved fuel mileage, will be more dependable, will be cleaner for the environment and will be covered by a warranty. The proposed method of purchasing the equipment is standard and funds are available.

ACTIONS FOLLOWING APPROVAL

A purchase order will be prepared for the City Manager's approval and sent to the vendor.

Prepared by: Lisa Koehn, Assistant Public Utilities Director

Submitted by: Luke Serpa, Public Utilities Director LS



AGENDA ITEM NO: 1-A 1&2

City Manager: [Signature]

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: May 2, 2016

SUBJECT: Consider Actions related to Annexation of Territory (Annexation #43 – T6117 - Southwest Corner Alluvial/Armstrong) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). (Staff: J. Hughson)

1. Consider Approval - Res. 16-___, A Resolution annexing territory (Annexation #43 – T6117 - Southwest Corner Alluvial/Armstrong) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #43) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).
2. Consider Approval - Res. 16-___, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

ATTACHMENTS: (A) Resolution of Annexation
(B) Resolution Declaring Results
(C) Exhibit A – Canvass and Statement of Result Election
(D) Map

CONFLICT OF INTEREST

None

RECOMMENDATION

- That the Council hold a public hearing and approve actions related to the Annexation of Territory (Annexation #43) to Community Facilities District No. 2004-1.

- Consider Approval – Res. 16-____, A Resolution of annexation of territory (Annexation #43) to the Community Facilities District (City of Clovis Community Facilities District No. 2004-1) and to authorize the levy of Special Taxes therein and submitting Levy of Special Taxes to Qualified Electors.
- Call for Special Election and have Clerk announce the vote.
- Consider Approval – Res. 16-____, A Resolution of the City Council of the City of Clovis Declaring the Results of the Special Annexation Election; Determining Validity of Prior Proceedings and Directing Recording of the Notice of Special Tax Lien (City of Clovis Community Facilities District No. 2004-1) (Police and Fire Services).

EXECUTIVE SUMMARY

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004, must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #43 (ROI) to annex territory to the CFD on March 21, 2016. The ROI set a public hearing for May 2, 2016. The action today finalizes the annexation to the CFD.

BACKGROUND

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #43 (ROI) to annex territory to the CFD. The ROI set a public hearing for May 2, 2016. The Rate and Method of Apportionment (RMA) referred to in the ROI is the same as adopted by the Council with the Resolution of Formation adopted March 8, 2004. RMA provides, among other things, definitions, identifies what properties will be taxed, and the maximum special tax.

The conditions as provided in the Rate and Method of Apportionment will apply to territory annexed to the Community Facilities Districts to provide funding for public safety operations in new growth areas. The major conditions include:

1. The maximum annual tax will be \$227.68 for single family residential and \$196.59 for multi-family residential.

2. The maximum tax will be increased by the Escalator Factor, which is the greater of the change in CPI or percentage change in population.
3. There will be a review not later than five years of inception of the CFD.
4. The annual tax will not apply to commercially zoned property.
5. The tax will apply only to that property for which a building permit is issued after January 1, 2004.
6. The costs of salary and benefit increases funded by the CFD will be limited to the Escalator Factor.

The purpose of the hearing is to take public comment on the annexation of territory to the CFD and to accept protests from any property owner within the proposed boundaries. If no property owner protests are received, the Council may take the initial actions to annex the territory to the CFD by approving a resolution on the annexation to the CFD and approving calling a special property owner election. Once the election is called, the City Clerk tabulates the ballots. If the property owners of two-thirds of the property within the proposed boundaries vote in favor of the CFD, then the Council can take the action to direct the recording of Notice of Special Tax Lien. The recording of the Tax Lien is contingent upon the property being annexed to the City. The property included within the CFD is being processed for annexation to the City and the Local Agency Formation Commission has approved the annexations.

After the annexation is complete and the Notice of Tax Lien has been recorded, any final maps within the CFD may be recorded and construction permits for homes can be issued. One of the conditions of the CFD is that the tax will only be collected on those properties where a building permit for a residence has been issued.

FISCAL IMPACT

If approved, residential units built within the boundaries of the CFD will be assessed annually according to the conditions of the CFD formation and those assessments will be utilized to fund police and fire services.

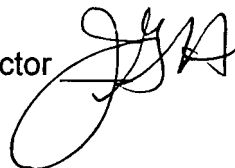
REASON FOR RECOMMENDATION

All requirements for the annexation of territory to the CFD have been completed and the Council may take action to annex territory to the CFD.

ACTIONS FOLLOWING APPROVAL

After approval of the resolution directing the recordation of the Notice of Tax Lien, the lien will be recorded.

Submitted by: Jamie G. Hughson, Finance Director



RESOLUTION NO. 16-___

**A RESOLUTION OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES
DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN AND
SUBMITTING LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

**CITY OF CLOVIS
Community Services District No. 2004-1
(Police and Fire Services)
Annexation No. 43**

RESOLVED by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

WHEREAS, this Council, on March 21, 2016, adopted A Resolution of Intention to Annex Territory to the Community Services District and to Authorize the Levy of Special Taxes Therein (the "Resolution of Intention") stating its intention to annex the territory to the City's Community Services District 2004-1 (the "District"), pursuant to Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the "Act"); and

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the District and stating the services to be provided and the rate and method of apportionment of the special tax to be levied within the District to pay for the services for the District, is on file with the Clerk of the Council and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the District; and

WHEREAS, at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to the District and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to the District by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing District, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to the District, or (iii) owners of one-half or more of the area of land in the territory proposed to be annexed to the District; and

WHEREAS, Annexation Map No. 43 to the District, has been filed with the City Clerk, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

Attachment A

NOW, THEREFORE, IT IS HEREBY ORDERED,

1. All prior proceedings taken by this Council with respect to the District and the proposed annexation of territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the District has been validly established pursuant to the Act.
2. The description and map of the boundaries of the territory to be annexed to District, as described in said Annexation Map No. 43 to the District on file with the Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the District, and said territory is hereby ordered annexed to the District, subject to voter approval of the levy of the special taxes therein as hereinafter provided.
3. The provisions of the Resolution of Intention and Resolution No. 16- adopted by this Council for the District on March 21, 2016, each as heretofore adopted by this Council are by this reference incorporated herein, as if fully set forth herein.
4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the District shall be submitted to the voters of the area to be annexed to the District at an election called therefore as hereinafter provided.
5. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the District for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the District and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the territory proposed to be annexed to the District.
6. Pursuant the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code. This Council hereby determines that paragraphs (a), (b), (c)(1), and (c)(3) of said Section 4000 are applicable to this election.
7. The Council hereby calls a special election to consider the measure described in the ballot referred to below, which election shall be held on May 2, 2016, in the regular meeting place of this Council, City Council Chambers, City Hall, 1033 5th Street, Clovis, California. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters and that the voters have waived such requirement and the date for the election herein specified is established accordingly.
8. The City Clerk is hereby appointed as the election official to conduct the election and shall cause to be provided to each landowner in the territory to be annexed to the District. The City Clerk shall accept the ballots of the qualified electors received prior to 5:00 o'clock p.m. on May 2, 2016, whether received by mail or by personal delivery.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis May 2, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: May 2, 2016

Mayor

City Clerk

RESOLUTION NO. 16-___

**A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION,
DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF
AMENDED NOTICE OF SPECIAL TAX LIEN**

**CITY OF CLOVIS
Community Facilities District No. 2004-1
(Police and Fire Services)
Annexation No. 43**

RESOLVED by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"); and

WHEREAS, pursuant to the terms of the resolution which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election, a copy of which is attached hereto as Exhibit A; and

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The issue presented at the special election was the levy of a special tax within the territory annexed to the CFD, to be levied in accordance with the formula heretofore approved by this Council as described in Resolution No. 16-, a Resolution of Annexation of Territory to Community Facilities District, authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors, adopted March 21, 2016.
2. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was approved by the landowners of the territory annexed to the CFD by more than two-thirds of the landowners voting at the special election.
3. Pursuant to the voter approval, said annexed territory to the CFD is hereby declared to be fully annexed to and part of the CFD and this Council may levy special taxes therein as heretofore provided in these proceedings.

Attachment B

4. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the territory annexed thereto were valid and in conformity with the Act.

Within 15 days of the date hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Fresno, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: May 2, 2016

Mayor

City Clerk

EXHIBIT A

**CITY OF CLOVIS
Community Facilities District No. 2004-1
(Police and Fire Services)
Annexation No. 43**

CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date, in the territory annexed to Community Facilities District No. 2004-1 (Police and Fire Services) of the City of Clovis which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

Qualified Landowner Votes	Votes Cast	YES	NO
--	-----------------------	------------	-----------

**City of Clovis
Community Facilities District No. 2004-1
(Police and Fire Services), Annexation No. 43
Special Tax Annexation Election,
May 2, 2016.**

BALLOT MEASURE: Shall the City of Clovis, by and for its Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in Resolution No. 16-___ of the City of Clovis, adopted by its Council on May 2, 2016?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this ___ day of _____ 2016.

CITY OF CLOVIS

By: _____
City Clerk

Attachment C



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY
 OF _____ MAY _____, 2016. I HEREBY CERTIFY THAT THE
 WITHIN MAP SHOWING PROPOSED BOUNDARIES OF
 ANNEXATION NO. 43 TO COMMUNITY FACILITIES DISTRICT NO.
 2004-1 (POLICE AND FIRE SERVICES), CITY OF CLOVIS,
 COUNTY OF FRESNO, STATE OF CALIFORNIA, WAS APPROVED
 BY THE CITY COUNCIL OF THE CITY OF CLOVIS AT A
 REGULAR MEETING THEREOF, HELD ON THE 29TH DAY OF
 _____ MAY _____, 2016, BY ITS RESOLUTION NO. 16-_____.

JOHN HOLT
 CITY CLERK
 CITY OF CLOVIS

FILED THIS _____ DAY OF _____, 2016,
 AT THE HOUR OF _____ O'CLOCK _____ M. IN THE
 BOOK _____ PAGE _____ OF MAPS OF
 ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND AS
 INSTRUMENT NO. _____ IN THE
 OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
 FRESNO, STATE OF CALIFORNIA.

PAUL A. DICTOS, C.P.A. BY: DEPUTY COUNTY RECORDER
 COUNTY ASSESSOR-RECORDER
 COUNTY OF FRESNO
 STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF
 COMMUNITY FACILITIES DISTRICT NO 2004-1 (POLICE AND
 FIRE SERVICES) OF THE CITY OF CLOVIS RECORDED WITH THE
 FRESNO COUNTY RECORDER'S OFFICE ON FEBRUARY 19,
 2004, IN BOOK 40 OF MAPS OF ASSESSMENT AND
 COMMUNITY FACILITIES DISTRICTS, PAGE 57.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL
 SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND
 DIMENSIONS AS SHOWN ON THE FRESNO COUNTY ASSESSORS
 MAPS FOR THOSE PARCELS LISTED.

THE FRESNO COUNTY ASSESSORS MAPS SHALL GOVERN FOR
 ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF
 SUCH LOTS OF PARCELS.

ANNEXATION MAP NO. 43

COMMUNITY FACILITIES DISTRICT NO. 2004-1
 (POLICE AND FIRE SERVICES)

CITY OF CLOVIS
 COUNTY OF FRESNO
 STATE OF CALIFORNIA



AGENDA ITEM NO: 1-B

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Consider Introduction, Ord. 16-___, **R2016-01**, A request to rezone approximately 2.4 acres of property located at 2410 DeWolf Avenue from the R-A (Single-Family Residential – 24,000 sq. ft. min. lot size) Zone District to the R-1-7500 (Single-Family Residential – 7,500 sq. ft. min. lot size) Zone District. Larry & Martha Moricca, owners; Gary Mason, GMC Development Corporation, applicant, Harbour & Associates, representative.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:":	Conditions of Approval
Attachment 1:	Draft Ordinance

CONFLICT OF INTEREST

None

RECOMMENDATION

The Planning Commission and staff recommend the City Council approve R2016-01, subject to the conditions listed in Exhibit "A."

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 2.4 acres located on the west side of DeWolf Avenue north of Gettysburg Avenue, from the R-A (Single-Family Residential – 24,000 sq. ft.) Zone District to the R-1-7500 (Single-Family Residential – 7,500 sq. ft.) Zone District. Approval of the request will bring the property into conformance with the General Plan and permit future development of single-family homes.

BACKGROUND

- General Plan Designation: Low Residential (Single-Family Residential 2.1 to 4.0 units per acre)
- Specific Plan Designation: Loma Vista Specific Plan (Low Residential)
- Existing Zoning: R-A (Single-Family Residential – 24,000 sq. ft.)
- Lot Size: 2.4 acres
- Current Land Use: Rural Residential
- Adjacent Land Uses:
 - North: Single-Family Residential
 - East: Rural Residential
 - South: Single-Family Residential
 - West: Single-Family Residential

PROPOSAL AND ANALYSIS

The applicant is requesting to rezone approximately 2.4 acres located on the west side of DeWolf Avenue, from the R-A Zone District to the R-1-7500 Zone District. The property is a remaining rural residential site located between single-family development to the north, south and west.

Consistency with the General Plan and Loma Vista Specific Plan

Any future development of this site requires that the zoning and General Plan are consistent. Approval of the rezone is a clean-up action which will bring the zoning into conformance with the General Plan and Loma Vista Specific Plan.

Associated Applications

The applicant is processing a parcel map to split the site into multiple parcels plus one remainder. All parcels will face Rall Avenue to the south. Development of the site will complete the wall and community gateway feature along DeWolf Avenue as well as street improvements on Rall Avenue.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff received one call from a property owner to the south who asked general questions related to sewer and water connections and architecture.

The development of the homes to the south installed sewer and water laterals to the project site which will reduce the need to cut the street for installation. Regarding

architecture, the new homes will be reviewed with a residential site plan review for consistency with the Loma Vista Specific Plan. The existing home will remain and will not be required to comply with the Loma Vista Plan.

Planning Commission

The Planning Commission considered this Project at their March 24, meeting. There were no public comments. The Commission approved the Project by a vote of 4-0-1.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, 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 Game, and the County of Fresno.

Comments received are attached 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.

Community Facilities District and Fiscal Analysis

The fiscal analysis of the Southeast Urban Center Specific Plan identified possible long-term funding shortfalls in the City's operating and maintenance costs. To address this issue the City of Clovis is implementing a Community Facilities District. Community Facilities Districts (CFD's) are a means of providing additional funding for the provision of public facilities and services for public safety, parks and recreation services, and other important municipal services in newly developing areas of the community where the city would not otherwise be able to afford to continue to provide an adequate level of service as the City continues to grow. The use of CFD's is fairly common among cities in California experiencing high rates of growth during this past decade, such as Clovis, due to significant losses of local revenue from tax shifts authorized by the State of California and the need to continue to provide an adequate level of service as growth occurs.

A condition of approval has been added to this rezone requiring participation of this property in the CFD.

California Environmental Quality Act (CEQA)

The Project Item is exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). A Notice of Exemption has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in The Business Journal on Wednesday, April 20, 2016.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The request to approve a rezone from the R-A Zone District to the R-1-7500 Zone District, will bring the site into conformance with the General Plan and Loma Vista Specific Plan. The applicant also is processing a concurrent parcel map to subdivide the property for single-family development. Planning Commission and staff, therefore recommend approval of R2016-01, subject to the conditions of approval listed as Exhibit "A."

This staff report and attachments provide the evidentiary support for the necessary findings for approval of a rezone application. The issues to consider when making a decision on a rezone application include:

1. The rezoning is in keeping with the intent and purpose of the Zoning Ordinance.
2. The rezoning is compatible with the surrounding properties.
3. The rezoning is consistent with the Clovis General Plan.
4. That this project is exempt from CEQA pursuant to a Class 32 categorical exemption.

ACTIONS FOLLOWING APPROVAL

The second reading of this Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

NOTICE OF HEARING

Property Owners within 600 feet notified:	114
Interested individuals notified:	10

Prepared by: Bryan Araki, City Planner

Submitted by: 
Bryan Araki
City Planner


Dwight Kroll, AICP
Director of Planning and
Development Services

J:\Planning Projects\Rezone\R 2016\R2016-01 (Mason Rall)\Documents\PDS - CC Staff Report R2016-01.doc

**FIGURE 1
PROJECT LOCATION MAP**



EXHIBIT "A"
Conditions of Approval – R2016-01

Planning Division Conditions

(Bryan Araki, Division Representative – (559) 324-2346)

1. Development of this site shall be consistent with the General Plan, Low Density Designation.
2. Development of this parcel shall be a single-family residential development consistent with the R-1-7500 Zone District.
3. Prior to development, the applicant shall submit a building permit along with required documentation for demolition of any structures as warranted.
4. The development of this site is subject to the development requirements of the Loma Vista Specific Plan.
5. A community gateway is required at the DeWolf Avenue frontage. The Design shall be consistent with the development to the north. Monumentation, wall materials, thematic lighting and furniture will be analyzed during the residential site plan review process.

Administration Department Conditions

(John Holt, Department Representative – (559) 324-2111)

6. Prior to approval, recordation or filing of an annexation, final map, or site plan, the property covered by the Project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD. The CFD applies only to residential projects.
7. The applicant and the property owner acknowledge and agree that if the Project were not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, park and recreation services, street maintenance and public transit. Absent the requirement for inclusion of the Project within a CFD, the City might not be able to make the finding that the Project is consistent with the General Plan and relevant specific plans and might not be able to make the findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the Project.
8. The owner/developer shall notify all potential lot buyers prior to sale that this Project is a part of a Community Facilities District and shall inform potential

buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the Project, the City Council has determined that it is not necessary that the Project be included in the CFD.

9. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

DRAFT
ORDINANCE 16-___

AN ORDINANCE AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTIONS 9.08.020 AND 9.86-010 OF THE CLOVIS MUNICIPAL CODE TO RECLASSIFY LAND LOCATED AT 2410 DEWOLF AVENUE AND CONFIRMING ENVIRONMENTAL FINDINGS

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, Gary Mason, GMC Development Corporation, 6455 N. Highland Avenue, Clovis, CA 93611, has applied for a rezone R2016-01; and

WHEREAS, this is a request to rezone approximately 2.4 acres from the R-A (Single-Family Residential 24,000 sq. ft. min lot size) to the R-1-7500 (Low Density Single-Family Residential 7,500 sq. ft.) Zone District for property located at 2410 DeWolf Avenue, in the City of Clovis, County of Fresno, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on March 24, 2016, to consider the Project Approval, at which time interested persons were given opportunity to comment on the Project; and

WHEREAS, the Planning Commission recommended that the Council approve Rezone R2016-01; and

WHEREAS, the Planning Commission's recommendations were forwarded to the City Council for consideration; and

WHEREAS, the City published Notice of a City Council Public Hearing for May 2, 2016, to consider Rezone R2016-01. A copy of the Notice was delivered to interested parties within 600 feet of the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on May 2, 2016, to consider the approval of Rezone R2016-01; and

WHEREAS, on May 2, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Rezone R2016-01, which are maintained at the offices of the City of Clovis Planning and Development Services Department; and

WHEREAS, the City Council has evaluated and considered all comments, written and oral, received from persons who reviewed Rezone R2016-01, or otherwise commented on the Project; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS FOLLOWS:

SECTION 1: FINDINGS. The Council finds as follows:

1. That the recitals set forth herein are true and correct.
2. General Plan Consistency Finding. That the rezoning is consistent with the General Plan of the City of Clovis.

3. Zoning Ordinance Consistency Finding. That the rezoning is in keeping with the intent and purpose of the Zoning Ordinance and is compatible with surrounding properties.
4. CEQA Finding. That Rezone R2016-01 is exempt from CEQA pursuant to a Class 32 categorical exemption.
5. Conditions of Approval Finding. Said rezoning is granted subject to performance of the conditions of approval as set forth in "Exhibit A," which is on file with the City Clerk's office. Said conditions of approval are deemed necessary to protect the public health, safety, and general welfare.

SECTION 2: The Official Map of the City is amended in accordance with Sections 9.08.020 and 9.86-010 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

From Classification R-A to Classification R-1-7500

The property so reclassified is located at 2410 DeWolf Avenue in the City of Clovis, County of Fresno, California, and is more particularly described as shown in "Exhibit One."

SECTION 3: This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

SECTION 4: The record of proceedings is contained in the Planning and Development Services Department, located at 1033 Fifth Street, Clovis, California 93612, and the custodian of record is the City Planner.

APPROVED: May 2, 2016

<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/> Mayor	<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/> City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on May 2, 2016, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

DATED:

 City Clerk



AGENDA ITEM NO: 1-C-1&2

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Consider items associated with the eastern .14 acres of a .34 acre property located at the northeast corner of Magill and Duke Avenues. Stock Five Holdings, LLC, owner/applicant; Dirk Poeschel Land Development Services, Inc., representative.

- a. Consider Approval Res. 16-___, **GPA2015-02**, A request to amend the General Plan to re-designate from Medium Residential (4.1 to 7 units per acre) to General Commercial.
- b. Consider Introduction Ord. 16-___, **R2015-07**, A request to rezone from the R-1 (Single Family Residential – 6,000 sq. ft. min.) Zone Districts to the C-2 (Community Commercial) Zone District.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A.:"	Conditions of Approval- GPA2015-02
Exhibit "A-1.:"	Conditions of Approval- R2015-07
Attachment 1:	Draft Resolutions
Attachment 2:	Applicant's General Plan Justification
Attachment 3:	CUSD Interest Letters
Attachment 4:	Planning Commission Minutes
Exhibit "B.:"	Proposed Site Plan and Landscape Exhibits
Exhibit "C.:"	Proposed CUSD Floor Plan and Elevation
Exhibit "D.:"	Proposed Home Site and Elevation

CONFLICT OF INTEREST

None

RECOMMENDATION

Planning Commission and staff recommend that the City Council adopt a Negative Declaration for GPA2015-02 and R2015-07, pursuant to CEQA Guidelines; and

1. Approve the first General Plan Amendment Cycle of 2016 consisting of GPA2015-02, subject to the conditions listed in Exhibit "A;" and
2. Approve R2015-07; subject to the conditions listed in Exhibit "A-1."

EXECUTIVE SUMMARY

The request is to amend the General Plan Land Use Element to change the eastern portion of the two subject properties from Medium Density Residential to Commercial to allow for C-2 Zoning on the site for future development of a parking field. The rezone request will permit for development of the project site under the C-2 Zone District and associated development standards.

General Plan Amendment Cycle Summary

The First General Plan Amendment Cycle of 2016 includes this proposal to amend the Clovis General Plan to re-designate a portion of the subject properties located at the northeast corner of Magill and Duke Avenues to General Commercial.

BACKGROUND

- General Plan Designation: Medium Residential
- Specific Plan: Magill Heights (retired August 2014)
- Existing Zoning: R-1 (Single Family Residential - 6000 Sq. ft. min)
- Lot Size: Portion of .34 Acres
- Current Land Use: Vacant
- Adjacent Land Uses: North: Commercial
South: Single-Family Residential
East: Public Facility
West: Single-Family Residential
- Previous Entitlements: GPA2014-06, R2014-08

PROPOSAL AND ANALYSIS

Proposal

The applicant is proposing to re-designate a portion of the two vacant residential properties to a General Commercial in order to incorporate the subject area with the commercial parcel to the east.

The applicant intends on utilizing the project area for additional onsite parking for a future School District administrative/diet council center proposed on the commercial parcel located on the east side of the subject site.

Applicant's Justification

The applicant has provided justification for the amendment (Attachment 2). In summary, the applicant and Clovis Unified School District have indicated that the School District, located across Sunnyside Avenue east of the project site, is in search of another neighboring site as part of its program upgrades (Attachment 3). Recent discussion with Clovis Unified makes the applicant feel that with an amendment to the plan; the site would provide for school related development but not restrict the applicant from future best use of the property.

General Plan

The 2014 General Plan initially described the two residential parcels as Medium Residential. Additionally, the General Plan called out an Office designation on the parcel located at the northwest corner of Magill and Sunnyside Avenues, providing for administrative and professional office uses serving the surrounding neighborhoods. GPA2014-06 confirmed the residential designation on the northeast corner of Magill and Duke Avenues and re-designated the northwest corner of Magill and Sunnyside to Commercial.

On July 27, 2015, staff received a request from the applicant to re-designate the site from the respective General Commercial and Medium Residential, to an Office classification. The overall Office designation was intended to provide for general office and administrative type uses that would serve the potential district expansion and provide associated parking. Subsequent to this initial request, the applicant sought modification to only the residential segment of the project, maintaining the NWC of Magill and Sunnyside Avenues as General Commercial (C-2).

Community Meeting and Planning Commission Continuance Hearing

As a requirement of the General Plan Amendment process, the applicant hosted a neighborhood meeting on December 16, 2015, at the applicant's office in Clovis. The developer's representative, City staff and one resident attended the meeting. The primary comments included the two concerns as follows:

- Placement of a parking lot when initially single family residences were envisioned;
- Homeowners having to view a parking lot as they arrive and leave their neighborhood.

At the December 17, 2015, public hearing, the Planning Commission received a request from the applicant seeking a continuance in order to revise the initial request. The Commission opened the hearing for comments from the public although no action would be taken. Two residents spoke in opposition to the applicant's request to reclassify the two parcels to Commercial. The comments mirrored those concerns raised at the neighborhood meeting. Homeowners indicated that the plan was for the future development of single family homes on the two sites and should therefore remain. Affected property owners felt that a change to the existing land use would be detrimental to the existing character of the neighborhood and surrounding environment.

The staff report analysis covers the concerns raised during the neighborhood meeting.

January 28, 2016 And March 24, 2016 Planning Commission Meetings

On January 28, 2016, the applicant's proposal was presented to the Planning Commission for consideration. The Commission accepted testimony from the applicant in support of the project as well as neighborhood opposition of the project. Residents again expressed their concerns with the applicant's request to remove residentially designated property with a request to replace the area with a parking field. The Commission also expressed concern with the ambiguity of the project and the lack of commitment from Clovis Unified School District to secure the property for its administrative purposes. The Commission entertained a motion to continue the item to a date uncertain in order for the applicant to address resident's concerns and to further establish a commitment from the School District.

For the March 24, 2016, Planning Commission hearing, the applicant further amended their project to address previous neighborhood concerns as reflected in Exhibit "B". The applicant removed a portion of the initial commercial request in order to provide for a single family residence adjacent to Duke and Magill Avenues. The Commission heard from residents that were initially opposed to the project but now were in support of the request as revised by the applicant. The Commission respected that the applicant worked diligently to address those key issues; therefore the Commission approved the applicant's request. The applicant is ready to move forward with their project.

Residential Component

As indicated, the applicant modified the request based on previous concerns from area residents. Homeowners indicated that this neighborhood would best be served with single family homes at the key entry to the cul de sac and were opposed to any variation of screening and or walls to hide the parking lot from their residences. The applicant heard these concerns and requested an opportunity to work with staff on providing a viable alternative.

The applicant has provided an exhibit (Exhibit "B"), that they feel addressed area concerns from homeowners. With approval, the applicant will adjust the property boundaries with intent to develop the remaining segment of residential property with a 3-bedroom residence. The home will face Duke Avenue, potentially providing the transition envisioned by the neighborhood.

GPA Conformity Methodology

Plan conformity is defined as the upholding of the General Plan Vision and goals. Conforming activities or actions should not result in the following:

- Direct or indirect conflict with the Vision or goals;
- Result in new or more significant environmental impacts; or
- Conflict with other city program, improvements, or activities.

A General Plan Conformity Rule establishes conformity as a coordination process in which the economic, environmental, and social aspects of ongoing, cumulative land planning and development are considered. In other words General Plan conformity refers to the process of evaluating plans, programs, and projects to determine and demonstrate they meet the Vision and subordinate goals of the General Plan as these are implemented over the life of the plan.

Analysis

The General Plan Amendment provides for a modification to the existing land use designation of the General Plan, removing a portion of the residential designation of the property site.

- The project would amend the General Plan's land use diagrams intensity, if approved there would be no conflict between the proposed use and the existing land use designation.
- The proposal is consistent with the goals and policies of the General Plan. At a zoning level, the development standards of the General Plan do not address commercial development at the subject site.
- The requested C-2 (Commercial) Zone District will provide for this development subject to conditions of approval.
- These conditions will be developed by staff and subject to review by the Planning Commission and the City Council during the course of noticed public hearings.
- The initial study prepared for the project resulted in a finding of consistency with the previous GPA2014-06 and R2014-08, subject to mitigation measures.

- The developer will be required by conditions of approval to make the necessary public improvements required by the project. There are no other conflicts with other city programs, improvements, or activities.

Water and Sewer Services

The City Engineering Division studied the water and sewer impacts of the project and concluded that the proposed amendment did not change the range of the existing General Plan, therefore; the existing and planned sewer lines can accommodate the land use change.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use and Economic Development Element goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips. The General Plan also balances residential growth with economic and employment growth.

Land Use Goals

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.1: **Amendment criteria.** The City Council may approve amendments to the General Plan when the City Council is satisfied that the following conditions are met:

- The proposed change is and will be fiscally neutral or positive.
- The proposed change can be adequately served by public facilities and would not negatively impact service on existing development or the ability to service future development.
- The proposed change is consistent with the Urban Village Neighborhood Concept when within an Urban Center.
- General Plan amendments proposing a change from industrial, mixed-use business campus, or office (employment generating) land use designations to non-employment-generating land use designation shall be accompanied by an analysis of the potential impacts on the City's current and long-term jobs-housing ratio, as well as an evaluation on the change or loss in the types of jobs.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Mix land uses
- Strengthen and direct development toward existing communities
- Take advantage of compact building design
- Enhance the economic vitality of the region

The applicant's proposal is inclusive of a request to re-designate a portion of the two subject parcels to a Commercial land use designation. This change will not be fiscally negative and can be served with existing services.

Economic Development Goals

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

Policy 1.1: Economic Development Objectives. Invest in economic development to: 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education; and 3) attract businesses that increase Clovis' stake and participation in growing sectors of the regional and global economy.

Policy 1.2 Policy 1.2 Jobs-housing ratio. Improve the city's job-housing ratio by promoting growth in jobs suited to the skills and education of current and future residents with the objective of an equal number of jobs and employed residents.

GPA Conclusion

Based on a comparison of the Clovis General Plan Vision and Community Values, the requested amendment conforms to the vision of the General Plan. The General Plan clearly identifies suitable areas within close proximity available for commercial development.

Rezone

As stated, the applicant is requesting to change the General Plan to allow a portion of the property to be rezoned to the C-2 Zone District. The applicant states that the C-2 Zone District will provide additional marketing opportunities and services for the potential expansion of the Clovis Unified School District in addition to any future Commercial proposal.

Specific Uses

If the applicant's request is approved, the intent is to utilize this site for onsite parking contingent on any future use of the Commercial property to the east. Staff has added a condition of approval memorializing the limitation to parking area of the subject site.

Consistency with the General Plan

This rezone request is consistent with the land use designation as proposed under General Plan Amendment GPA2015-02. The applicant proposes to develop the site with an office-related development.

The applicant received previous Site Plan Review approval for construction of an automotive accessory parts store at the southwest corner of Herndon and Sunnyside Avenues. The applicant is in the construction phase of this development to the northeast of the subject site. The applicant will also construct onsite improvements inclusive of paving, curb and gutter, and building plot areas, consistent with the General Plan. These improvements will be incorporated into any future development of the northwest corner of Magill and Sunnyside Avenues as well as the subject site.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, 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 Game, and the County of Fresno.

Comments received are attached 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)

GPA2015-02 and R2015-07 is in substantial conformance with the environmental analysis performed for GPA2014-06 and R2014-08. No major revisions will be required with the adopted Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in The Business Journal on Wednesday, April 18, 2016.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The request to re-designate and rezone a portion of the subject properties is consistent with the intent of the General Plan and will continue to provide a walkable neighborhood with convenient services. The re-designation would also provide opportunity to market the property and fill in areas that otherwise may sit vacant. Planning Commission and staff therefore recommends that the City Council approve GPA2015-02, and R2015-07 subject to the conditions of approval listed as Exhibit "A" and Exhibit "A-1."

This staff report and attachments provide the evidentiary support for the necessary findings for approval of a GPA and Rezone application. The findings to consider when making a decision on a rezone application include:

1. That the site for the proposed use is adequate in size and shape to properly accommodate such use;
2. That the street plan in the neighborhood is adequate to handle the traffic generated by the proposed use;
3. That the proposed use will have no adverse effect on abutting properties and the permitted use thereon;
4. That the conditions of approval stated in the resolution are deemed necessary to protect the public health, safety, and general welfare; and
5. That, based upon the Initial Study and comments received, there is no substantial evidence that the project will have a significant effect on the environment.

The issues to consider when making a decision on a rezone application include:

1. The rezoning is in keeping with the intent and purpose of the Zoning Ordinance.
2. The rezoning is compatible with the surrounding properties.
3. The rezoning is consistent with the Clovis General Plan.
4. That, based upon the Initial Study and comments received; there is no substantial evidence that the project will have a significant effect on the environment.

ACTIONS FOLLOWING APPROVAL

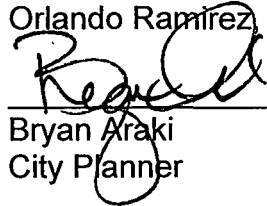
If approved, the second reading of the rezone Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

NOTICE OF HEARING


Property Owners within 800 feet notified:	117
Interested individuals notified:	10

Prepared by: Orlando Ramirez, Associate Planner

Submitted by:



Bryan Araki
City Planner



Dwight Kröll, AICP
Director of Planning and
Development Services

**FIGURE 1
PROJECT LOCATION MAP**

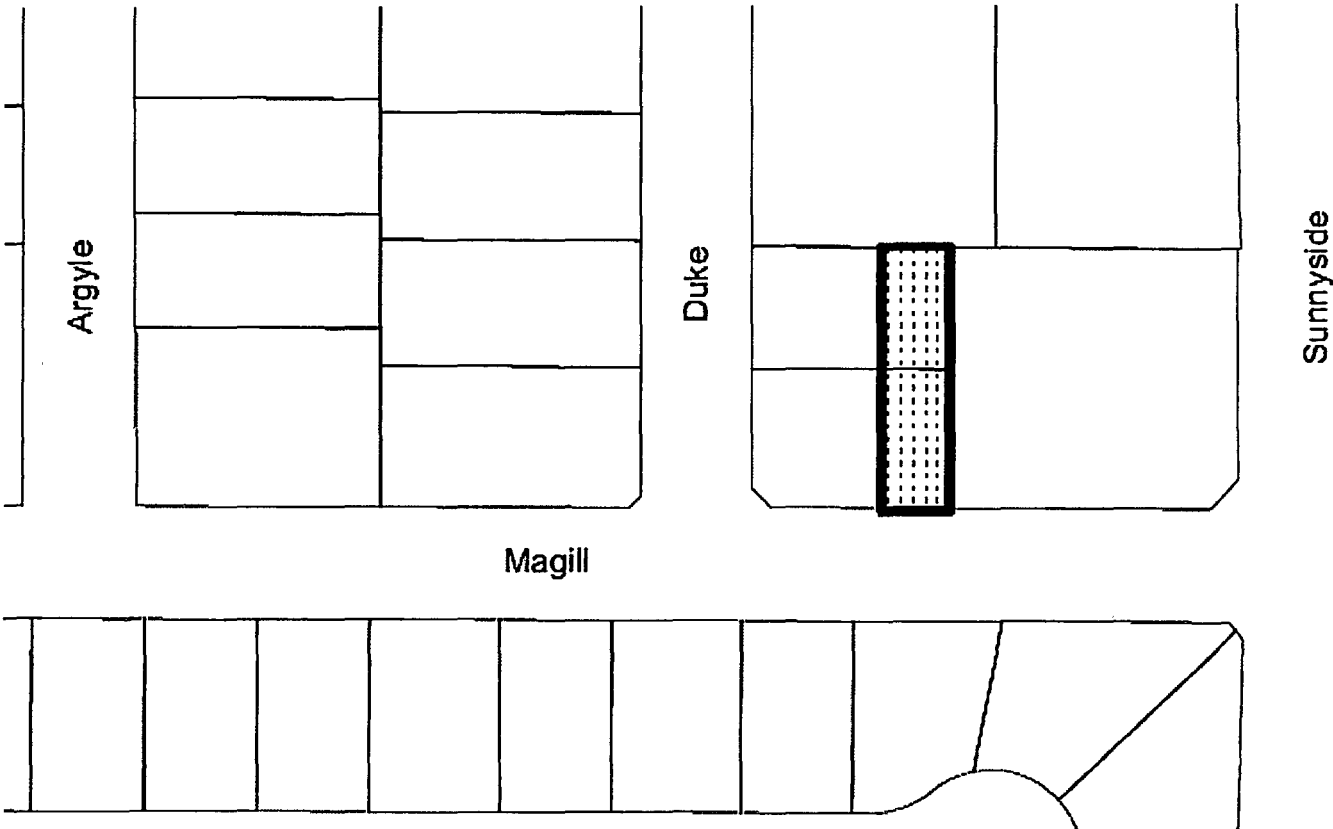


EXHIBIT "A"
Conditions of Approval – GPA2015-02

Planning Division Conditions

(Orlando Ramirez, Division Representative – (559) 324-2345)

1. Development of this site shall be consistent with the General Plan, Commercial Designation.
2. Development of this parcel shall be a commercial development consistent with Rezone R2015-07.
3. Rezone R2015-07, approves a rezone to a portion of the properties of land located at the northeast corner of Magill and Duke Avenues from the R-1 Zone District to the C-2 (Community Commercial) Zone District.

EXHIBIT "A-1"
Conditions of Approval – R2015-07

PLANNING DIVISION CONDITIONS

(Orlando Ramirez, Division Representative – (559) 324-2345)

1. Rezone R2015-07 approves a C-2 (Community Commercial) Zone District for the project site.
2. This rezone shall become effective only upon approval of General Plan Amendment GPA2015-02 by the City Council.
3. Any development shall comply with the Clovis Municipal Code Parking Requirements and evaluated through the Site Plan Review process.
4. The subject parcels shall be limited to providing parking stalls that serve any adjacent commercial development to the east.
5. Any development on the remaining R-1 property shall comply with the Clovis Municipal Code Development Standards as follows:
 - Magill Avenue (Front Setback) – 20 feet from property line;
 - Duke Avenue (Street setback) – 15 feet from property line;
 - Interior setback – 5 feet from property line;
 - Rear Setback – 20 feet from property line.
6. There shall be no commercial buildings permitted on the subject parcels.
7. Future development shall comply with the following:
 - A minimum 20 feet from face of curb landscape setback shall be provided along the Magill and Duke Avenue street frontage to any parking area for the proposed commercial project.
 - A 10-foot landscaped setback to parking and/or structures shall be provided adjacent to residential districts.
 - Construct a solid masonry wall no less than seven (7) tall from the highest finished grade and prior to any building permits adjacent to residential properties.
 - This project shall architecturally integrate with the residential character of the area.

8. This rezone request is subject to the associated development standards of the General Plan and the Community Commercial Zone District.
9. The applicant shall seek Minor Deviation approval for any deviation from the property lot depth/width requirements.
10. The applicant shall execute a Lot Line Adjustment (PME), shifting the eastern residential boundary to the west.
11. There shall be no internally- illuminated signage along the Duke and Magill Avenue street frontages.
12. Development of this site shall be consistent with the General Plan.
13. Any major modifications including additional lease space, reduction in parking, or other development standards, shall require an amendment to this rezone. An amendment to the C-2 shall require signatures from all property owners within the development.

DRAFT RESOLUTIONS

**DRAFT
RESOLUTION 16- ____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE
FIRST GENERAL PLAN CYCLE OF 2016, INCLUDING GPA2015-02 AMENDING THE
GENERAL PLAN FOR APPROXIMATELY .14 ACRES LOCATED AT THE NORTHEAST
CORNER OF MAGILL AND DUKE AVENUES**

WHEREAS, Stock Holdings. LLC, 2972 Larkin Avenue, Clovis, CA 93612, has applied for General Plan Amendment GPA2015-02; and

WHEREAS, the Applicant submitted an application for a General Plan Amendment to amend the General Plan to change the land use designation from Medium Residential to General Commercial, for a portion of a .34 acre property located on the northeast corner of Magill and Duke Avenues, in the County of Fresno, California; and

WHEREAS, on March 24, 2016, the Planning Commission considered General Plan Amendment GPA2015-02; and

WHEREAS, the Planning Commission voted to recommend approval of GPA2015-02, to the City Council; and

WHEREAS, a public notice was sent out to area residents within 800 feet of said property boundaries twenty-one days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on May 2, 2016; and

WHEREAS, on May 2, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to General Plan Amendment GPA2015-02, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

- a. The amendment is consistent with the Clovis General Plan land use diagram; and
- b. The amendment is in keeping with the intent and purpose of the Zoning Ordinance.
- c. That this project was covered under the environmental analysis performed for General Plan Amendment GPA2014-06 and Rezone R2014-08. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Clovis City Council does recommend approval of the First General Plan Amendment Cycle of 2016, including GPA2015-02.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: May 2, 2016

Mayor

City Clerk

DRAFT
ORDINANCE 16-___

AN ORDINANCE AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTIONS 9.08.020 AND 9.86-010 OF THE CLOVIS MUNICIPAL CODE TO RECLASSIFY LAND LOCATED AT THE NORTHEAST CORNER OF MAGILL AND DUKE AVENUES AND CONFIRMING ENVIRONMENTAL FINDINGS

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, Stock Holdings. LLC, 2972 Larkin Avenue, Clovis, CA 93612, has applied for Rezone R2015-07; and

WHEREAS, this is a request to rezone a portion of an approximate .34 acres from the R-1 (Single Family Residential – 6,000 sq. ft. min.) Zone Districts to the C-2 (Community Commercial) Zone District for property located at the northeast corner of Magill and Duke Avenues, in the County of Fresno, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on March 24, 2016, to consider the Project Approval, at which time interested persons were given opportunity to comment on the Project; and

WHEREAS, the Planning Commission recommended that the Council approve Rezone R2015-07; and

WHEREAS, the Planning Commission's recommendations were forwarded to the City Council for consideration; and

WHEREAS, the City published Notice of a City Council Public Hearing for May 2, 2016, to consider Rezone R2015-07. A copy of the Notice was delivered to interested parties within 800 feet of the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on May 2, 2016, to consider the approval of Rezone R2015-07; and

WHEREAS, on May 2, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Rezone R2015-07, which are maintained at the offices of the City of Clovis Planning and Development Services Department; and

WHEREAS, the City Council has evaluated and considered all comments, written and oral, received from persons who reviewed Rezone R2015-07, or otherwise commented on the Project; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS FOLLOWS:

SECTION 1: FINDINGS. The Council finds as follows:

1. That the recitals set forth herein are true and correct.
2. General Plan Consistency Finding. That the rezoning is consistent with the General Plan of the City of Clovis.
3. Zoning Ordinance Consistency Finding. That the rezoning is in keeping with the intent and

purpose of the Zoning Ordinance and is compatible with surrounding properties.

- 4. CEQA Finding. That this project was covered under the environmental analysis performed for General Plan Amendment GPA2014-06 and Rezone R2014-08. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project..
- 5. Conditions of Approval Finding. Said rezoning is granted subject to performance of the conditions of approval as set forth in "Exhibit A-1," which is on file with the City Clerk's office. Said conditions of approval are deemed necessary to protect the public health, safety, and general welfare.

SECTION 2: The Official Map of the City is amended in accordance with Sections 9.08.020 and 9.86-010 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

From Classification R-1 to Classification C-2

The property so reclassified is located at northeast corner of Magill and Duke Avenues in the City of Clovis, County of Fresno, California, and is more particularly described as shown in "Exhibit One."

SECTION 3: This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

SECTION 4: The record of proceedings is contained in the Planning and Development Services Department, located at 1033 Fifth Street, Clovis, California 93612, and the custodian of record is the City Planner.

APPROVED: May 2, 2016

_____	_____
Mayor	City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on May 2, 2016, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

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

DATED:

City Clerk

General Plan Amendment & Rezone Request
Stockbridge/CUSD Magill and Sunnyside Avenues Project

January 14, 2016

Applicant: Mr. Guy Stockbridge/ Stock Five Holdings LLC
2972 Larkin Avenue
Clovis, CA 93612

Property Owner: Same as above

Representative: Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite No. 200
Fresno, CA 93721

APN: APN 491-320-74 & 75

Acreage: 14,000 +/- sq. ft.

Existing General Plan: Commercial

Specific Plan: Magill Heights

Existing Zoning: R-1(Single-Family Residential District)

Location: Located on the northeast corner of E. Magill and N. Duke Avenues
within the City of Clovis.

General Plan Amendment

Approve a General Plan Amendment request changing the land use designation from Medium Density Single-Family Residential to Commercial for the two lots of 7,000 +/- sq. ft. each at the northeast corner of E. Magill and N. Duke Avenues.

Rezone Request:

Conditionally approve a rezone request from R-1 to the C-2 (Community Commercial) zone. See attached legal description.

JUSTIFICATION

In April of 2015, the city modified the general plan by designating and rezoned the subject site to accommodate a planned commercial center to be developed by the applicant. Subsequent to that action, the applicant has been in discussions with CUSD to lease the subject site for a non-intensive, school support services center parking. To accommodate that CUSD use, the proposed project will essentially undue the Council's action of April 2015 for the aforementioned two lots. With or without the CUSD agreement, the previous approved infill commercial use along N. Sunnyside Ave. requires more on-site parking than originally contemplated.

The subject two lots consist of 7,000 +/- sq. ft. each. The applicant proposes to change the general plan land use designation of the two subject lots from Medium Density Single-Family Residential to Commercial. Said plan amendment and corresponding rezoning will accommodate the development of additional parking for the planned neighborhood commercial uses along Sunnyside Avenue.

The change in land use designation and zoning will continue to be integrated with the previously approved commercial zoning and development being developed by the applicant. All design components such as landscaping, circulation, lighting etc. will remain as previously approved.

The proposal is consistent with the City of Clovis General Plan and specifically the following plan goals and policies:

Goal 1: A self-sustaining community which provides a full range of land uses and related amenities.

The purpose of the proposed amendment is to provide for additional parking to accommodate immediately adjacent in-full development. Parking is a valuable and integral component serving that in-full development

Policy 1.3: Encourage creative mixed-use development through zoning and development standards.

The adjacent use is an infill development that requires more parking than originally conceived as necessary. Converting the subject lots to parking facilitates a more robust commercial development. Development standards and project conditions will allow the adjacent commercial infill development to prosper without impacts to adjacent residential uses.

Policy 1.4: Provide flexibility in land use planning to be responsive to market demands.

Recent interest in the southern portion of the adjacent property owned by the applicant has necessitated a higher on-site parking requirement. The proposed project will allow approximately 14,000 sq. ft. of additional area to be dedicated for parking.

Goal 2: Future land uses of high quality design that are compatible with existing development and are sensitive to existing natural resources.

The proposed facilities development of previously approved land uses or future uses that require additional parking. Conditions of approval will assure the proposed parking area is nicely landscaped to avoid adverse impacts such as lighting, noise or visual impacts to adjacent residential uses. A block wall will be constructed between the residential uses and the proposed parking area. Landscaping will be installed to reduce light and glare impacts to adjacent residential uses.

Policy 2.2: Promote a diversity of land use densities and intensities in appropriate areas of the City.

The proposed will promote infill and accommodate adjacent properties development by providing needed parking area. The non-intensive nature of adjacent uses and proposed conditions of approval will assure the proposed use is not detrimental to nearby residential uses.

Policy 2.6: Place the major responsibility of achieving land use compatibility and buffering on the higher density/intensified land use.

The applicant understands the responsibility to manage the proposed parking area responsibly so as to not annoy nearby residences. Incompatibility due to noise, lighting, odors, site maintenance, etc. will not occur be due to the imposition of project conditions that are proven effective in reducing such impacts to surrounding properties. Management of the site will also be important to eliminate operational issues that may annoy nearby residents.

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July 20, 2015

Guy Stockbridge
Stockbridge Development, Inc.
2972 Larkin Ave.
Clovis, CA 93612

Dear Mr. Stockbridge,

The purpose of this letter is to inform you of Clovis Unified School District's interest in constructing an approximately 10,000 to 12,000 square feet building at the Northwest corner of Sunnyside and Magill Avenues for office space.

Our intent is to develop the site as department headquarters for our District Campus Catering facility which is currently located on our David E. Cook District Office land just east of the new site. This building would house no more than 20 regular full time employees on a daily basis. This would provide them with a reasonable working area large enough to allow for the privacy required for confidential matters.

In the lobby/reception area, we would like to have up to four "private" stations where parents can sit to complete their child's Online Enrollment and Free & Reduced Lunch applications.

Also within this building, approximately 3000 square feet would be slated to be used as an area for Professional Development. Training would be random, and is dependent upon the scheduled classes.

For the most part this office would be used during regular business hours Monday through Friday, and should not conflict with evening or weekend traffic as a result of nearby retail establishments.

If you have any additional questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "MJ" or "Michael Johnston".

Michael Johnston
Associate Superintendent
Administrative Services

Governing Board

Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny L. Hovseplan
Richard Lake, C.P.A.
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration

Janet L. Young, Ed.D.
Superintendent
Carlo Prandini, Ph.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent



January 25, 2016

Mr. Orlando Ramirez, Planner
City of Clovis Planning Department

SUBJECT: GPA2015-02, Request to Amend the General Plan to General Commercial

Dear Mr. Ramirez,

Reference is made to the subject application proposed by Stock Five Holdings, LLC. As you are aware, the Clovis Unified School District has been in discussions with the applicant as to an option on subject site for office use. The District has a need for additional space in proximity to its main district office at Sunnyside and Herndon Avenues.

The discussions between the District and the applicant for the subject site have gone well but we have not committed at this time. The District remains optimistic that the Board will support the utilization of this property for Campus Catering office space, and that an agreement can be reached with the applicant. We are confident that any use by the District of the subject site would be compatible with surrounding properties. The District trusts that the subject project conditions imposed by the city of Clovis are adequate to mitigate any potential impacts to adjacent properties.

As noted in previous correspondence to your department regarding this matter, the District supports the proposed project. If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "MJ", with a long horizontal line extending to the right.

Michael Johnston
Associate Superintendent
Administrative Services

Governing Board
Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny L. Hovsepian
Richard Lake, C.P.A.
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration
Janet L. Young, Ed.D.
Superintendent
Carlo Prandini, Ph.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

Stock Five Holdings LLC
2972 Larkin Ave.
Clovis, CA 93612

Michael Clear
Central Valley Support Services
1450 Herndon Ave.
Clovis, California 93611

Re: NWC Sunnyside/Miguel Clovis, CA

Dear Mr. Clear:

This letter constitutes the proposal of Stock Five Holdings LLC. ("Owner/Builder") for the sale to Central Valley Support Services ("CVSS") of a building of approximately 11,048 square feet which is to be constructed and completed in accordance with plans and specifications prepared by Teter Architects and Engineers and which plans and specifications are to be developed and mutually agreed upon by Owner/Builder and CVSS. The building shall be constructed on a parcel of real property of approximately 27,894 square feet plus required onsite and offsite improvements. The purchase price of the land and building shall be [REDACTED]. This proposal shall be memorialized in a written contract to be signed by the parties subject to the approval of the CVSS Board; the material points are summarized as follows:

1. Owner/Builder/Seller: Stock Five Holdings LLC.
2. Buyer: Central Valley Support Services JPA
3. Broker: None
4. Parcel Size: 27,894 +/- square feet
5. Building Size: 11,048 +/- square feet
6. Legal Description: APN 491-320-74; APN 491-320-75
7. Address: 310 North Sunnyside Avenue, Clovis, California
8. Use: General office
9. Site Plan: (approved) attached as Exhibit A and incorporated by reference herein

10. **Civil Engineer: RW Greenwood Associates, Inc.**
11. **Architect: Teter Architects and Engineers**
12. **Zoning: C-2**
13. **Subdivision: Parcel map required to be obtained by Owner/Builder**
14. **Description of Building Improvements: Owner/Builder at its sole cost and expense shall deliver a building of approximately 11,048 square feet on a parcel of real property of approximately 27,894 square feet to CVSS in accordance with a written contract to be executed and delivered by the parties. Owner/Builder shall cause to have prepared plans and specifications which shall be submitted to CVSS for its review and approval and incorporated by reference into the written contract for purchase and sale between the parties. All work shall be completed in accordance with applicable laws, codes and ordinances and related mutually agreed upon plans and specifications. The final plans and specifications shall govern and control. In the event of any conflict between this letter of intent and the written contract between the parties, the written contract shall control. Upon completion and at the close of escrow, Owner/Builder shall provide CVSS a set of as-built drawings including architectural, mechanical, electrical, structural, and elevation sheets.**
15. **Owner/Builder shall provide CVSS a one (1) year warranty on all work. CVSS shall not be responsible for any cost of repair or replacement of any components for a period of one (1) year from date of the close of escrow**
16. **Onsite Improvements: Parking Lot of 44 +/- spaces; ADA compliant with CVSS special requirements as specified in the written contract.**
17. **Offsite Improvements: As required by the City of Clovis**
18. **Application for Building Permit: Within 10 days after CVSS approval of building and site plans.**
19. **Time of Construction: Approximately 365 days from issuance of building permit**
20. **Escrow: Escrow shall open on execution of the written contract between the parties. Escrow shall close within thirty (30) days of the issuance of a Certificate of Occupancy by the City of Clovis.**


This is a letter of intent only and is not intended to be nor shall it be construed to be a binding contract. No binding contract shall be formed unless and until the parties hereto have executed a written contract containing terms and conditions mutually acceptable to both parties hereto. This letter of intent is only a list of proposed points that may or may not become part of an eventual contract. It is not based on any agreement between the parties. It is not intended to impose any obligation whatsoever on either party, except to work together and to bargain in good faith. The parties do not intend to be bound by any agreement until both agree to and sign a written contract, and neither party may reasonably rely on any promises inconsistent with this paragraph. This paragraph supersedes all other conflicting discussions or agreements.

Accepted/Acknowledged/Agreed to:

Central Valley Support Services

By: 
Michael Clear,
Executive Director

Stock Five Holdings LLC.

By: 
Guy Stockbridge,
Managing Member

Dated: 3-16-, 2016



PLANNING COMMISSION MINUTES

ATTACHMENT 4

CLOVIS PLANNING COMMISSION MINUTES
January 28, 2016

1. Consider items associated with approximately .34 acres of property located at the northeast corner of Magill and Duke Avenues. Stock Five Holdings, LLC, owner/applicant; Dirk Poeschel Land Development Services, Inc., representative.
 - a. Consider Approval **Res. 16-___, GPA2015-02**, A request to amend the General Plan to re-designate from Medium Residential (4.1 to 7 units per acre) to General Commercial.
 - b. Consider Approval **Res. 16-___, R2015-07**, A request to rezone from the R-1 (Single Family Residential – 6,000 sq. ft. min.) Zone District to the C-2 (Community Commercial) Zone District.

Associate Planner Ramirez presented the staff report for the Project.

At this point the Chair opened the floor to the applicant.

Dirk Poeschel, Van Ness Avenue, Representing the property owner provided additional information and was present for questions.

Michael Johnston, Clovis Unified School District, answered questions from Chair Mouanoutoua related to traffic and number of staff (20 – 25 staff members).

At this point the Chair opened the floor to anyone wishing to speak in favor of the Project

None

At this point the Chair opened the floor to anyone wishing to speak in opposition to the Project.

Kenny Cramsey, 366 N. Duke Avenue, stated he is not in support of the general plan change. Reminded Commission of the partnerships that helped revitalize the Duke Avenue cul-de-sac.

Dave Pennell, Argyle Avenue, stated that he does not want a parking lot or commercial building on the site.

Katheryn Tuell, owns property in the neighborhood and stated that the change was too vast and opposed the Project.

At this point the Chair opened the floor to the applicant for a rebuttal.

Dirk Poeschel clarified that traffic would not be impacted on the cul-de-sac and provided some information of the site design.

Chair Mouanoutoua asked Mike Harrison, Associate Civil Engineer, if the use would generate additional traffic not accounted in review of the site.

Mike Harrison indicated that the slight increase in traffic would not affect the site.

At this point the Chair closed the public portion.

Commissioner Kallsen stated that the application is premature due to the lack of a deal with Clovis Unified.

Chair Mouanoutoua stated he is concerned about the change if CUSD does not commit to the site.

At this point the commission voted by consensus to continue the items to a date uncertain.

CLOVIS PLANNING COMMISSION MINUTES
March 24, 2016

2. Consider items associated with the eastern portion of property located at the northeast corner of Magill and Duke Avenues. Stock Five Holdings, LLC, owner/applicant; Dirk Poeschel Land Development Services, Inc., representative.
 - c. Consider Approval, **Res. 16-17, GPA2015-02**, A request to amend the General Plan to re-designate a portion of property from Medium Residential (4.1 to 7 units per acre) to General Commercial.
 - d. Consider Approval, **Res. 16-18, R2015-07**, A request to rezone a portion of property from the R-1 (Single Family Residential – 6,000 sq. ft. min.) Zone District to the C-2 (Community Commercial) Zone District.

Associate Planner Ramirez, presented the staff report for the Project.

At this point the Chair opened the floor to the applicant.

Dirk Poeschel, Land Development Services spoke on behalf of the owners and provided a summary of changes and stated they are in concurrence with the conditions.

At this point the Chair opened the floor to anyone wishing to speak in favor of the Project.

Kenny Cramsey, 366 N. Duke Avenue, stated that he thanks the Commission and the developer for listening to the neighbors and spoke in favor of the project.

Kathryn Tuell, 366 N. Duke Avenue, spoke in favor.

At this point the Chair opened the floor to anyone wishing to speak in opposition to the Project

There being none, the chair closed the public portion.

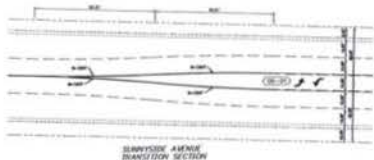
At this point a motion was made by Commissioner Pawlowski, seconded by Commissioner Hinkle to approve GPA2015-02. The motion was approved by a vote of 4-0-1.

At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Pawlowski to approve R2015-07. The motion was approved by a vote of 4-0-1.

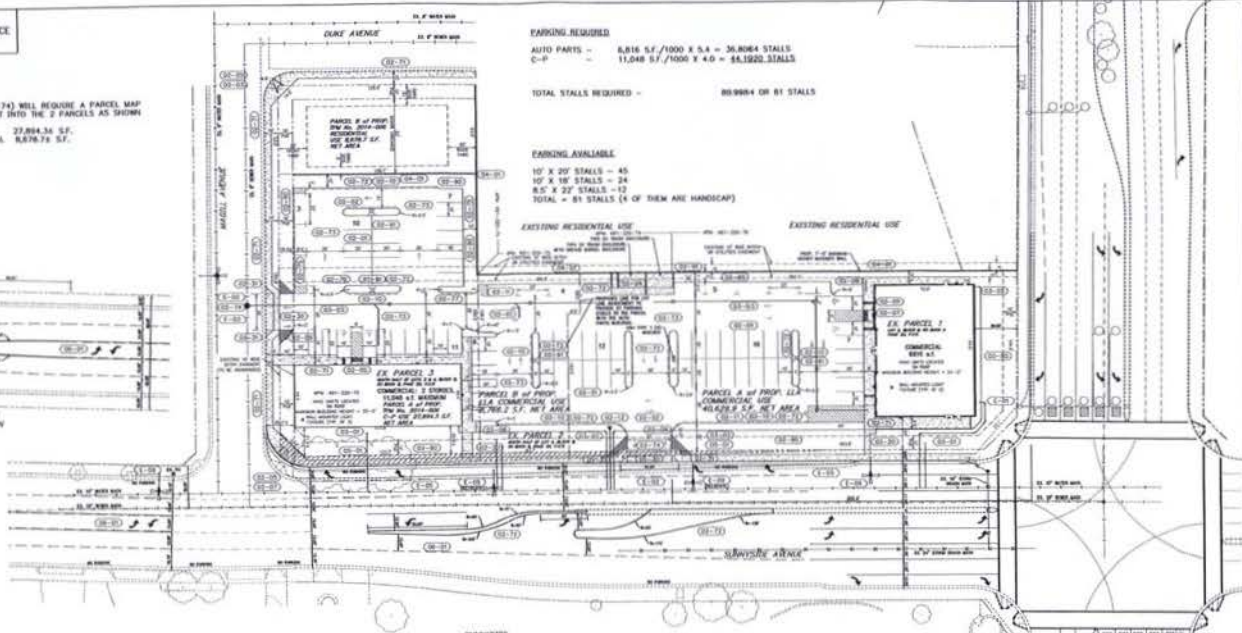
TWO WORKING DAYS PRIOR TO STARTING EXCAVATION, NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600

NOTE:

PARCEL 3 (APN 491-330-74) WILL REQUIRE A PARCEL MAP No. 2014-006 TO SPLIT IT INTO THE 2 PARCELS AS SHOWN
 PARCEL A C-P 37,894.34 SF.
 PARCEL B RESIDENTIAL 6,876.78 SF.



SUBWAY AVENUE BRANDON SECTION



PARKING REQUIRED
 AUTO PARTS - 6,816 SF / 1000 X 0.4 = 36,084 STALLS
 C-P - 11,048 SF / 1000 X 4.0 = 55,240 STALLS
TOTAL STALLS REQUIRED - 91,324 OR 81 STALLS

PARKING AVAILABLE
 10' X 20' STALLS - 45
 10' X 18' STALLS - 24
 8.0' X 20' STALLS - 12
TOTAL = 81 STALLS (4 OF THEM ARE HANDICAP)

EXISTING RESIDENTIAL USE

NOTE TO OWNER AND CONTRACTORS
 THIS SITE PLAN IS THE PROPERTY OF GUY STOCKBRIDGE. THE USER OF THIS SITE PLAN IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY OTHER USE OF THIS SITE PLAN WITHOUT THE WRITTEN PERMISSION OF GUY STOCKBRIDGE IS PROHIBITED. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

KEYNOTES

- (C-1) EXIST SIDEWALK TO REMAIN, PROTECT FROM DAMAGE.
- (C-2) EXIST AC PAVING TO REMAIN, PATCH AS REQUIRED.
- (C-3) EXIST CURB TO REMAIN, PATCH AS REQUIRED.
- (C-4) EXIST CURB, GUTTER, SIDEWALK & DRIVEWAY TO BE REMOVED AND REPLACED PER CITY OF GLENDALE STANDARDS.
- (C-5) EXIST STREET LIGHT TO REMAIN (SEE AS NOTED)
- (C-6) PAVING (SEE DIMENSIONS PER CITY OF GLENDALE STANDARDS)
- (C-7) DIMENSIONS, ARROW INDICATING PER CITY OF GLENDALE STANDARDS
- (C-8) TRASH ENCLOSURE, PER CITY OF GLENDALE STANDARDS
- (C-9) HANDICAP RAMP PER CITY OF GLENDALE STANDARDS
- (C-10) UNPAVED SIDEWALK
- (C-11) 4' LOOP-WALK RACK
- (C-12) "HANDICAPPED ACCESSIBLE" SIGNAGE
- (C-13) PAINT CURB MARK "W" WHITE "NO PARKING FIRE LANE" LETTERS & STANDARD #1 (SHOWN SHOWN)
- (C-14) FIRE LANE SIGNAGE, PER CITY OF GLENDALE FIRE DEPARTMENT (SHOWN #1)
- (C-15) NEW FIRE HYDRANT, SEE CIVIL DRAWINGS
- (C-16) PROTECTIVE FENCE OF ACCESS
- (C-17) SIDEWALK POINT OF ACCESS
- (C-18) CLEAR LINE OF SIGHT AREA
- (C-19) NEW CONC. SIDEWALK
- (C-20) NEW CONC. CURB
- (C-21) NEW AC PAVING
- (C-22) NEW CONCRETE DRIVE APPROACH PER CITY STANDARDS
- (C-23) NEW CONCRETE CURB & GUTTER
- (C-24) DO NOT ENTER SIGN
- (C-25) ENTER SIGN
- (C-26) NEW UNPAVED DRIVE
- (C-27) PROPOSED 1" WATER SERVICE, PER CITY OF GLENDALE STANDARDS
- (C-28) PROPOSED 2" WATER SERVICE, PER CITY OF GLENDALE STANDARDS, SEE "P" TO BE RECONSTRUCTED
- (C-29) PROPOSED 4" SEWER SERVICE BRANCH, PER CITY OF GLENDALE STANDARDS
- (C-30) 1" HIGH CONC. WALL, PER CITY OF GLENDALE STANDARDS
- (C-31) HANDBICAP RAMP PER CITY OF GLENDALE STANDARDS
- (C-32) PROPOSED MANTLE SIGNAGE PLAN PER SHOWN STAFF



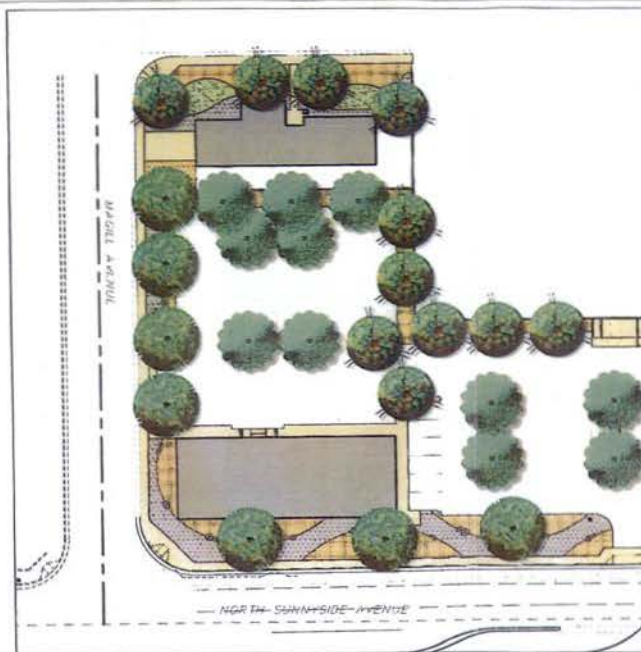
NOTE:
 THIS PROJECT CITY ENGINEER HAS AN OPINION AS TO THE TECHNICAL ACCURACY OF THIS SITE PLAN. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

SITE ADDRESS:
 392, 364, 342, 330
 GUY STOCKBRIDGE AVENUE
 GLENDALE, CALIFORNIA
 A.P.N. 491-330-74, 75, 76



SITE PLAN
 SHEET 2 OF 2 SHEETS
 IN THE CITY OF GLENDALE, COUNTY OF FRESNO, STATE OF CALIFORNIA
 PREPARED FOR
GUY STOCKBRIDGE

R. W. Greenwood Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 3008 EAST DATE AVENUE, THERMO, CALIFORNIA 95759, TEL. (916) 386-1111

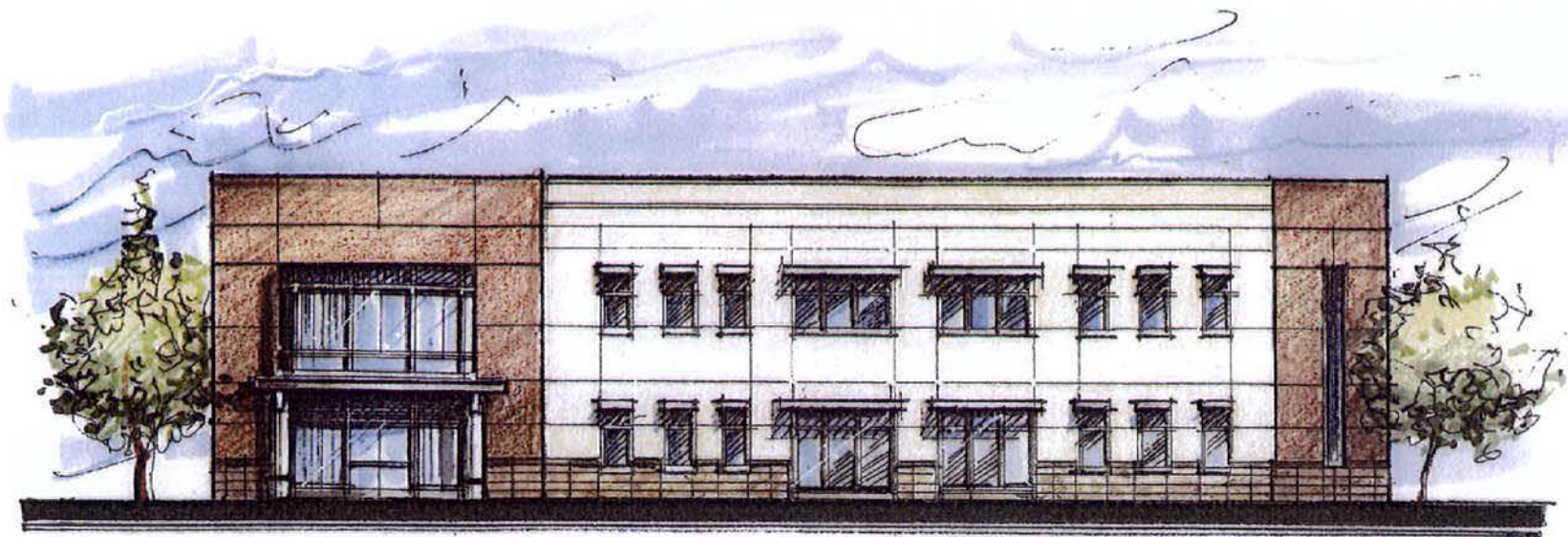


LANDSCAPE CONCEPT PLAN
1"-20" = 1'

LANDSCAPE CONCEPT LEGEND

SYMBOL	SIZE	WATER USE	DESCRIPTION
	36" dia.	Low	Single Column Sycamore Tree
	36" dia.	Low	Single Column Red Oak Tree
	36" dia.	Low	Single Column Red Oak Tree
			Recessed area with 2" depth layer of material (20" x 20" grid) of grass seed.
			Recessed area with 4" minimum layer of material (20" x 20" grid).
			Turf Area
			Standard Manhole

 City of Clovis Planning Department 1000 N. Main Street Clovis, CA 93611 (559) 962-2200	 ALA # 2087 State of California Professional Engineer License No. 50822	REVISIONS #1: 08/14/2014 #2: 08/14/2014 #3: 08/14/2014 #4: 08/14/2014 #5: 08/14/2014	APPROVALS PREPARED BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name] DRAWN BY: [Name]	CITY OF CLOVIS CITY MANAGER: [Name]
		SPACE PITS BUILDINGS LANSKAP CONCEPT PLAN	EPR-10 Sheet 1 1 of 1	

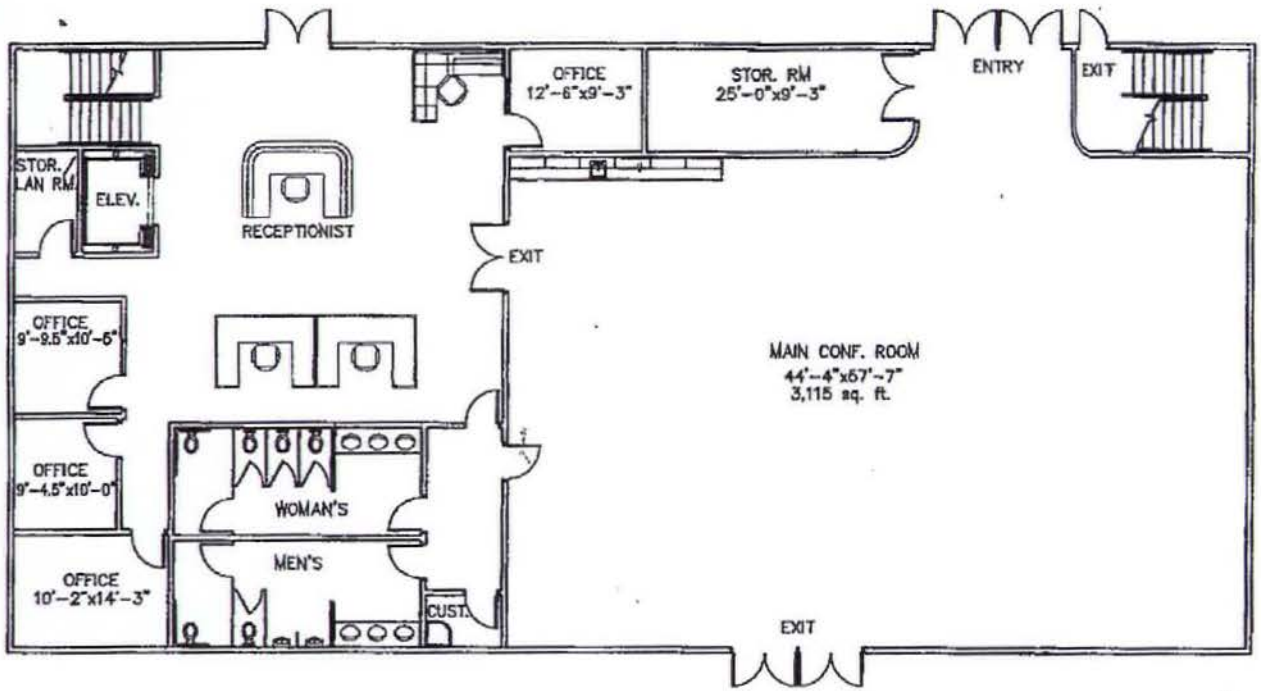


WEST ELEVATION

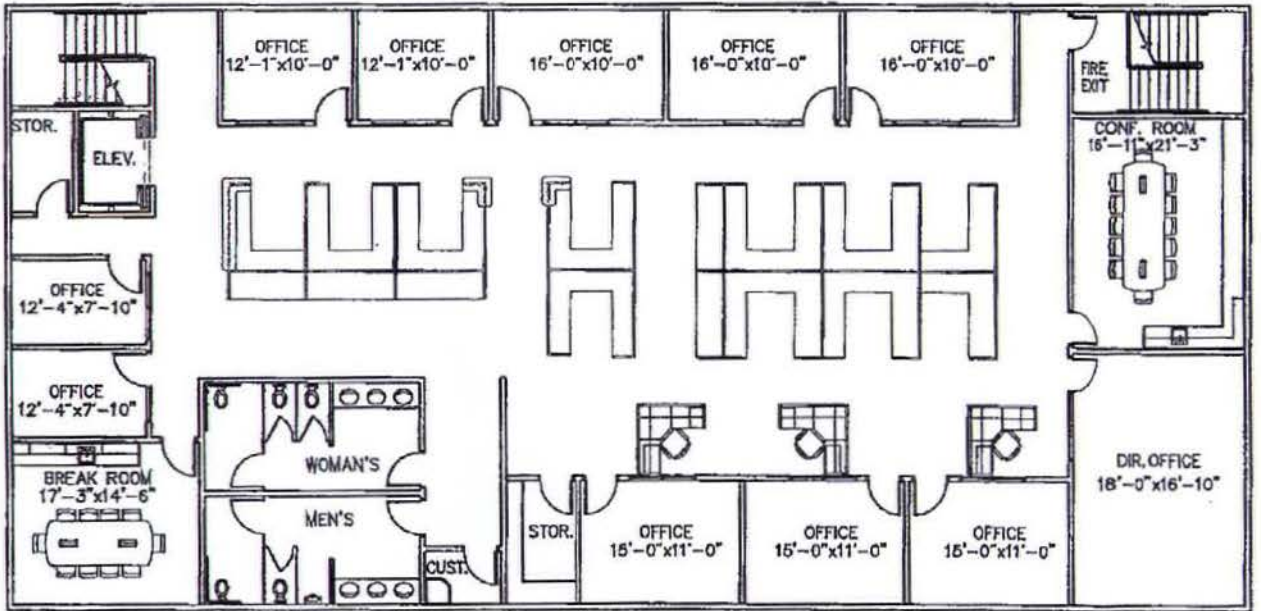


HERNDON / SUNNYSIDE OFFICE BUILDING / *Sketch*

EXHIBIT C

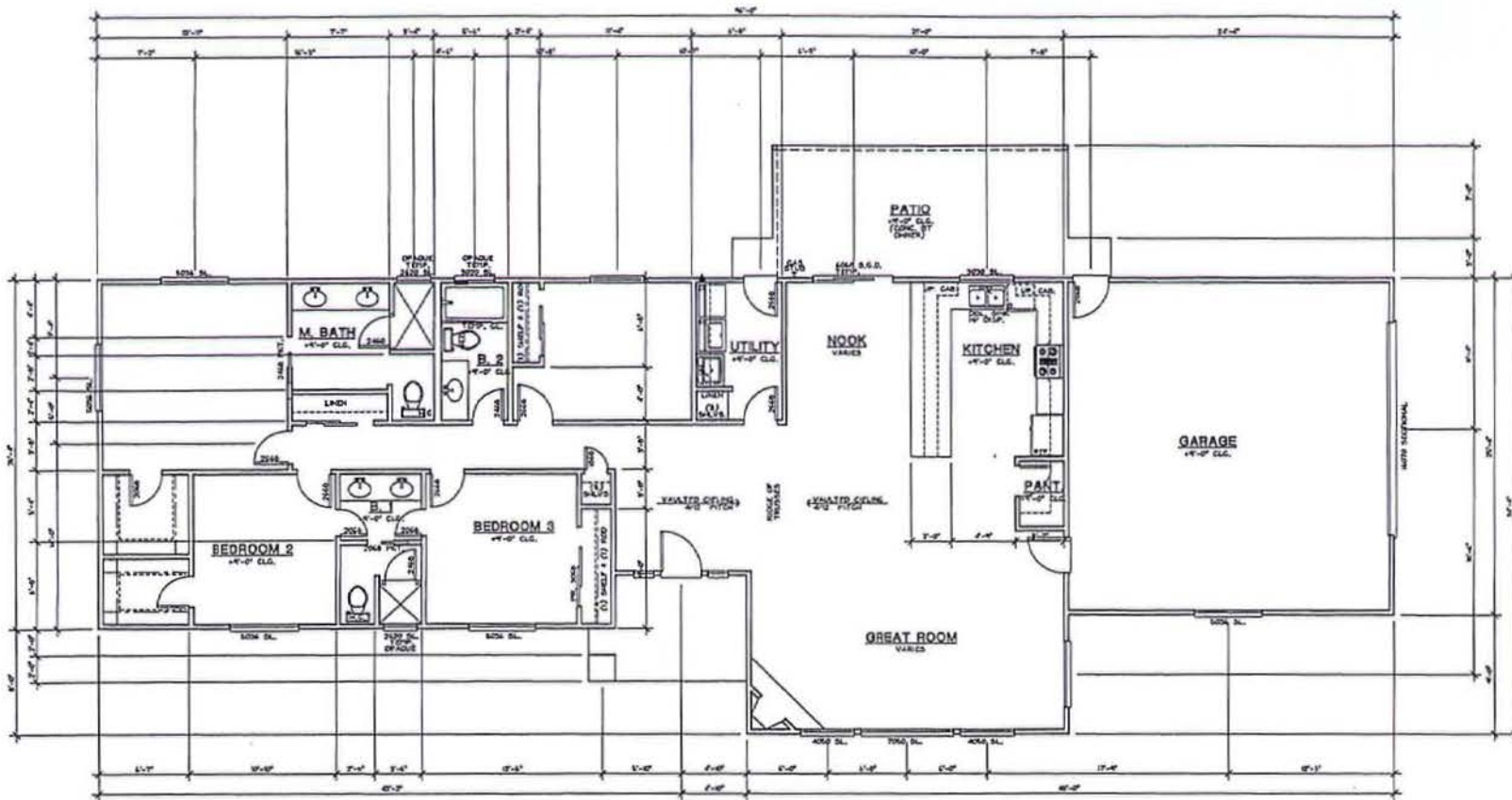


FIRST FLOOR PLAN
Proposed CUSD Food Services Bldg



SECOND FLOOR PLAN





LEGEND:
 DASH 2 x 6 D.F. STUDS AT 16" O.C.
 ===== 2 x 4 D.F. STUDS AT 16" O.C.

FLOOR PLAN
 SCALE 1/4" = 1'-0"

Project Name:
Elite Team Offices, Inc
 564 ADDRESS 343 DUC AVENUE GLOVIS, CALIFORNIA 90312
 A.P.N. 45-330-73

Client:
F. R. AVILA
Drafting & Design
 1241 GARDEN DRIVE, SUITE 100
 GARDEN GROVE, CALIFORNIA 92640
 TEL: 714-942-1111
 FAX: 714-942-1112

Checked By:

Revisions:

DATE: 11/20/13
 DRAWN BY: F.R.A.
 CHECKED BY: F.R.A.
A-2.0



FRONT ELEVATION

EXTERIOR ELEVATIONS

Project Name
Elite Team Offices, Inc
 544 Avenue 343 Drive, Venice, California 90212
 4721 482-320-75

F.R. AVILA
 Drafting & Design
 21422 Avenida Encinas, CA 94941
 415-477-7788
 www.fra-drafting.com

Checked By:

Revisions:

Notes:

DATE	15/04
BY	02/13/13
SCALE	F.P.A.
	1:12



AGENDA ITEM NO: 1-D-1&2

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Consider items associated with approximately 2.27 acres of property located near the southwest area of Magill and Clovis Avenues. Paul & Jeanne Moore, owners; The Falls Event Center, LLC applicant; Comprehensive Planning Associates, Inc., representative.

1. Consider Approval Res. 16-____, An Environmental Finding of a Negative Declaration for Rezone R2004-36A2 and Conditional Use Permit CUP2015-10.
2. Consider Introduction Ord. 16-____, **R2004-36A2**, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to provide for the addition of an event center to the existing Master Use Schedule and modification to the master site plan.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:":	Conditions of Approval-R2004-36A2
Attachment 1:	Draft Resolutions
Attachment 2:	Initial Study and Negative Declaration
Attachment 3:	Correspondence Department of Transportation Fresno Metropolitan Flood Control Department of Health
Attachment 4:	Planning Commission Minutes
Attachment 5:	Letter of Concern
Exhibit "B:":	Site Plan, Floor Plan, and Commercial Elevations
Exhibit "C:":	Conceptual Plan
Exhibit "D:":	Applicant's Operational Statement
Exhibit "E:":	Proposed Use Schedule

CONFLICT OF INTEREST

None

RECOMMENDATION

The Planning Commission and staff recommend that the City Council adopt a Negative Declaration for R2004-36A2, pursuant to CEQA Guidelines and approve R2004-36A2, subject to the conditions listed in Exhibit "A."

EXECUTIVE SUMMARY

The applicant is requesting to amend the zoning on approximately 2.27 acres of property located on the south side of Magill Avenue, west of Clovis Avenue to provide for a land use modification to the Old Town Village Shopping Center. The rezone would provide for an addition to the Master Use Schedule for the future development of an approximate 16,861 square foot event center with onsite circulation and associated parking. The conditional use permit request would memorialize the event center land use proposal with associated conditions of approval. The requested Planned Commercial Center (P-C-C) rezone amendment is reflective of the goals and objectives of the General Commercial designation. Approval of this project will allow the applicant to move forward with their construction plans.

BACKGROUND

- General Plan Designation: General Commercial
- Specific Plan Designation: Focus Area #2 (General Commercial)
- Existing Zoning: P-C-C (Planned Commercial Center)
- Lot Size: 2.27 Acres
- Current Land Use: Storage Facility
- Adjacent Land Uses: North: Commercial
East: Single-Family Homes and Storage
South: Commercial
West: Commercial
- Previous Entitlements: R2004-36, R2004-36A, SPR78-26, SPR2004-35

PROPOSAL AND ANALYSIS

Rezone Amendment

Proposal

The applicant is seeking to amend the planned commercial center zoning for the subject site in order to amend the Master Use Schedule to include event centers as a permitted use subject to a Conditional Use Permit. If approved, the associated Conditional Use Permit (tentatively approved by the Commission on March 24, 2016), would allow for the development of the event center facility with associated parking, onsite circulation, and landscaping.

The subject site lies within Focus Area #2 (former Mixed Use Area #5), which was established with the General Plan update of 2014. Focus Area #2 is comprised of approximately 38.7 acres, and is bounded by Freeway 168, Herndon Avenue, Clovis Avenue and the Clovis Old Town Trail. The land use policy for this area is to accommodate Freeway Related Commercial uses that are destination oriented from the greater Clovis/Fresno metropolitan area. The General Plan's adopted Focus Plan confirmed the subject property commercial, providing for general commercial opportunities.

Given the site's close proximity to Old Town, the Old Town Bicycle and Pedestrian Trail, and Freeway 168, specific design features have been assigned that require:

- Shared Parking;
- Connection with the Regional Trail Network;
- Special Sign Regulations;
- Historic Design Features; and
- A Pedestrian Orientation.

Request

The applicant is requesting approval to amend the existing P-C-C (Planned Commercial Center), zoning for the subject site to establish the basis for a commercial event center containing approximately 16,861 square feet of building area. The requested zone amendment would revise the Master Use schedule to memorialize this specific use and allow for the associated use permit and specific site plan approvals for development.

Master Conceptual Plan

This application is being considered in context with a previously approved Mixed Use Area #5 (Focus Area #2). The initial P-C-C rezone request, approved by the City Council on December 13, 2004, established a master plan, use schedule, sign program, and architectural theme for the site.

This initial approval led to the development of the Magill Avenue street entry from Clovis Avenue, the ITT School, and several retail buildings. The applicant's conceptual (Exhibit "C"), shows the relationship between the proposed and existing developments inclusive of access, circulation and pedestrian connectivity.

Conditional Use Permit

Concurrent with the rezone request, the applicant submitted for Planning Commission consideration, a conditional use permit for the development of an event center within the subject location. The Commission approved the use permit at the March 24, 2016, hearing. If the Council approves this rezone amendment, the applicant will submit an application for Site Plan Review for the event center use.

Event Center Use

The applicant has indicated that the event center would provide a convenient opportunity to the Clovis area. Its proposed close proximity to area hotels, commercial businesses and the private university, provide a suitable location for conferences, seminars and meeting facilities. Additionally, the neighboring Clovis Trail could potentially provide an additional outdoor environment for event center visitors and attendees.

Consistency with the General Plan Goals and Policy

This rezone amendment request is consistent with the land use designation as established under the General Plan. The applicant proposes to amend the site to develop a commercial-related venue within an existing commercial center, providing a wider array of retail-type uses normally associated with a Planned Commercial Center.

The subject property is part of a larger development which includes the properties along Herndon, Clovis, the trail, and Magill Avenues. The applicant is intending to construct a commercial pad at the south side of Magill Avenue just west of Clovis Avenue.

Staff has evaluated the Project in light of the General Plan Land Use and Economic Development Element goals. The following goals reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips. The General Plan also balances residential growth with economic and employment growth.

Land Use Goals

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Mix land uses
- Strengthen and direct development toward existing communities
- Take advantage of compact building design
- Enhance the economic vitality of the region

The project requests to amend the zoning on property to permit an event center use within an existing mixed use area. The zoning would permit an existing development to remain and serve the local and regional area providing convenient goods within walking distance to residents. This change will not be fiscally negative and can be served with existing services.

Economic Development Goals

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.

Policy 3.1: **Quality of life.** Promote retail development with the primary objective of improving the quality of life by providing a full range of goods and services in Clovis.

Policy 3.2 **Convenience goods and services.** Encourage businesses providing convenience goods and services to locate in retail centers in neighborhoods and communities throughout the city.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, 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 Game, and the County of Fresno.

Comments received are attached 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.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received any correspondence as the completion of this report.

March 24, 2016 Planning Commission Meeting

On March 24, 2016, the applicant's proposal was presented to the Planning Commission for consideration. The Commission accepted testimony from the applicant in support of the project as well as comments of the project. A member from the public expressed their concern with the applicant's request to provide shared access from the south side of the project (Attachment 5). The applicant indicated that there was no specific need to have an access point from the south and indicated their willingness to relocate the required access to the west adjacent to an existing parking lot. An additional concern was expressed specific to the recommended architecture of the proposed building (Attachment 5). The applicant has indicated that they have worked diligently with staff and their architect to provide an innovative design that does not compromise the architectural integrity of the center and will furthermore, incorporate design elements and colors to further tie-in the building with existing development within the center.

The Commission respected that the applicant addressed public concerns and their readiness to address any potential issues; therefore, the Commission approved the applicant's request. The applicant is ready to move forward with their project.

California Environmental Quality Act (CEQA)

The City of Clovis has completed an environmental review (an assessment of the project's impact on natural and manmade environments) of the proposed project, as required by the State of California. The City Planner has recommended approval of a Negative Declaration (a written statement announcing that this project will not have a significant effect on the environment). Recommendation of a proposed Negative Declaration does not necessarily mean this project will be approved.

The City published notice of this public hearing in The Business Journal on Wednesday, April 20, 2016.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The proposed rezone is consistent with the General Plan and will provide further development of the existing center. Planning Commission and staff recommend that the City Council approve Rezone R2004-36A2, subject to the conditions of approval listed as Exhibit "A."

This staff report and attachments provide the evidentiary support for the necessary findings for approval of a rezone application. The issues to consider when making a decision on a rezone application include:

1. The rezoning is in keeping with the intent and purpose of the Zoning Ordinance.
2. The rezoning is compatible with the surrounding properties.
3. The rezoning is consistent with the Clovis General Plan.
4. That, based upon the Initial Study and comments received; there is no substantial evidence that the project will have a significant effect on the environment.

ACTIONS FOLLOWING APPROVAL

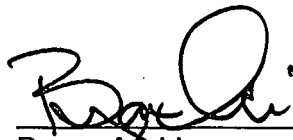
The second reading of this Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

NOTICE OF HEARING

Property Owners within 600 feet notified:	35
Interested individuals notified:	10

Prepared by: Orlando Ramirez, Associate Planner

Submitted by:



Bryan Araki
City Planner



Dwight Kroll, AICP
Director of Planning and
Development Services

FIGURE 1
PROJECT LOCATION MAP

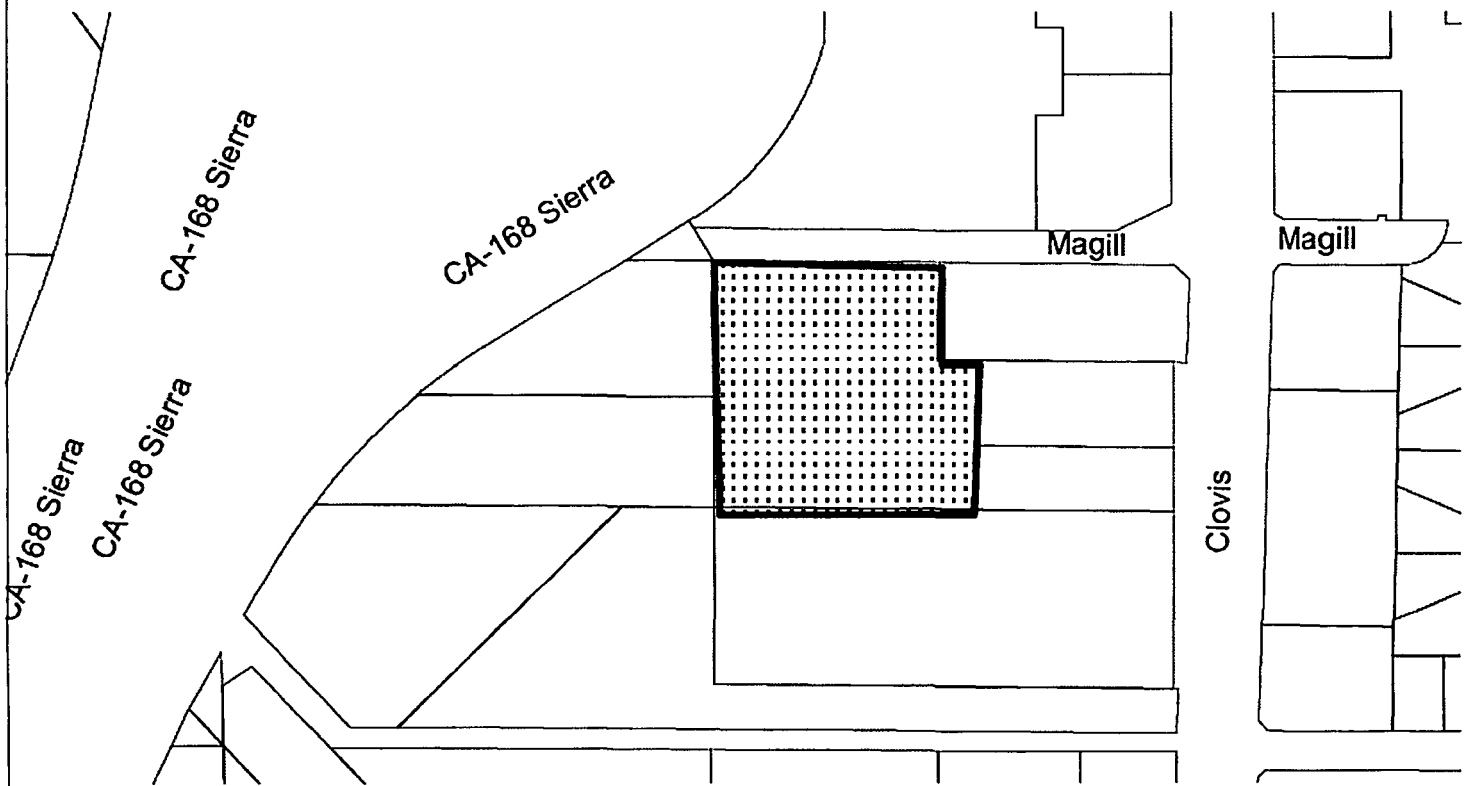


EXHIBIT "A"
Conditions of Approval – R2004-36A2

Planning Division Conditions

(Division Representative – Orlando Ramirez, 324-2340)

1. Rezone R2004-36A2 approves a P-C-C (Planned Commercial Center) Zone District amendment for the project site.
2. Exhibit "B" (on file in the Planning Division) as modified by these conditions establishes the property development standards for the site. Any major modifications shall require an amendment to the zoning master plan.
3. Setbacks for the future commercial development shall be a minimum of 30 feet from face-of-curb to parking and 40 feet from face-of-curb to buildings along the Magill Avenue frontage.
4. Permitted Uses for this site are those shown in Exhibit "E" use schedule (on file in the Planning Division).
5. The proposed architecture will be consistent with R2004-36, R2004-36A, SPR78-26, SPR2004-35, and any other associated entitlements.
6. The architectural design elements for this center shall be that essentially shown in Exhibit "B" on file in the Planning Division. Specific architectural elevations shall be reviewed and approved at the Site Plan Review stage.
7. All signs shall conform to the requirements of the Master Sign Program requirements.
8. A minimum landscaped setback of 40' to building and 30' to parking from the face of curb shall be required along all street frontages.
9. Parking for this site plan shall be no less than 4.7 parking stalls per 1,000 square feet of gross building area for commercial development.
10. The applicant shall install an "enriched" texture treatment of the pedestrian crossing on Magill Avenue. Design shall be reviewed through the Site Plan Review process.
11. The applicant shall provide irrevocable offers for reciprocal access and parking agreements at the Site Plan Review phase.
12. A color and materials schedule shall be submitted with the final development plan for all major architectural features.

13. Any outside display of merchandise for sale is not allowed in parking areas and requires an Administrative Use Permit for any portion of the overhang area.
14. The applicant shall locate areas for loading throughout the center that does not conflict with on-site parking and circulation paths. Loading spaces and truck turning radius movement shall be reviewed at the precise development plan stage for the scope of uses provided for at the center.
15. The list of uses shall be granted as provided in the attached Master Use Schedule.
16. Prior to building permits, the applicant shall provide the following per the P-C-C requirements:
 - a. Copy of the covenants, conditions and restrictions.
 - b. Reciprocal access, parking, maintenance agreements between individual properties. This applies to properties under the same ownership.
17. Any development of this site shall require site plan review approval.
18. Development of this site shall be consistent with the General Plan.
19. Any major modifications including additional lease space, reduction in parking, or other development standards, shall require an amendment to this rezone.

DRAFT RESOLUTIONS

**DRAFT
RESOLUTION 16-___**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A
NEGATIVE DECLARATION FOR R2004-36A2, PURSUANT TO CEQA GUIDELINES**

WHEREAS, This is a request to consider various items associated with approximately 2.27 acres of property located near the southwest area of Magill and Clovis Avenues.

- a. An Environmental Finding of a Negative Declaration for Rezone R2004-36A2.
- b. R2004-36A2, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to provide for the addition of an event center to the existing Master Use Schedule and modification to the master site plan.

WHEREAS, the City of Clovis ("City") caused to be prepared an Initial Study (hereinafter incorporated by reference) on February 29, 2016, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project with mitigation measures incorporated for the Project; and

WHEREAS, on the basis of this Initial Study, a Negative Declaration has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000, et seq., and Guidelines for implementation of CEQA, 14 California Code of Regulations, sections 15000, et seq.; and

WHEREAS, the City Council has independently reviewed, evaluated, and considered the Initial Study, Negative Declaration and all comments, written and oral, received from persons who reviewed the Negative Declaration, or otherwise commented on the Project.

NOW, THEREFORE, the City Council of the City of Clovis resolves as follows:

1. Adopts the foregoing recitals as true and correct.
2. Finds that the Initial Study and Negative Declaration for the Project are adequate and have been completed in compliance with CEQA and the CEQA Guidelines.
3. Finds and declares that the Initial Study and Negative Declaration were presented to the City Council and that the City Council has independently reviewed, evaluated, and considered the Initial Study, Negative Declaration and all comments, written and oral, received from persons who reviewed the Initial Study and Negative Declaration, or otherwise commented on the Project prior to approving the Project and recommends the adoption of a Negative Declaration for this project.
4. Directs that the record of these proceedings be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and that the custodian of the record be the City Planner or other person designated by the Planning and Development Services Director.

5. The Planning and Development Services Director, or his/her designee, is authorized to file a Notice of Determination for the Project in accordance with CEQA and to pay any fees required for such filing.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date: May 2, 2016

Mayor

Attest:

City Clerk

DRAFT
ORDINANCE 16-___

AN ORDINANCE AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTIONS 9.08.020 AND 9.86-010 OF THE CLOVIS MUNICIPAL CODE TO AMEND THE PLANNED COMMERCIAL CENTER DEVELOPMENT STANDARDS FOR APPROXIMATELY 2.27 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF MAGILL AVENUE, WEST OF CLOVIS AVENUE AND CONFIRMING ENVIRONMENTAL FINDINGS

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, The Falls Event Center, LLC, 9067 S 1300 W, UT, 84088, has applied for a Rezone R2004-36A2; and

WHEREAS, Rezone R2004-36A2, this is a request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to amend the use schedule for property located on the south side of Magill Avenue, west of Clovis Avenue, in the City of Clovis, County of Fresno, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on March 24, 2016, to consider the Project Approval, at which time interested persons were given opportunity to comment on the Project; and

WHEREAS, the Planning Commission recommended that the Council approve Rezone R2004-36A2; and

WHEREAS, the Planning Commission's recommendations were forwarded to the City Council for consideration; and

WHEREAS, the City published Notice of a City Council Public Hearing for May 2, 2016, to consider Rezone R2004-36A2. A copy of the Notice was delivered to interested parties within 600 feet of the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on May 2, 2016, to consider the introduction and approval of Rezone R2004-36A2; and

WHEREAS, on May 2, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Rezone R2004-36A2, which are maintained at the offices of the City of Clovis Planning and Development Services Department; and

WHEREAS, the City Council has evaluated and considered all comments, written and oral, received from persons who reviewed Rezone R2004-36A2, or otherwise commented on the Project; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS FOLLOWS:

SECTION 1: FINDINGS. The Council finds as follows:

1. That the recitals set forth herein are true and correct.
2. General Plan Consistency Finding. That the rezoning is consistent with the General Plan of the City of Clovis.

3. Zoning Ordinance Consistency Finding. That the rezoning is in keeping with the intent and purpose of the Zoning Ordinance and is compatible with surrounding properties.
4. CEQA Finding. That the Clovis Planning Commission does recommend approval of a Negative Declaration pursuant to CEQA guidelines.
5. Conditions of Approval Finding. Said rezoning is granted subject to performance of the conditions of approval as set forth in "Exhibit A," which is on file with the City Clerk's office. Said conditions of approval are deemed necessary to protect the public health, safety, and general welfare

SECTION 2: The Official Map of the City is amended in accordance with Sections 9.08.020 and 9.86-010 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

Amending the P-C-C Zone District to amend the use schedule, modify the site and site circulation for construction of a 16,861 square foot event center.

The property so reclassified is located on the south side of Magill Avenue, west of Clovis Avenue in the County of Fresno, California, and is more particularly described as shown in "Exhibit One."

SECTION 3: This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

SECTION 4: The record of proceedings is contained in the Planning and Development Services Department, located at 1033 Fifth Street, Clovis, California 93612, and the custodian of record is the City Planner.

APPROVED: May 2, 2016

_____	_____
Mayor	City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on May 2, 2016, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

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

DATED: May 2, 2016

City Clerk

REZONE R2004-36A2
CONDITIONAL USE PERMIT CUP2015-10
INITIAL STUDY AND NEGATIVE DECLARATION

PREPARED BY:



CITY OF CLOVIS
Planning Division
1033 Fifth Street
Clovis, CA 93612
CONTACT: ORLANDO RAMIREZ
559-324-2345

FEBRUARY, 2016

ATTACHMENT 2

INITIAL STUDY AND NEGATIVE DECLARATION
FOR
REZONE R2004-36A2
CONDITIONAL USE PERMIT CUP2015-10
CITY OF CLOVIS, CALIFORNIA

Prepared by:

City of Clovis
Planning Division
1033 Fifth Street
Clovis, CA 93612
Contact: Orlando Ramirez
Phone 559-324-2345
Fax 559-324-2866

FEBRUARY 2016

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1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the Project. This ND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

If a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The Initial Study identified potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If the Initial Study reveals that there may be significant effects upon the environment, but those effects can be avoided or reduced to a less than significant level with revisions to the project plans and/or mitigation measures, and the applicant agrees to the revisions and/or mitigation measures, the agency may prepare a mitigated negative declaration (Guidelines Sections 15070(b), 15071(e)).

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Clovis will serve as lead agency for the proposed project.

1.0 INTRODUCTION

1.3 AGENCIES THAT MAY USE THIS DOCUMENT

This Initial Study and Negative Declaration may be used by any responsible or trustee agencies that also have review authority over the project. As stated in the CEQA Guidelines Section 15231:

A Final EIR prepared by a lead agency or a Negative Declaration adopted by the lead agency shall be conclusively presumed to comply with CEQA for the purposes of use by responsible agencies which were consulted pursuant to Sections 15072 or 15082 unless one of the following conditions occurs:

- a. *The EIR or Negative Declaration is finally adjudged in a legal proceeding not to comply with the requirements of CEQA, or*
- b. *A subsequent EIR is made necessary by Section 15162 of these Guidelines.*

The various local, state, and federal agencies that may use this document are listed in Section 2.0, "Project Description."

1.4 DOCUMENTS INCORPORATED BY REFERENCE

This mitigated negative declaration utilizes information and incorporates information and analyses provided in the following documents pursuant to CEQA Guidelines Section 15150.

- **City of Clovis General Plan.** The 2014 Clovis General Plan provides a description of the project area setting, and sets forth a plan for the development of the general plan planning area, of which the current project area is part.
 - **Program Environmental Impact Report prepared for the Clovis General Plan** The General Plan Program EIR describes potential impacts of development of the project area consistent with the general plan land use map. Some of these impacts (e.g. runoff, aesthetics, etc.) are to be expected with any urban development, and are therefore applicable to the current project.
 - **Findings and Statement of Overriding Considerations prepared for the adoption of the Clovis General Plan.** Adoption of the development plan contained in the General Plan is expected to result in certain unavoidable environmental impacts (Air Quality, Biological Resources and Noise) that the City has determined are outweighed by the potential benefits of plan implementation. These impacts are applicable to the project at hand due to the fact that the proposal is consistent with the planned urbanization of the general plan planning area.
- +
- **Environmental Impact Report prepared for the Clovis Landfill Expansion and Permitting Project (Certified July 11, 2005, SCH No. 2002091105).** The EIR examined the potential impacts of a revision to the city's Solid Waste Facility Permit to expand filling operations and expand the land fill property boundaries.
 - **Environmental Impact Report prepared for the Clovis Sewage Treatment /Water Reuse Facility Program (Certified July 18, 2005, SCH No. 2004061065).** The EIR examined the potential impacts from the construction and operation of the City's new sewage

treatment/water reuse facility (ST/WRF) that would provide an alternative solution to its current sewage (wastewater) treatment services capabilities.

- **Clovis Municipal Code Title 5 (Public Welfare, Morals And Conduct) and Title 9 (Development Code).** This Code consists of all the regulatory, penal, and administrative laws of general application of the City of Clovis and specifically to development standards, property maintenance and nuisances, necessary for the protection of health and welfare, codified pursuant to the authority contained in Article 2 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code of the State of California.
- **California Health and Safety Code Section 7050.5.** This section states that in the event that human remains are discovered, there shall be no further disturbance of the site of any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has been notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
- **Section 15064.5 of the CEQA Guidelines.** This section addresses the discovery of human remains, and the disturbance of potential archaeological, cultural, and historical resources. The requirements of Section 15064.5 with regard to the discovery of human remains are identical to the requirements of Health and Safety Code Section 7050.5.
- **City of Clovis 2014-2015 Budget.** The budget provides information about city services, and objectives, annual spending plan for the 2014-2015 fiscal year, debt obligations, and the five-year Community Investment Program.
- **City of Clovis Economic Development Strategy (Adopted September 13, 2004).** The City of Clovis Economic Development Strategy outlines the City's strategies for the retention, expansion, and attraction of industrial development, commercial development, and tourism.
- **City of Clovis 2005 Urban Water Management Plan (Adopted February 6, 2006).** The Clovis Urban Water Management Plan outlines the City's strategy to manage its water resources through both conservation and source development. The Plan was prepared in compliance with California Water Code Section 10620.
- **Fresno Metropolitan Flood Control District Storm Drainage and Flood Control Master Plan (Adopted January 2006).** The Fresno Metropolitan Flood Control District (FMFCD) is located in the north-central portion of Fresno County between the San Joaquin and Kings rivers. The FMFCD service area includes most of the Fresno-Clovis metropolitan area (excluding the community of Easton), and unincorporated lands to the east and northeast. The Storm Drainage and Flood Control Master Plan includes program planning, structure, service delivery, and financing, for both flood control and local drainage services. The flood control program relates to the control, containment, and safe disposal of storm waters that flow onto the valley floor from the eastern streams. The local drainage program relates to the collection and safe disposal of storm water runoff generated within the urban and rural watersheds.
- **Fresno Metropolitan Flood Control District Notice of Requirements, January 4, 2016,** A letter from the District stating that their facilities can accommodate the Project.

1.0 INTRODUCTION

- **Staff Report on Burrowing Owl Mitigation (CDFG 1995).** This report provides CEQA Lead Agencies and Project proponents the context in which the Department of Fish and Game will review Project specific mitigation measures. The report also includes pre-approved mitigation measures which have been judged to be consistent with policies, standards and legal mandates of the State Legislature, the Fish and Game Commission, and the Department's public trust responsibilities.
- **San Joaquin Valley Air Pollution Control District, Regulation VIII - Fugitive PM10 Prohibitions.** The purpose of Regulation VIII (Fugitive PM10 Prohibitions) is to reduce ambient concentrations of fine particulate matter (PM10) by requiring actions to prevent, reduce or mitigate anthropogenic fugitive dust emissions. Regulation VIII is available for download at <http://www.valleyair.org/rules/1ruleslist.htm#reg8>. A printed copy may be obtained at the District's Central Region offices at 1990 E. Gettysburg Ave., Fresno, CA 93726.
- **Options for Addressing Climate Change in San Luis Obispo County, San Luis County Air Pollution Control District, November 16, 2005.** This document describes the major sources of greenhouse gases, actions underway at community, national and international levels to combat the problem and recommendations for actions the San Luis Obispo County Air Pollution Control District can take locally to help address the issue.
- **Executive Summary, Climate Action Team Report to the Governor and California Legislature, California Environmental Protection Agency, March 2006.** This document provides a summary of the means to achieve the Governor's climate change emission reduction targets that will build on voluntary actions of California businesses, local government and community action, and State incentive and regulatory programs to achieve the targets.
- **Our Changing Climate, Assessing the Risks to California, A Summary Report From the California Climate Change Center, July 2006.** This document summarizes the recent findings of the California Climate Change Center's "Climate Scenarios" project, which analyzed a range of impacts that projected rising temperatures would likely have on California.
- **Climate Change 2007: The Physical Science Basis, Summary for Policy Makers, Intergovernmental Panel on Climate Change, February 2007.** This document describes progress in understanding of the human and natural drivers of climate change, observed climate change, climate processes and attribution, and estimates of projected future climate change.
- **Fresno Irrigation District Letter, December 15, 2015,** An evaluation of project impacts on Fresno Irrigation District facilities.
- **City of Clovis Wastewater Collection System Master Plan Modification Review, October 21, 2009,** An evaluation of impacts to the Master Sewer Collection System.
- **San Joaquin Valley Air Pollution Control District Letter, January 4, 2016,** An evaluation of project impact to air quality.
- **Biotic Evaluation from Argonaut Ecological Consulting, Inc., Dated November 20, 2015,** An evaluation of biological impacts.

- **Global Climate Change Evaluation from Scientific Resources Associated, Inc.**, November 23, 2015, An evaluation of the impacts related to Green House Gas.

Unless otherwise noted, documents incorporated by reference in this Initial Study are available for review at the Clovis Planning and Development Services Department located at 1033 Fifth Street, Clovis, CA 93612 during regular business hours.

1.5 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and draft Negative Declaration is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction** – Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description** – Provides a detailed description of the proposed project;
- **3.0 Environmental Setting and Impacts Mitigation Measures** – Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "less than significant with mitigation incorporated," or "potentially significant" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;
- **4.0 Cumulative Impacts** – Includes a discussion of cumulative impacts;
- **5.0 Determination** – Provides the environmental determination for the project;
- **6.0 Report Preparation and References** – Identifies staff and consultants responsible for preparation of this document; and a list of sources utilized.

2.1 PROJECT OVERVIEW AND NEED

The proposed rezone and conditional use permit consists of a request to change the zoning to provide for modification to the site, use schedule, parking and the addition of a building on approximately 2.27 acres of land generally located on the south side of Magill Avenue, west of Clovis Avenue, in the City of Clovis, County of Fresno.

The following provides a description of the proposed Project, anticipated design of the Project, and a description of the existing setting of the Project area. Section 3.0 of this document provides an analysis of the environmental effects associated with this Project.

2.2 PROJECT LOCATION

The proposed Project is located within the City of Clovis, County of Fresno (see **Figure 2.0-1**). The proposed Project site is located on the south side of Magill Avenue, west of Clovis Avenue (see **Figure 2.0-2**). The Project is bounded by a storage facility and homes on the east, commercial development on the north, and undeveloped properties to the south and west.

The Project site is designated by the General Plan as Planned Commercial, and is zoned P-C-C.



Figure 2.0- 1 Regional Location

2.0 PROJECT DESCRIPTION



Figure 2.0- 2 Project Location

The Project will be completed in accordance with the California Building Code; City of Clovis Municipal Code; and 2012 City of Clovis Standards.

2.3 DESCRIPTION OF PROPOSED IMPROVEMENTS

The Project will include an amendment to the zoning and conditional use permit for site grading, installation of off-site and onsite improvements, infrastructure to accommodate an event center facility and perimeter landscaping.

2.4 PROPOSED DESIGN OF THE SITE

Figure 2.0-3 shows proposed site plan and concept master plan for the Project area.

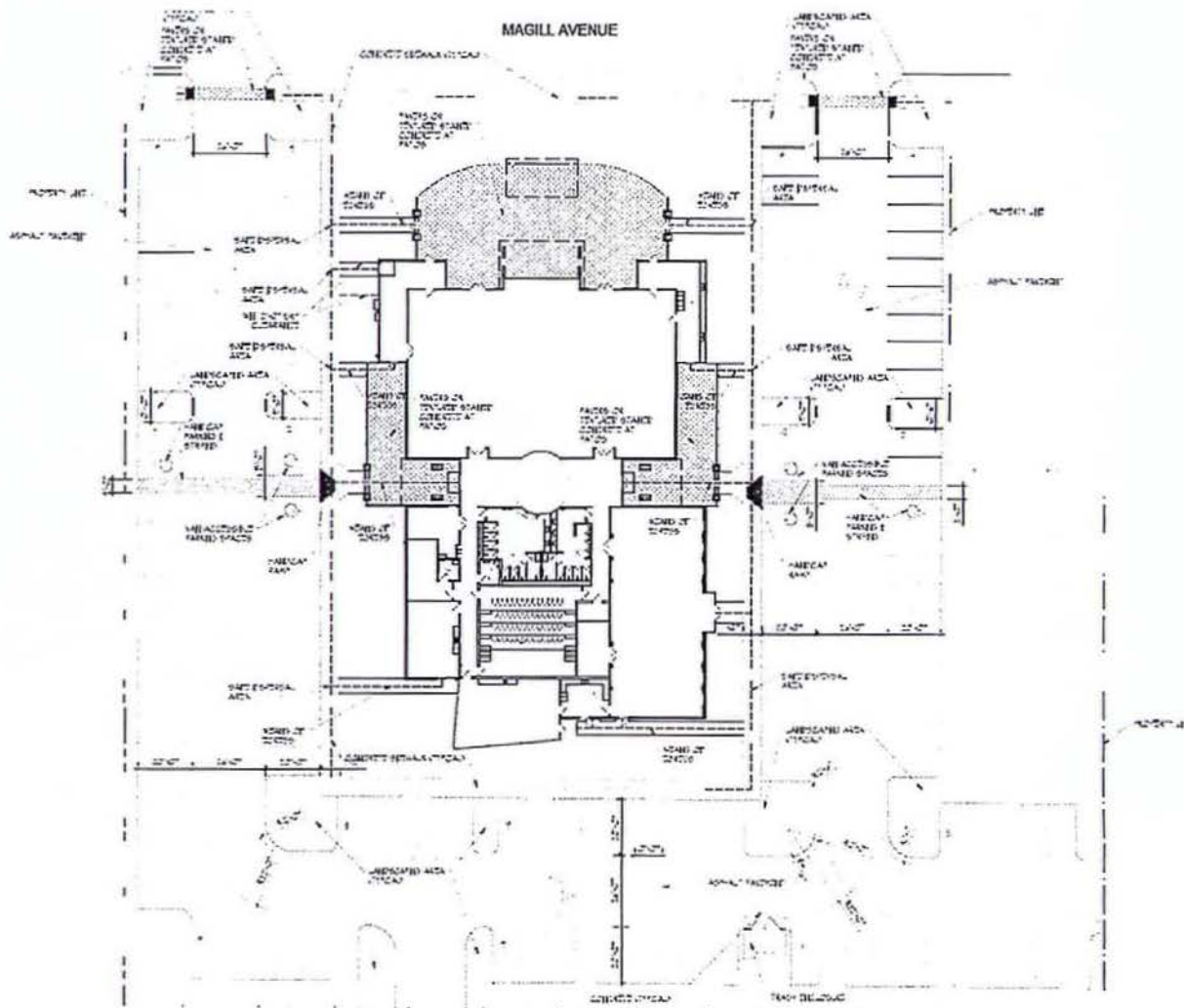


Figure 2.0- 3 Project Site Plan

2.5 ENVIRONMENTAL MEASURES

Environmental measures are methods, measures, standard regulations, or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the Project.

The following standard environmental measures, which are drawn from City ordinances and other applicable regulations and agency practices, would be implemented as part of the Project and incorporated into the City's approval processes for specific individual projects in the future. The City would ensure that these measures are included in any Project construction specifications (for example, as conditions of approval of a tentative parcel or subdivision map), as appropriate. This has proven to be effective in reducing potential impacts by establishing polices, standard requirements that are applied ministerially to all applicable projects.

2.0 PROJECT DESCRIPTION

Environmental Measure 1: Measures to Minimize Effects of Construction-Related Noise

The following construction noise control standards per the Clovis Municipal Code (Clovis Municipal Code Section 9.3.228.10 et seq.) will be required, which are proven effective in reducing and controlling noise generated from construction-related activities.

- Noise-generating construction activities shall be restricted to the weekday hours (Monday through Saturday) of operation between 7:00 a.m. to 9:00 p.m. In addition, no construction activity is allowed any time on Sunday or holidays.
- Stationary equipment (e.g., generators) will not be located adjacent to any existing residences unless enclosed in a noise attenuating structure, subject to the approval of the Director.

Environmental Measure 2: Erosion Control Measures to Protect Water Quality

To minimize the mobilization of sediment to adjacent water bodies, the following erosion and sediment control measures will be included in the storm water pollution prevention plan (SWPPP), to be included in the construction specifications and Project performance specifications, based on standard City measures and standard dust-reduction measures for each development.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- No earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; heavily chlorinated water.
- Dewatering activities shall be conducted according to the provisions of the SWPPP. No dewatered materials shall be placed in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

Environmental Measure 3: Dust Control Measures to Protect Air Quality

- To control dust emissions generated during construction of future parcels, the following San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) Regulation VIII Control Measures for construction emissions of PM10 are required to be implemented (SJVUAPCD Rule 8021). They include the following:

- Watering—for the purpose of dust control, carry-out, and tracking control—shall be conducted during construction in accordance with the City of Clovis's Storm Water Management Plan (SWMP) and the Project Storm Water Pollution Prevention Plan (SWPPP), if applicable.
- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
- When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 2 feet of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

Environmental Measure 4: Measures to Control Construction-Related Emissions

To comply with guidance from the SJVAPCD, the City will incorporate the following measures into the construction specifications and Project performance specifications.

- The construction contractor will ensure that all diesel engines are shut off when not in use on the premises to reduce emissions from idling.
- The construction contractor will review and comply with SJVAPCD Rules 8011 to 8081 (Fugitive Dust), 4102 (Nuisance), 4601 (Architectural Coatings), and 4641 (Paving and Maintenance Activities). Current SJVAPCD rules can be found at <http://www.valleyair.org/rules/1ruleslist.htm>.
- The construction contractor will use off-road trucks that are equipped with on-road engines, when possible.
- The construction contractor will use light duty cars and trucks that use alternative fuel or are hybrids, if feasible.

2.0 PROJECT DESCRIPTION

Environmental Measure 5: Measures to Minimize Exposure of People and the Environment to Potentially Hazardous Materials

Construction of the Project could create a significant hazard to workers, the public, or the environment through the transport, use or disposal of hazardous materials. Small quantities of potentially toxic substances (such as diesel fuel and hydraulic fluids) would be used and disposed of at the site and transported to and from the site during construction. Accidental releases of small quantities of these substances could contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard.

To minimize the exposure of people and the environment to potentially hazardous materials, the following measures will be included in the construction specifications and Project performance specifications for each parcel that includes the use of hazardous materials, based on the City's standard requirements that construction specifications include descriptions of the SWPPP, dust control measures, and traffic mobilization.

- *Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions Caused by Construction Equipment.* The City/contractor shall demonstrate compliance with Cal OSHA as well as federal standards for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal OSHA requirements can be found in the California Labor Code, Division 5, and Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR. These standards are considered to be adequately protective such that significant impacts would not occur. Successful development and implementation of the proper storage and handling of hazardous materials will be measured against the state and federal requirements as verified by the City of Clovis.
- *Develop and Implement a Hazardous Materials Business Plan in Accordance with the Requirements of the County of Fresno Environmental Health System Hazardous Materials Business Plan Program.* The City shall require contractors to develop and implement a Hazardous Materials Business Plan, if required, in accordance with the requirements of the County of Fresno Environmental Health System (EHS) Hazardous Materials Business Plan Program. The Hazardous Materials Business Plan shall be submitted to the County EHS and the City of Clovis Fire Department prior to construction activities and shall address public health and safety issues by providing safety measures, including release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures. A copy of the Hazardous Materials Business Plan shall be maintained on-site, during site construction activities and as determined by the County EHS.
- *Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose at an Approved Facility.* In the event of a spill of hazardous materials in an amount reportable to the Clovis Fire Department (as established by fire department guidelines), the contractor shall immediately control the source of the leak, contain the spill and contact the Clovis Fire Department through the 9-1-1 emergency response number. If required by the fire department or other regulatory agencies,

contaminated soils shall be excavated, treated and/or disposed of off-site at a facility approved to accept such soils.

As applicable, each Project applicant shall demonstrate compliance with Cal-OSHA for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal-OSHA requirements can be found in the California Labor Code, Division 5, Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR.

Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources

If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, the City shall require that work stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City of Clovis and other appropriate agencies.

If human remains of Native American origin are discovered during Project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- The Fresno County coroner has been informed and has determined that no investigation of the cause of death is required; and if the remains are of Native American origin,
 - The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

Environmental Measure 7: Develop and Implement a Construction Traffic Control Plan

If applicable, the construction contractor, in coordination with the City, will prepare a traffic control plan during the final stage of Project design. The purpose of the plan is to insure public safety, provide noise control and dust control. The plan shall be approved by the City of Clovis City Engineer and comply with City of Clovis's local ordinances and standard policies.

2.0 PROJECT DESCRIPTION

The construction traffic control plan will be provided to the City of Clovis for review and approval prior to the start of construction and implemented by construction contractor during all construction phases, and monitored by the City.

2.6 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed Project by the City of Clovis, the following agency approvals may be required:

- San Joaquin Unified Air Pollution Control District
- Fresno Metropolitan Flood Control District

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

INTRODUCTION

This chapter provides an evaluation of the potential environmental impacts of the proposed Project, including the CEQA Mandatory Findings of Significance. There are 17 specific environmental topics evaluated in this chapter. Other CEQA considerations are evaluated in Chapter 4.0. The environmental topics evaluated in this chapter include:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

For each issue area, one of four conclusions is made:

- **No Impact:** No project-related impact to the environment would occur with project development.
- **Less Than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Less Than Significant with Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant, and no mitigation can be identified that would reduce the impact to a less than significant level.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.1 AESTHETICS				
<i>Would the Project:</i>				
a. Have a substantial effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Clovis is located within the San Joaquin Valley. As a result, the Project site and surrounding areas are predominantly flat. The flat topography of the valley floor provides a horizontal panorama providing vistas of the valley. On clear days, the Sierra Nevada Mountains are visible to the east. Aside from the Sierra Nevada and nearby foothills, there are no outstanding focal points or views from the City.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may result in significant aesthetic impacts if it substantially affects the view of a scenic corridor, vista, or view open to the public, causes substantial degradation of views from adjacent residences, or results in night lighting that shines into adjacent residences.

Checklist Discussion

a) Less Than Significant Impact. The proposed Project will not obstruct federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The City of Clovis is located in a predominantly agricultural area at the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. The project site is currently developed with existing structures, paving and improvements. The Project proposes an amendment to the use schedule within the P-C-C Zone District which permits commercial related development, consistent with that allowed in adjacent development zoning. The project proposes the addition of single-story commercial development that will have a less than significant impact on the scenic vista since the proposed improvements that will be located above ground will not have a greater effect than permitted in surrounding existing developments. As such, the implementation of the Project using current zoning standards would result in a less than significant impact to the scenic vista.

b) Less Than Significant Impact. The Project is located adjacent to Herndon Avenue, in a predominately urban area. There are existing commercial buildings, parking facilities and industrial type uses to the surrounding the proposed project area. The development within this center with single-story development would have a less than significant impact on scenic resources.

c) Less Than Significant Impact. The project site is currently developed with storage areas. Established buildings and landscaping surrounds the property. The implementation of the Project, consistent with the existing and proposed zoning would not substantially degrade the visual character or quality of the site and its surroundings.

d) Less Than Significant Impact. When a Project is proposed on this site, it may install additional lighting, which would introduce a new source of light. The impact of light and glare from the Project site will be controlled with existing development standards for shielding outdoor lighting. Therefore, implementation of the Project would have a less than significant impact on substantial light or glare.

CONCLUSIONS RELATING TO AESTHETICS

All work is consistent with the plans and policies of the City of Clovis, including the General Plan, and would not be out of character with the urban environment or what is currently located in the area. Therefore, the Project will have a less than significant impact on any aesthetic resources.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.2 AGRICULTURE AND FOREST RESOURCES				
<i>Would the Project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The City of Clovis is located within Fresno County, which is the largest producing agricultural county in the United States and California with a gross crop value in 2008 of \$5,662,895,000.00.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

The top ten crops in 2008 were grapes, almonds, poultry, milk, tomatoes, cattle, peaches, oranges, garlic, and nectarines.¹

Continuing urban development in the County contributes to a net loss of productive agricultural land. As of 2006, Fresno County contained 2,212,569 acres of agricultural land out of 2,441,620 acres. This included 713,085 acres of Prime Farmland, 478,732 acres of Farmland of Statewide Importance, 98,091 acres of Unique Farmland, and 95,547 acres of Farmland of Local Importance. Between 2004 and 2006, 3,982 acres were converted from agricultural land to urban uses. Of this, 1,691 acres were designated Prime Farmland.²

The General Plan EIR analyzed the impacts of the City's urban growth on agricultural land and includes mitigation measures to reduce those impacts; however, impacts to agricultural land remain significant and unavoidable. A Statement of Overriding Considerations was adopted for the impacts to agriculture lands.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

Checklist Discussion

a) No Impact. The project is not listed as Prime Farmland on the Department of Conservation's Farmland Map. Any loss of Prime Farmland was addressed in the General Plan, and several policies were adopted to reduce the impacts of urban growth in this category. Land Use Element Policies 7.3 and 8.1 promote the incorporation of agricultural uses into the City, where appropriate, and where inappropriate, promote an orderly conversion of agricultural uses to urban uses in a gradual and phased manner. Open Space/Conservation Element Policies 5.1 and 5.2 act to limit the encroachment of urban uses into agricultural areas, and protect commercial agricultural enterprises and small scale farming operations. The further development of the site will not have any impact on the conversion of Prime Farmland.

b) No Impact. The Project does not conflict with any agricultural zoning or any Williamson Act contracts. The Project site is not under contract.

c) No Impact. The Project will not conflict with any forest or timberland zoning. The Project site does not contain and is not adjacent to any forest or timberland resources.

d) No Impact. The Project will not result in the loss of forest land or conversion of forest land to non-forest use.

e) Less than Significant Impact. All existing and/or planned services and infrastructure in the area can accommodate the proposed project. Other than the project site, there will be no changes to the existing environment which will result in conversion of Farmland to a non-agricultural use. The Project will not result in the other surrounding properties converting from farmland or forest land.

¹ Fresno County Department of Agriculture, *Agricultural Crop and Livestock Report*, 2008

² California Department of Conservation Division of Land Resource Protection, *2004-2006 Land Use Conversion*

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

CONCLUSIONS RELATING TO AGRICULTURE AND FOREST RESOURCES

The Project will convert prime agricultural land to a non-agricultural use and will not have any other effect on agricultural land or Forest Resources. Conversion of this land is considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.3 AIR QUALITY				
<i>Will the proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standards or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Air Pollution Climatology

The Project is located in the San Joaquin Valley air basin, which is defined by the Sierra Nevada in the east, the Coast Ranges in the west, and the Tehachapi mountains in the south. The surrounding topographic features restrict air movement through and out of the basin and, as a result, impede the dispersion of pollutants from the basin. Inversion layers are formed in the San Joaquin Valley air basin throughout the year. (An inversion layer is created when a mass of warm dry air sits over cooler air near the ground preventing vertical dispersion of pollutants from the air mass below). During the summer, the San Joaquin Valley experiences daytime temperature inversions at elevations from 2,000 to 2,500 feet above the valley floor. During the

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

winter months, inversions occur from 500 to 1,000 feet above the valley floor (San Joaquin Valley Unified Air Pollution Control District, 1998).

The climate of the Project area is typical of inland valleys in California with hot dry summers and cool, mild winters. Daytime temperatures in the summer often exceed 100 degrees, with lows in the 60's. In the winter, daytime temperatures are usually in the 50's with lows around 35 degrees. Radiation fog is common in the winter and may persist for days. Winds are predominantly up-valley (from the north) in all seasons, but more so in the summer and spring months. Winds in the fall and winter are generally lighter and more variable in direction (California Air Resources Board, 1974).

The pollution potential of the San Joaquin Valley is very high. Surrounding elevated terrain in conjunction with temperature inversions frequently restrict lateral and vertical dilution of pollutants. Abundant sunshine and warm temperatures in summer are ideal conditions for the formation of photochemical oxidant. Thus the Valley is a frequent scene of photochemical pollution.

Ambient Air Quality Standards

Both the U. S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants that represent safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents.

The federal and California state ambient air quality standards are summarized in **Table 3.4-1** for important pollutants. The federal and state ambient standards were developed independently with differing purposes and methods, although both processes attempted to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent. This is particularly true for ozone and PM₁₀.

**TABLE 3.4-1
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

<i>Pollutant</i>	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.05 ppm	0.03 ppm
	1-Hour	--	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.05 ppm
	1-Hour	--	0.25 ppm
PM ₁₀	Annual	--	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³

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PM _{2.5}	Annual 24-Hour	15 ug/m ³ 35 ug/m ³	12 ug/m ³ --
Lead	30-Day Avg. 3-Month Avg.	-- 1.5 ug/m ³	1.5 ug/m ³ --

Notes: ppm = parts per million; ug/m³ = micrograms per cubic meter.

Source: California Air Resources Board, 2008. Ambient Air Quality Standards (4/01/08), <http://www.arb.ca.gov/aqs/aaqs2.pdf>.

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination.

Attainment Status

Federal and state air quality laws require identification of areas not meeting the ambient air quality standards. These areas must develop regional air quality plans to eventually attain the standards. The State of California has designated the Project area as being a severe non-attainment area for 1-hour ozone, nonattainment area for 8-hour ozone, a non-attainment area for PM₁₀ and PM_{2.5}. The EPA has designated the Project area as being a serious non-attainment area for 8-hour ozone, and nonattainment for PM_{2.5}. The air basin is either attainment or unclassified for other ambient standards. The San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal and state air quality laws.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The SJVUAPCD has established the following standards of significance (SJVUAPCD, 1998). A project is considered to have significant impacts on air quality if:

- 1) A project results in new direct or indirect emissions of ozone precursors (ROG or NO_x) in excess of 10 tons per year.
- 2) Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
- 3) Any project with the potential to expose sensitive receptors (including residential areas) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
- 4) A project produces a PM₁₀ emission of 15 tons per year (82 pounds per day).

While the SJVUAPCD CEQA guidance recognizes that PM₁₀ is a major air quality issue in the basin, it has to date not established numerical thresholds for significance for PM₁₀. However, for the purposes of this analysis, a PM₁₀ emission of 15 tons per year (82 pounds per day) was used as a significance threshold. This emission is the SJVUAPCD threshold level at which new stationary sources requiring permits for the SJVUAPCD must provide emissions "offsets". This threshold of significance for PM₁₀ is consistent with the SJVUAPCD's ROG and NO_x thresholds of

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

ten tons per year which are also the offset thresholds established in SJVUAPCD Rule 2201 New and Modified Stationary Source Review Rule.

The SJVUAPCD significance threshold for construction dust impacts is based on the appropriateness of construction dust controls, including compliance with its Regulation VIII fugitive PM₁₀ Prohibitions. The SJVUAPCD guidelines provide feasible control measures for construction emission of PM₁₀ beyond that required by SJVUAPCD regulations. If the appropriate construction controls are to be implemented, then air pollutant emissions for construction activities would be considered less than significant.

Checklist Discussion

a) Less Than Significant Impact. The Project site is located within the San Joaquin Valley Air Basin (SJVUAPCD), which is a "nonattainment" area for the federal and state ambient air quality standards for ozone and PM₁₀. The Federal Clean Air Act and the California Clean Air Act require areas designated as nonattainment to reduce emissions until standards are met. The proposed Project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. The proposed Project would not create a significant impact over the current levels of ozone and PM₁₀ or result in a violation of any applicable air quality standard. The Project is not expected to conflict with the SJVUAPCD's attainment plans. The Project will be subject to the SJVUAPCD's Regulation VIII to reduce PM₁₀ emissions and subject to Environmental Measure 3: Dust Control Measures to Protect Air Quality. With the incorporation of these existing measures, the Project will have a less than significant impact.

b) Less Than Significant Impact. The proposed Project would result in short-term construction related emissions (dust, exhaust, etc.). The SJVAB currently exceeds existing air quality standards for ozone and the State Standard for PM₁₀. However, as with all construction projects, the Project will be subject to the rules and regulations adopted by the SJVUAPCD to reduce emissions throughout the San Joaquin Valley and will be subject to Environmental Measure 4: Measures to Control Construction-Related Emissions. Therefore, the Project would create a less than significant impact with existing measures incorporated.

c) Less Than Significant Impact. See responses to 3.4a and b above.

d) Less Than Significant Impact. The existing sensitive receptors near the proposed Project include additional commercial. The proposed Project may subject sensitive receptors to pollutant concentrations due to construction activities. The use of construction equipment would be temporary and all equipment is subject to permitting requirements of the SJVUAPCD. This impact is considered less than significant.

e) Less Than Significant Impact. Objectionable odors are possible during site preparation and construction. However, the odors are not expected to be persistent or have an adverse effect on residents or other sensitive receptors in the Project's vicinity. No objectionable odors are anticipated after constructions activities are complete; therefore, the Project is expected to have a less than significant impact.

CONCLUSION REGARDING AIR QUALITY

The Project would not create any significant air quality impacts with the incorporation of the identified existing measures.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.4 BIOLOGICAL RESOURCES				
<i>Will the proposal result in impacts to:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The Project site is developed with paving and commercial storage areas. The site is bounded by existing commercial development on the north and east, a parking field on the west and commercially designated property to the south.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

The Project would have a significant effect on the biological resources if it would:

- 1) Interfere substantially with the movement of any resident or migratory fish or wildlife species;
- 2) Substantially diminish habitat for fish, wildlife or plants; or
- 3) Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of the species.

CEQA Guidelines Section 15380 further provides that a plant or animal species may be treated as "rare or endangered" even if not on one of the official lists if, for example, it is likely to become endangered in the foreseeable future. This includes listed species, rare species (both Federal and California), and species that could reasonably be construed as rare.

Checklist Discussion

- a) **No Impact.** According to an assessment of the site performed by Argonaut Ecological Consulting, Inc, states that the proposed project does not have the potential to cause an impact, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- b) **No Impact.** There is no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service within the project area. Therefore, the proposed project would not have a substantial adverse effect on riparian or other sensitive natural habitat.
- c) **No Impact.** The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means.
- d) **No Impacts.** The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) **No Impacts.** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

- f) **No Impacts.** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

CONCLUSIONS RELATING TO BIOLOGICAL RESOURCES

The Project site has been routinely maintained and developed for several years. The project is not expected to create any significant impacts to biological resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.5 CULTURAL RESOURCES				
<i>Will the proposal:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Mitigation Measures in section 4.13.3 of the Clovis General Plan Environmental Impact Report, requires evaluation of the site for archaeological, paleontological, and historical structure sensitivity. These mitigation measures, which identify archaeological and paleontological levels of sensitivity, which lists historically important sites identified by the Fresno County Library. The Project is not anticipated to impact any cultural resources; however, the Project could lead to the disturbance of undiscovered archaeological and paleontological resources. General Plan Conservation Element Policies 7.1 and 7.2, act to preserve historical and archaeological resources, and mitigation measures adopted in association with the General Plan EIR help to reduce potential impacts to a less than significant level.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; or disturbs any human remains, including those interred in formal cemeteries.

Checklist Discussion

a) No Impact. The proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines. There are no known historical resources that will be impacted by the proposed Project.

b) c) Less Than Significant Impact. The proposed Project is not anticipated cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines or directly or indirectly destroy a unique paleontological resource or site or unique geological features. There are no known archaeological or paleontological resources located in the areas of construction. These areas have been previously disturbed with previous agriculture activity; however with ground disturbance there is chance that previously undiscovered archaeological and/or paleontological resources could be uncovered. The Project is subject to Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources. Therefore, impacts will be less than significant.

d) Less Than Significant Impact. The site has not been identified as containing areas where human remains may be located. However, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

CONCLUSIONS RELATING TO CULTURAL RESOURCES

The Project would not create any significant impacts to cultural resources.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.6 GEOLOGY AND SOILS				
<i>Will the Project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i). Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Natural Hazards

The General Plan EIR identified no geologic hazards or unstable soil conditions known to exist on the Project site. There are several known faults that exist close enough to the Project to cause potential damage to structures or individuals. The City of Clovis has adopted the California Building Code to govern all construction within the City, further reducing potential impacts in this category by ensuring that development is designed to withstand seismic or other geologic hazards.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may result in significant earth impacts if it causes substantial erosion or siltation; exposes people and structures to geologic hazards or risk from faults, landslides, unstable soil conditions, etc.; or substantially alters the natural topography or a unique geological or physical feature. Grading that disturbs large amounts of land or sensitive grading areas (e.g. slopes in excess of 20 percent, intermittent drainages) may cause substantial erosion or siltation.

Checklist Discussion

ai.) No Impact. No known faults with evidence of historic activity cut through the valley soils in the Project vicinity. The major active faults and fault zones occur at some distance to the east, west, and south of the Project site, the closest fault being approximately 62 miles to the southwest (Clovis General Plan EIR, Exhibit 5 and Table 4). Due to the geology of the Project area and its distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur in the Project vicinity is considered minimal.

a ii) No Impact. Ground shaking generally decreases with distance and increases with the depth of unconsolidated alluvial deposits. The most likely source of potential ground shaking is attributed to the San Andreas, Owens Valley, and the White Wolf faults. Based on this premise, and taking into account the distance to the causative faults, the potential for ground motion in the vicinity of the Project site is such that a minimal risk can be assigned.

a iii) No Impact. Liquefaction describes a phenomenon in which a saturated soil loses strength during an earthquake as a result of induced shearing strains. Lateral and vertical movement of the soil mass, combined with loss of bearing usually results. Loose sand, high groundwater conditions (where the water table is less than 30 feet below the surface), higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. Studies indicate that the soil types are not conducive to liquefaction (General Plan, Page 7-6 and General Plan EIR, Page 4-5).

a iv) No Impact. Landslides and mudflows are more likely in foothill and mountain areas where fractured and steep slopes are present (as in the Sierra Nevada Mountains). The Project is located on relatively flat topography, therefore the Project will not result in or expose people to potential impacts from landslides or mudflows.

b) No Impact. Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff on the selected Project site. Standard construction practices that comply with City of Clovis ordinances and regulations, the California

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Building Code, and professional engineering designs approved by the Clovis Engineering Division will mitigate any potential impacts from development, if any.

c) **No Impact.** The Project site would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d) **No Impact.** The Project will not result in or expose people to potential impacts from expansive soils.

e) **No Impact.** The City of Clovis provides necessary sewer and water systems for development within the City. The Project will not utilize septic tanks or alternate waste disposal.

CONCLUSIONS RELATING TO GEOLOGY/SOILS

The proposed Project is expected to result in less than significant impacts to geophysical conditions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.7 GREENHOUSE GAS EMISSIONS				
<i>Will the proposal:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Greenhouse Gas Emissions Background

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as a driving force for global

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climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and anthropogenic activities which alter the composition of the global atmosphere.

Individual Projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Carbon dioxide is the "reference gas" for climate change, meaning that emissions of GHGs are typically reported in "carbon dioxide-equivalent" measures. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs, with much greater heat-absorption potential than carbon dioxide, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.³ Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHG) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels. In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

In April 2009, the California Office of Planning and Research published proposed revisions to the California Environmental Quality Act to address GHG emissions. The amendments to CEQA indicate the following:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the

³ California Air Resources Board (ARB), 2006, Climate Change website. (<http://www.arb.ca.gov/cc/120106workshop/intropres12106.pdf>).

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determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendments to the CEQA Guidelines in the California Code of Regulations.

In December 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted guidance for addressing GHG impacts in its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA*. The guidance relies on performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific GHG emissions on global climate change during the environmental review process. Projects can reduce their GHG emission impacts to a less than significant level by implementing BPS. Projects can also demonstrate compliance with the requirements of AB 32 by demonstrating that their emissions achieve a 29% reduction below "business as usual" (BAU) levels. BAU is a projected GHG emissions inventory assuming no change in existing business practices and without considering implementation of any GHG emission reduction measures.

Significance Criteria

The SJVAPCD's *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA* provides initial screening criteria for climate change analyses, as well as draft guidance for the determination of significance.

The effects of project-specific GHG emissions are cumulative, and therefore climate change impacts are addressed as a cumulative, rather than a direct, impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32. The guideline addresses the potential cumulative impacts that a project's GHG emissions could have on climate change. Since climate change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

- Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then
- Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then

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- Does the project achieve AB 32 targeted 29% GHG emission reductions compared with BAU?

Projects that meet one of these guidelines would have less than significant impact on the global climate.

Because BPS have not yet been adopted and identified for specific development projects, and because neither the ARB nor the City of Clovis has not yet adopted a plan for reduction of GHG with which the Project can demonstrate compliance, the goal of 29% below BAU for emissions of GHG has been used as a threshold of significance for this analysis.

A global climate change evaluation was performed by Salem Engineering Group, dated February 10, 2015. The evaluation concluded that the project is consistent with the goals of the ARB.

Checklist Discussion

a) Less Than Significant Impact. A significance threshold of 29% below "business as usual" levels is considered to demonstrate that a project would be consistent with the goals of AB 32. A global climate change evaluation was performed by Scientific Resources Associated, dated November 23, 2015. The study concludes that impacts related to conflicts with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases is less than significant.

b) Less Than Significant Impact.

A Global Climate Change Evaluation was prepared for the Project by Salem Engineering Group,. The evaluation addresses the potential for greenhouse gas emissions during construction and after full build out of the proposed Project.

GHG emissions were calculated for BAU conditions and for conditions with implementation of GHG emission reduction project design features proposed by the Project applicants. The study concludes that the proposed Project would not result in any direct impacts to the global climate, and cumulative impacts would be less than significant.

CONCLUSIONS RELATING TO GREENHOUSE GAS EMISSIONS

The Project would not contribute significantly to global climate change and would not impede the State's ability to meet its greenhouse gas reduction targets under AB 32. Current and probable future state and local greenhouse gas reduction measures will continue to reduce the Project's contribution to climate change. An example includes the regulations and programs of the SJUAPCD required to reduce impacts on air quality, which also have the effect of reducing greenhouse gas emissions. As a result, the Project would not contribute significantly, either individually or cumulatively, to global climate change. Therefore, with mitigations included, the GHG emissions of this Project are less than significant.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8 HAZARDS AND HAZARDOUS MATERIALS				
<i>Will the Project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The General Plan Public Safety Element Policy 2.1 was adopted to reduce the potential safety risks associated with hazardous materials and urban development. Furthermore, the General Plan EIR Safety Section instituted Mitigation Measures 1-8 that reduce potential impacts to a less than significant level by requiring buffers between potential hazards and sensitive receptors, and requiring cooperation between the City and other government regulatory agencies. The proposed Project does not involve activities related to the handling or transport of hazardous materials other than substances to be used during construction. The Project does not involve the construction or operation of hazardous material facilities.

Further, the Project site is not listed as part of the State of California's Hazardous Waste and Substances Site List. Field review by City staff did not identify any obvious signs of contamination.

The reader is referred to Section 3.2 (Geology/Soils) for information regarding impacts associated with geologic and seismic hazards, Section 3.3 (Water) for information regarding impacts associated with water quality and flooding, and Section 3.4 (Air Quality) regarding air quality hazards.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may result in significant hazards if it:

- 1) Creates potential public health hazards;
- 2) Involves the use, production, disposal, or upset (accidents) of materials which pose a hazard to people in the area; interferes with emergency response plans or emergency evacuation plans; or,
- 3) Violates applicable laws intended to protect human health and safety or would expose employees to working situations that do not meet health standards.

Checklist Discussion

a) No Impact. Based on field review, no signs of potential contamination or hazardous materials were identified. Thus, no hazard issues are expected with this development of this site. Any hazardous materials used would be required to comply with all applicable local, state, and federal standards associated with the handling of hazardous materials. Therefore, there are no impacts anticipated in the category.

b) Less than Significant Impact. Construction activities that could involve the release of hazardous materials associated with Project would include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws. Therefore, these impacts are considered less than significant.

c) No Impact. There is existing commercial development located on three sides of the Project area. Based on field review, no signs of potential contamination or hazardous materials were identified. Thus, no hazard issues are expected with this development of this site.

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d) No Impact. The land within the Project site is not included on a list of hazardous materials sites. The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not list any hazardous waste and substances sites within the City of Clovis (www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).

e) No Impact. The Project site is not located within the Fresno-Yosemite International Airport land use plan or, within two miles of a public airport or public use airport. The proposed Project would not bring about a safety hazard related to an airport or aviation activities for people residing or working in the Project area.

f) No Impact. The Project site is not located within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the Project vicinity related to an airstrip or aviation activities.

g) No Impact. The proposed Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

h) No Impact. The Project site is located in an area surrounded by urban uses. As such, the site is not adjacent to or in close proximity to wildland areas. No impacts are anticipated.

CONCLUSIONS RELATING TO AGRICULTURE AND FOREST RESOURCES

The Project is expected to result in less than significant impacts from hazards and hazardous materials.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.9 HYDROLOGY AND WATER QUALITY				
<i>Will the proposal result in:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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result in substantial erosion or siltation on- or off-site?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Surface Water

San Joaquin River

The Project is located on the easterly side of the San Joaquin Valley floor about 30 miles east of the main trough of the Valley and about five to seven miles west of the base of the foothills of the Sierra Nevada range. The Kings River Basin lies to the south and the San Joaquin River lies to the north of the Project. The Fresno-Clovis metropolitan area is traversed by three natural stream systems. Each system consists of sub-streams that collect together to a centralized natural drainage channel. These creeks include the Redbank Slough, Fancher and Hog Creek system, the Dry and Dog Creek system, and the Pup Creek/Alluvial Drain system. These three systems

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

convey through the Fresno-Clovis metropolitan areas and drain west into the Fresno Irrigation District (FID) canal and ultimately discharge into the San Joaquin River.

The San Joaquin River is the major surface water feature in the area and is located approximately 8 miles north/northwest of the site. The San Joaquin River basin drains 7,395 square miles, 4,320 square miles of which are in the Sierra Nevada, and 2,273 are in the San Joaquin Valley. According to the U. S. Geological Survey (USGS) flow records from 1951 to 1995, 66 percent of the average San Joaquin River flow comes from three major east-side river basins: the Merced River (15 percent), the Tuolumne River (30 percent), and the Stanislaus River (21 percent). The remaining flow in the San Joaquin River comes from the Bear Creek Basin, which includes Mud and Salt Sloughs, and small ephemeral creeks that drain from the west, including Orestimba Creek, Del Puerto Creek, and various drainage canals.

Kings River

Fresno Irrigation District holds "low flow" rights to the Kings River. While the District is entitled to water at nearly all flows, the percentage of total flow FID may divert is higher at relatively low Kings River flows. Therefore, for a given percent water year, FID receives a greater entitlement if the snow pack melts slowly than if the runoff occurs rapidly.

Fresno Irrigation District has received an average annual entitlement from the Kings River of approximately 452,000 AF. The median entitlement (the minimum amount received in the half of the years with the highest entitlements or the maximum amount received in the half of the years with the lowest entitlements) is 445,000 AF. An annual entitlement of 300,000 AF has occurred or exceeded in 94 percent of the years of record.

The District's annual entitlement can vary widely for similar type water years. The widest scatter has occurred in water years with 60 percent to 70 percent of the historical mean. In this range annual entitlements have varied from 305,000 AF to 420,000 AF. This wide range of entitlement is due to the variability in precipitation and snowmelt.

FID gains entitlement on the Kings River based upon an entitlement with Clovis receiving a pro rata share of these supplies, as described in the conveyance agreement. The Kings River water supply evaluation was based upon unit entitlements in order to help quantify the range of supply that could potentially be made available to Clovis. Entitlement is determined by dividing the annual Kings River entitlement, 452,700 AF by the total district served area, 199,441 acres, which results in a unit entitlement of 2.27 AF/acre. This value is the basis for the current water delivery contract between Clovis and FID.

Groundwater

The City of Clovis is located in the Kings Sub-basin of the San Joaquin Valley Groundwater Basin of the Tulare Lake hydrologic region that encompasses approximately 17,000 square miles. The Kings Sub-basin covers most of Fresno County and some of Kings and Tulare counties. The total surface area of the Kings Sub-basin is 976,000 acres or 1,530 square miles. The northern portion of the San Joaquin Valley drains toward the Delta by the San Joaquin River and its tributaries. The southern portion of the valley is internally drained by the Kings, Kaweah, Tule, and Kern Rivers that flow into the Tulare drainage basin.

Groundwater is the predominate supply of water for agricultural and urban users in the Tulare Lake hydrologic region and accounts for 41% of the total water supply in the hydrologic region.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Water levels in most of the sub-basin within the San Joaquin Valley have declined steadily as users within these basins have increased their reliance on groundwater.

Groundwater has been and continues to be a major source of water supply for Clovis as well as a majority of other cities, towns, and communities in the Central Valley. The ability of Clovis to continue to utilize groundwater as a water supply source to meet urban demand is dependent on many factors, the most important include: natural and artificial recharge; aquifer characteristics; water level trends; geologic conditions; and water quality.

The City of Clovis is located on the fringe (eastside) of a large cone of depression that underlies the Clovis/Fresno metropolitan area. As a result of this depression, water levels within the Clovis Sphere of Influence have declined, although the rate of decline has varied over the years since the 1950s. Water levels have shown the ability to stabilize and recover during wet periods of the hydrologic cycle.

The Kings Sub-basin groundwater aquifer system consists of unconsolidated continental deposits including older Tertiary and Quaternary age overlain by a younger Quaternary deposit. Groundwater recharge within the Kings Sub-basin occurs from river and stream seepage, deep percolation of irrigation water, canal seepage, and intentional recharge. The Cities of Fresno and Clovis, Fresno County, Fresno Irrigation District, and Fresno Metropolitan Flood Control District have a cooperative effort to utilize individually owned facilities to recharge groundwater in the greater urban area. Groundwater flow within the Clovis Sphere of Influence generally moves from northeast to the southwest.

Storm Water Management

Locally, the Fresno Metropolitan Flood Control District (FMFCD) has the responsibility for storm water management within the Fresno-Clovis metropolitan area of the proposed Project site. Stormwater runoff that is generated by land development is controlled through a system of pipelines and storm drainage detention basins. The FMFCD has an adopted Storm Drainage and Flood Control Master Plan. Property within the District pays a pro-rata share of the cost of the public drainage system. All property within the boundary of the Project will be required to pay the appropriate drainage fee pursuant to the Drainage Fee Ordinance prior to the approval of a final map and/or issuance of a building fee.

Potential Hydrological and Water Quality impacts were addressed in the General Plan EIR, and goals and mitigation measures were adopted to reduce potential impacts to a less than significant level. General Plan Public Facilities Goal 5 directs the City to maintain its agreement with FMFCD. Mitigation measures in the General Plan EIR (Page 4-43) include requirements to file for permits with State Water Resources Control Board to discharge runoff water to public facilities and show how pollution will be controlled. Also, the City requires a Storm Water Pollution Prevention Plan (SWPPP) with the submittal of construction plans for projects one acre in size or greater.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The proposed Project may result in significant impacts if it would violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with ground water recharge; substantially alter the existing drainage pattern if the site; substantially increase the rate or amount of surface runoff; exceed the existing

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

or planed storm water drainage system; provide substantial additional sources of polluted runoff; degrade water quality; place housing or structures within a 100-year flood hazard area; expose people or structures to risks of flooding; and inundation from seiche, tsunami, or mudflow.

Checklist Discussion

a) No Impact. Development of the Project site would be required to comply with all City of Clovis ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. The Project would also be required to comply with Fresno County Health Department requirements, FMFCD regulations, and all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements. This project would not violate any water quality standards or waste discharge requirements.

b) Less than significant Impact. The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level due to the project. There will be an increase in the pumping rate of domestic use ground water as a result of this project. However, this increase remains less than significant due to the fact that the City has developed a surface water treatment plant (opened in June, 2004) that will lessen the need for pumped groundwater, and has also expanded the municipal groundwater recharge facility.

c) Less than significant Impact. The Project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site. Therefore, impacts are less than significant.

d) Less than significant Impact. The Project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site. Therefore, impacts are less than significant.

e) f) Less than Significant Impact. The proposed Project would add insignificant amounts of new impervious surfaces. These new surfaces would not significantly change absorption rates or drainage patterns that would result in a significant impact. Construction-related activities could result in degradation to water quality. Construction activities typically involve machines that have the potential to leak hazardous materials that may include oil and gasoline.

It is expected that the developer or its contractors will use standard containment and handling protocols to ensure that these vehicles do not leak any material that might harm the quality of local surface or groundwater. In addition, improper use of fuels, oils, and other construction related hazardous materials may also pose a threat to surface or groundwater quality. However, the Project will have to comply with Environmental Measure 2: Erosion Control Measures to Project Water Quality, Environmental Measure 5: Measures to Minimize Exposure of People and the Environment to Potentially Hazardous Materials, and with Clovis Municipal Code Chapter 6.7 Urban Storm Water Quality Management and Discharge Control. These measures will reduce impacts to a less than significant level.

g) No Impact. The Project would not place housing within a 100-year flood hazard area as mapped on the latest federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

h) No Impact. The Project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows.

i) No Impact. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

j) No Impact. The Project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the Project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed Project.

CONCLUSIONS RELATING TO AGRICULTURE AND FOREST RESOURCES

The proposed Project would result in a less than significant impact to hydrology and water quality resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.10 LAND USE AND PLANNING				
<i>Will the proposal:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The Project is consistent with the land use policies of the City, including the Clovis General Plan and Zoning Ordinance; therefore impacts in this category are avoided.

Significance Criteria

The proposed Project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of existing or planned land use patterns, or conflicts with any applicable City land use plan, policy or regulation.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Checklist Discussion

a) **No Impact.** The proposed Project will not physically divide an established community.

b) **Less than Significant Impact.** The proposed Project is requesting to amend the zoning to allow for additional square footage via a single building and to construct an entertainment use. The proposed use is consistent with the General Plan's Land Use Diagram and the project is consistent with the continued urbanization of the Plan. Therefore impacts in this category are less than significant.

c) **No Impact.** There are no habitat conservation plans or natural community conservation plans within the City of Clovis. Therefore, no impact would occur.

CONCLUSION REGARDING LAND USE AND PLANNING

The proposed Project is not expected to have any land use planning impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.11 MINERAL RESOURCES				
<i>Will the proposal:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The Clovis General Plan states, "The Clovis Project area does not contain those mineral resources that require managed production, according to the State Mining and Geology Board" (General Plan, Page 6-8).

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project would create significant impacts if it results in the loss of availability of a known mineral resource with future value.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Checklist Discussion

a) b) No Impact. The proposed Project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. Therefore, the Project would have no impact on mineral resources.

CONCLUSIONS RELATING TO ENERGY AND MINERAL RESOURCES

The proposed Project would have no impact on mineral and energy resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.12 NOISE				
<i>Will the proposal result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

ENVIRONMENTAL SETTING

The ambient noise environment in the immediate Project vicinity is defined primarily by local traffic. The General Plan Noise Element sets forth land use compatibility criteria for various community noise levels. These criteria are shown in Table 8-3 of the Noise Element. The Noise Element specifies that residential land uses are considered normally acceptable in exterior noise levels of up to 65 CNEL without the need for noise mitigation.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

CEQA guidelines and the City of Clovis General Plan Noise Element have been used to establish impact standards for this section. Implementation of the Project would result in significant noise impacts if the Project would result in the following:

- 1) Exposure of persons to or generation of noise levels in excess of standards established in the City of Clovis General Plan. For this Project, the standards to be applied are 65 CNEL at existing residences in the Project vicinity, and CNEL for the park area.

Checklist Discussion

a) Less than Significant. The construction of the proposed Project would result in temporary construction-related noise impacts. Construction noise would be short-term in nature and only occur for a limited duration. These impacts have been addressed in the General Plan and with the Clovis Municipal Code restrictions on hours of construction, temporary noise would be less than significant. The project is located adjacent to State Route 168 which generates a significant amount of noise.

b) Less than Significant. Potential groundborne vibration or groundborne noise levels would most likely occur as part of construction activities associated with the Project. The construction activities would be temporary in nature and no persons would be exposed to these for extended periods of time. Therefore, impacts associated with exposure to, or generation of, groundborne vibration or noises are considered to be less than significant.

c) Less Than Significant. The proposed Project could result in a permanent increase in the ambient noise levels due to increased traffic, population and equipment related to an assisted living facility development. Noise was previously evaluated with the General Plan. The proposed Project is consistent with the General Plan.

d) Less than Significant. A temporary increase in ambient noise levels would occur in association with construction activities. However, construction noise would be short-term in nature and only occur for a limited duration. Therefore, impacts are considered less than significant.

e) No Impact. The proposed Project site is not located within an airport land use plan area. The proposed Project site is approximately four miles north of the Fresno Yosemite International Airport. Therefore, the Project would not expose people to excessive airport or airstrip noise.

f) No Impact. The Project is not located within the vicinity of a private airstrip.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

CONCLUSIONS RELATING TO NOISE

The proposed Project would create temporary construction noise impacts, but are considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.13 POPULATION AND HOUSING				
<i>Would the Project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The proposed Project will not generate or result in increased population in the area. The project includes modification to an existing shopping center development. The project would not increase the number of new residents residing on the project site.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may result in significant impacts if it induces substantial growth, displaces a large number of people, or contributes to a job-housing imbalance.

Checklist Discussion

a) Less than Significant. The Project could add new patrons to the area. It is anticipated that this development would introduce a number of new patrons to the City of Clovis, however the site has been planned for commercial uses and the impact is less than significant.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

b) **No Impact.** The Project would not result in displacement of housing.

c) **No Impact.** The Project would not result in displacement of people.

CONCLUSIONS RELATING TO POPULATION AND HOUSING

The proposed Project would not result in significant impacts to population and housing.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.14 PUBLIC SERVICES				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The Project would not result in a significant increased demand for public services. The Project is consistent with the Clovis General Plan and associated utility planning documents; therefore impacts in this category are not anticipated to be significant.

Significance Criteria

The Project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilities maintenance, and other governmental services.

Checklist Discussion

a) Fire protection. Less Than Significant Impact. The Project would have a less than significant increase in demand for fire protection services. In the event that a fire occurs during construction, the Clovis Fire Department would respond. However, no additional personnel or equipment would be needed as a result of the Project. Therefore, impacts to fire services are considered less than significant.

b) Police protection. Less Than Significant Impact. The Police Department evaluated this project and concluded that impacts to police protection would be less than significant.

c) Schools. Less than Significant Impact. The Project site is located within the Clovis Unified School District. The Clovis Unified School District does not levy a fee for commercial development. The Clovis Unified School District states that these types of facilities do not directly impact schools.

d) Parks. No Impact. Development of this site with additional commercial space will not have an impact on parks.

e) Other public facilities. No Impact. The Project would not have any significant impacts on other public facilities.

CONCLUSIONS RELATING TO PUBLIC FACILITIES

The proposed Project would not result in significant impacts to public services.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.15 RECREATION				
<i>Will the proposal:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

ENVIRONMENTAL SETTING

The proposed Project includes a new building and modification to the surrounding parking field.

Significance Criteria

The Project may create significant impacts if it creates demand for new expanded parks and recreation facilities, or substantially affects existing recreational opportunities.

Checklist Discussion

- a) **No Impact.** The proposed Project would not create an impact to existing parks.
- b) **No Impact.** The Project does not include recreational facilities or facilities which might have an adverse physical effect on the environment.

CONCLUSIONS RELATING TO RECREATION

The Project would have a less than significant impact to recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16 TRANSPORTATION/CIRCULATION				
<i>Will the proposal result in:</i>				
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designed in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

designated roads or highways?				
c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	??
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Roadways are the primary existing transportation facilities in the vicinity of the Project area. Although, non-automobile travel does occur in the area, separate facilities for transit, bicycles, or pedestrians are limited.

IMPACTS AND MITIGATION MEASURES

Significance Criteria

The Project may result in significant transportation/circulation impacts if it:

- 1) Causes an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards;
- 2) Creates traffic conditions which expose people to traffic hazards;
- 3) Substantially interferes or prevents emergency access to the site or surrounding properties;
- 4) Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

- a) **Less than Significant.** The Project proposes to add approximately 16,861 square foot of event space to an existing shopping center. The site sits adjacent to Herndon and Clovis Avenues which is designed to accommodate traffic for projects constructed per the General plan. The City Engineer analyzed the traffic for the Project and concluded that the impacts are considered less than significant.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

- b) **Less than Significant.** City Engineers analyzed the Project and concluded that the current and proposed improvements with the project can accommodate the additional traffic, and that impacts are considered less than significant.
- c) **Less Than Significant Impact.** The Project may increase the traffic volume of existing streets. However, the anticipated levels of service, delays, and queuing conditions with the project do not significantly alter the conditions anticipated in the City's current General Plan.
- d) **Less Than Significant Impact.** The proposed Project may result in a temporary change in traffic patterns due to construction; however, the Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings will reduce impacts to a less than significant level.
- e) **Less Than Significant Impact.** The Project will not result in inadequate emergency access. The Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings, which requires contractors to keep emergency services informed of the location and progress of work.
- f) **No Impact.** The Project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

CONCLUSIONS RELATING TO TRAFFIC AND CIRCULATION

The Project may increase the volume of traffic expected to be generated at the Project site. However, the anticipated levels of service, delays, and queuing conditions with the Project are very similar to those anticipated without the Project, and the increase in traffic does not significantly alter the conditions anticipated in the City's current General Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.17 UTILITIES AND SERVICE SYSTEMS				
<i>Will the proposal:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Pacific Gas & Electric (PG&E) provides electricity and natural gas services in the City of Clovis. AT&T/SBC provides telephone service to the City.

The City's water supply sources include groundwater drawn from the Kings Sub-basin of the San Joaquin Valley Groundwater Basin and treated surface water from the Fresno Irrigation District (MID). Surface water is treated at the City of Clovis Surface Water Treatment Facility.

The City of Clovis provides sewer collection service to its residents and businesses. Treatment of wastewater occurs at the Fresno-Clovis Regional Wastewater Treatment Plant (RWTP). The Fresno-Clovis RWTP is operated and maintained by the City of Fresno and operates under a waste discharge requirement issued by the Central Valley Regional Water Quality Control Board. Additionally, the City of Clovis has completed a 2.8 mgd wastewater treatment/water reuse facility, which will service the City's new growth areas.

The Fresno Metropolitan Flood Control District (FMFCD) has the responsibility for storm water management within the Fresno-Clovis metropolitan area of the Project site. Stormwater runoff that is generated by land development is controlled through a system of pipelines and storm drainage detention basins.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

IMPACTS AND MITIGATION MEASURES

Significance Criteria

As identified in the checklist above, the Project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

a) Less than Significant Impact. According to the City Engineer, the proposed project will increase average daily flows, however the increase is minimal and will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts are considered less than significant.

b) No Impact. The Project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

c) Less than Significant Impact. The Project may result in the construction of new storm water drainage facilities. Conversion to a higher density residential category may induce more storm run-off into the master planned system. The Fresno Metropolitan Flood Control District has policies for this type of conversion. According to a letter from the FMFCD, the district can accommodate the proposed project.

d) Less than Significant Impact. The proposed project includes the addition of landscaped areas. The new landscaped areas are required to meet the City's Water Efficient Landscape Ordinance. Impacts to water resources are less than significant.

e) No Impact. The Project will not require a determination by a wastewater treatment provider (see item b above).

f) Less than Significant Impact. According to the Solid Waste Division, the Project will not significantly impact the designated landfill.

g) No Impact. The Project will comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Clovis.

CONCLUSIONS RELATING TO UTILITIES AND SERVICE SYSTEMS

Impacts to utilities and service systems will be less than significant.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.18 MANDATORY FINDINGS OF SIGNIFICANCE				
<p>a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less Than Significant.** Based on the analysis provided in Initial Study the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.
- b) **Less Than Significant.** Based on the analysis provided in this Initial Study, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects.
- c) **Less Than Significant.** Based on the analysis provided in Initial Study, the project will not have environmental effects that will cause substantial adverse effects on human beings

4.1 CUMULATIVE IMPACTS

INTRODUCTION

This section addresses the Project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor yet collectively significant projects taking place over a period of time.

CUMULATIVE SETTING

The cumulative setting for the proposed Project is the build-out of the City of Clovis General Plan.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

The proposed Project is not expected to result in significant cumulative visual resource impacts with mitigation.

Agriculture and Forest Resources

The proposed Project would not substantially contribute to the conversion of agricultural land or forest land to urban or other uses. There are no forest lands in the adjacent to or in the immediate vicinity. Therefore, the Project would result in a less than significant cumulative agricultural or forest resources impacts

Air Quality

Implementation of the Project would not result in cumulative short-term construction air quality impacts associated with increased emissions. Additionally, the operation of the Project would not result in significant cumulative air quality impacts to the region and would not result in a significant increase of air quality impacts. Therefore, the Project would result in less than significant cumulative air quality impacts.

Biological Resources

The Project would not result in significant impacts to nesting migratory and nongame birds with mitigation. The Project would have a less than significant impact to cumulative biological resources.

Cultural Resources

The proposed Project is not anticipated to contribute to any potential impacts related to cultural and/or paleontological impacts. Therefore, the Project would have a less than significant impact to cumulative cultural resources.

4.0 CUMULATIVE IMPACTS

Geology and Soils

Project impacts associated with geology and soils would be site-specific and implementation of the Project would not contribute to cumulative seismic hazards. Therefore, the Project would create no impact to cumulative geophysical conditions.

Greenhouse Gas Emissions

As discussed under Section 3. Greenhouse Gas Emissions, implementation of the proposed Project would contribute to GHG emissions, which is inherently a cumulative issue. The emissions from construction would be short-term (during construction) as a result of various fossil fuel-based construction equipment. Since these impacts are short-term and the contributions to GHG emissions would be minor when compared to the State's GHG emissions target of 427 MMTCO₂-eq by 2020, the construction related greenhouse gas emissions of this Project would be considered a less than significant cumulative impact.

The operational emissions from the Project would be as the result of indirect emissions from electricity usage of the well pump, emissions resulting from the occasional operation of the emergency back-up diesel generator when the power fails, and emissions from maintenance vehicles. These emissions would not be substantial and are considered less than significant. The Project's related GHG emissions would not contribute significantly to global climate change and would not impede the State's ability to meet its greenhouse gas reduction targets under AB 32.

Hazards & Hazardous Materials

The proposed Project is not expected to have significant impacts as the result of hazards or hazardous materials; therefore, the Project is expected to have a less than significant impact to cumulative hazards and hazardous materials impacts.

Hydrology/Water Quality

The proposed Project would not contribute to cumulative surface water quality impacts associated with construction and operational activities. As described in Section 3.3 Hydrology/Water Quality, The proposed Project would not substantially alter the direction of groundwater flows, or result in a substantial change in the quantity of groundwater, as the new well would only replace an existing drinking water well capacity that has been lost in order to maintain current groundwater production, and will not create additional demand on groundwater. The Project would have a less than significant impact to cumulative water conditions.

Land Use Planning & Population/Housing

With the implementation of the mitigation measures identified in Sections 3.1 (Aesthetics), land use impacts would be less than significant. The Project will not have significant impacts to housing or population. The proposed Project is not expected to result in substantial cumulative impacts to land use planning, population or housing, given the limited effects.

Mineral Resources

The proposed Project is expected to have no impact to any site-specific mineral resources; therefore, the Project is expected to have a less than significant impact to cumulative mineral resource impacts.

Noise

As described in Section 3.9 Noise, the Project could result in site-specific noise impacts. These impacts would not contribute to any cumulative noise issues and the Project would have less than significant impacts on cumulative noise conditions.

Public Services

The proposed Project would not result in significant impacts to public services. Therefore, the Project would have less than significant to cumulative public services conditions.

Recreation

The proposed Project would not result in significant impacts to recreation uses and/or resources. Thus, no impact to recreation is anticipated.

Transportation/Circulation

The proposed Project would not contribute to short-term or long-term traffic congestion impacts. The proposed Project is not expected to impact cumulative transportation/circulation conditions. Therefore, the Project would have a less than significant impact on cumulative transportation and circulation conditions.

Utilities and Service Systems

The proposed project would not have a significant cumulative impact on utility and service system demands.

5.0 DETERMINATION

5.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, as indicated by the checklist and corresponding discussion in this Initial Study.

The environmental factors checked below would be potentially affected by this Project. None of these factors represents a "Potentially Significant Impact" as indicated by this Initial Study.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Haz Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

5.2 DETERMINATION FINDINGS

Based upon staff analysis and comments from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards & Haz Materials, Hydrology, Water Quality, Land Use/Planning, Noise, Population / Housing, Public Services, Transportation/Traffic, and Utilities / Service Systems. None of these impacts are anticipated to exceed the impacts addressed in the Clovis General Plan and its associated Environmental Impact Report.

The potential impacts identified in this Initial Study are considered to be less than significant since they will cease upon completion of construction, or do not exceed a threshold of significance. Therefore, a Negative Declaration is the appropriate level of documentation for this project.

According to the analysis in this Initial Study, based on substantial evidence in the public record, the City of Clovis finds:

- This Initial Study, prepared pursuant to CEQA Section 15063 (b)(2), has identified no potentially significant environmental effects that would result from the Project.
- The City finds that the cumulative impacts of this Project are less than significant as described in Section 4.0 (Cumulative Impacts). As such, this Project would generate no significant cumulative impacts.
- The City finds that the proposed Project could not have a significant effect on the environment; therefore, A Negative Declaration should be prepared for the Project.
- The proposed project will not have a significant effect on the environment and does not require the preparation of an environmental impact report (CEQA Section 21064).

5.0 DETERMINATION

- Based on this Initial Study, staff finds that a Negative Declaration should be adopted pursuant to CEQA Section 15070 (a) for the proposed Project.

Signature



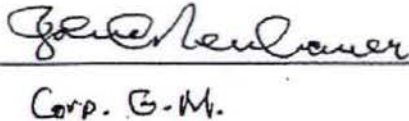
Orlando Ramirez, Associate Planner

Date: February 29, 2016

Applicant's Concurrence

In accordance with Section 15070 (b) (1) of the CEQA Guidelines, we hereby consent to the incorporation of the identified mitigation measures which are also contained in Section 6.0 of this document.

Signature



Jose M. M.
Corp. B-M.

Date: 3-18-2016

6.0 REPORT PREPARATION

6.1 REPORT PREPARERS

City of Clovis- Lead Agency

Planning Division

Orlando Ramirez, Project Manager

CORRESPONDENCE

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 445-5875

TTY 711

www.dot.ca.gov

*Serious drought.
Help save water!*

December 18, 2015

6-FRE-168-R6.782
CUP2015-10 & R2004-36A2
FALLS EVENT CENTER

Mr. Orlando Ramirez
Planning Assistant
City of Clovis
1033 Fifth Street
Clovis, California 93612

Dear Mr. Ramirez:

We have completed our review of the conditional use permit and rezone amendment that is being proposed for development within the existing P-C-C (Planned Commercial Center) Zone District. This rezone amendment would provide for the addition of a 16,861 ft² event center, on approximately 2.27 acres of land to the existing Master Use Schedule. The event center will be located south of Magill Avenue, approximately 300 feet west of Clovis Avenue and approximately 1,000 feet southeast of the State Route (SR) 168 eastbound exit-ramp to Herndon Avenue. Caltrans has the following comments:

The event center will include 137 parking stalls and will be available for use by businesses wishing to do training or product demonstrations, bridal events, wedding and baby showers, quinceaneras and other life events. The event center will be available for use seven days a week. There will be staff onsite during the events and in addition, marketing and operation staff will typically be on site Monday through Friday from 8:00 am to 5:00 pm.

A previous traffic study has identified the need for an additional eastbound through lane on the segment of Herndon Avenue between the westbound direct entrance-ramp and the eastbound exit-ramp. The estimated cost for this improvement is \$2,025,500 (\$1,500/trip). Given the proximity of the event center to the SR 168 interchange, Caltrans has projected that a percentage of the trips generated from the Falls Event Center would impact Herndon Avenue through the interchange.

The ITE Trip Generation Manual does not contain data related to event centers. The operational statement does not contain the following information:

- How many employees will be at the event center on a typical week day?
- How many business trainings or meetings are anticipated to occur during the week?
- How many daily and peak hour trips are estimated based on the operational characteristics of the event center.

Mr. Orlando Ramirez
December 18, 2015
Page 2

In order to properly estimate the equitable share for mitigation, a trip trace analysis is needed to assess the development's impact to the intersection.

If you have any further questions, please contact Jennifer Bryan-Sanchez of my staff at (559) 488-7307.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Navarro', written in a cursive style.

MICHAEL NAVARRO, Chief
Planning North Branch

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.433

Page 1 of 3

PUBLIC AGENCY

ORLANDO RAMIREZ
DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612

DEVELOPER

JOE GUAGLIARDO, THE FALLS CENTER, LLC
9067 S 1300 W
WEST JORDAN, UT 84088

PROJECT NO: 2015-010

ADDRESS: SWA MAGILL & CLOVIS AVENUES

APN: 491-030-33

SENT: 1/4/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
5B/5C	\$26,088.00	NOR Review	\$88.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$445.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$26,088.00		Total Service Charge: \$533.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/16 based on the site plan submitted to the District on 12/04/15 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

CL CUP No. 2015-010

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. a. Drainage from the site shall BE DIRECTED TO
 b. Grading and drainage patterns shall be as identified on Exhibit No. 2
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 Drainage Report (to be submitted with tentative map)
 Other
 None Required

4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 d. See Exhibit No. 2.

5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 Does not appear to be located within a flood prone area.

6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

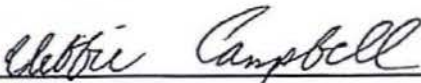
CL
CUP No. 2015-010

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 3

CL CUP No. 2015-010

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale. Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

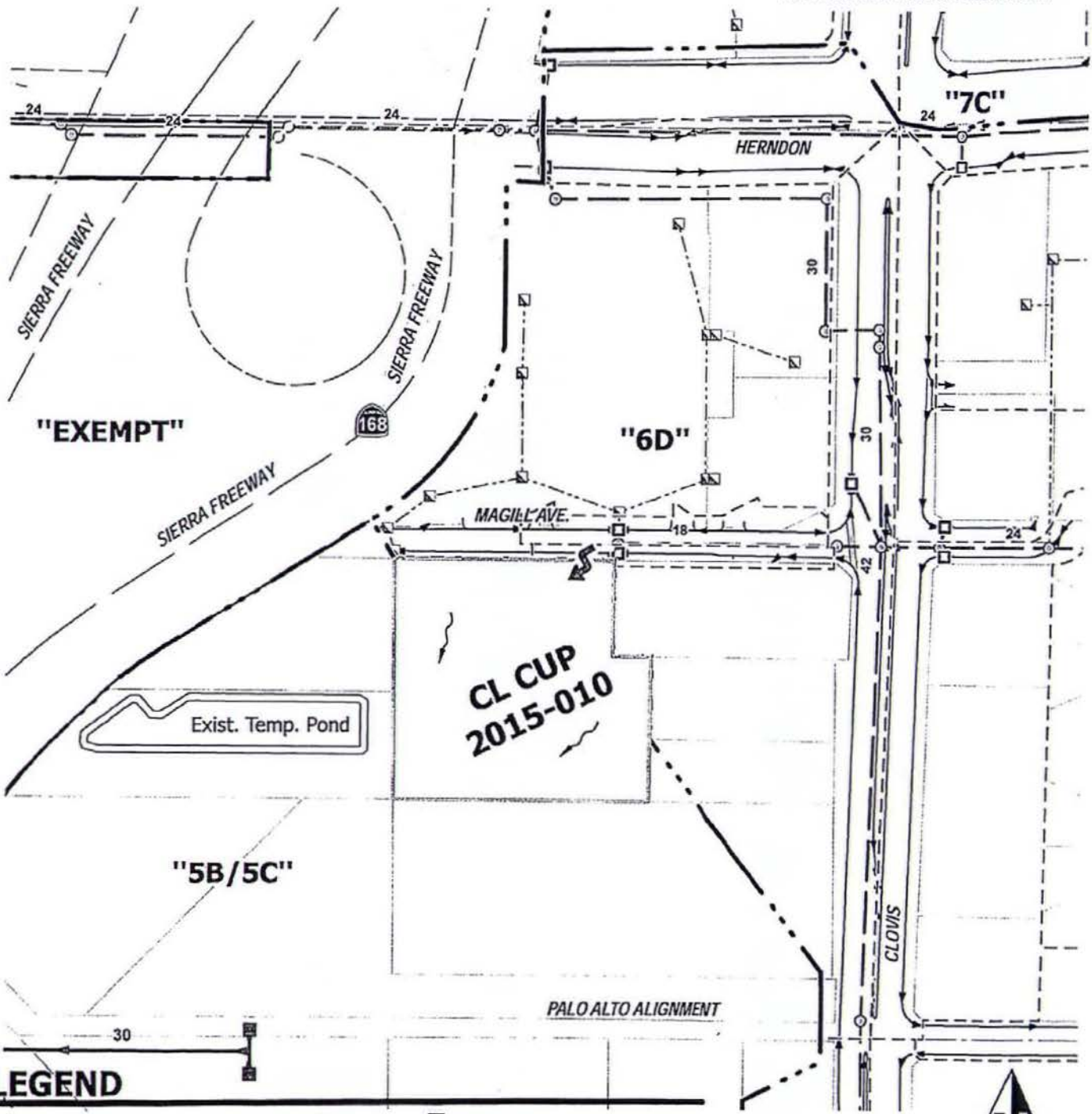


Debbie Campbell
Design Engineer



Michael Maxwell
Project Engineer

NOTE: THIS MAP IS SCHEMATIC.
 DISTANCES, AMOUNT OF CREDITABLE
 FACILITIES, AND LOCATION OF INLET
 BOUNDARIES ARE APPROXIMATE.



**CL CUP
 2015-010**

"5B/5C"

LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- ▣ Private Facilities
- - - Inlet Boundary
- - - Drainage Area Boundary
- ↘ Major Storm Breakover
- ~ Direction of Drainage
- ▭ Limits of Project



**CL CUP 2015-010
 DRAINAGE AREA "5B/5C"**

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

The proposed development of CL CUP 2015-010 is located in an area that has historically provided a passage for major storm water flows from the areas north of Magill Avenue across the proposed site toward the Palo Alto alignment. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water from Magill Avenue towards the Palo Alto alignment.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department, Daniel Rourke, for further information regarding these policies related to industrial site requirements.

Development No. Clovis CUP 2015-010



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

December 18, 2015

Orlando Ramirez, Associate Planner
City of Clovis
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612

LU0018298
2604

Dear Mr. Ramirez:

PROJECT NUMBER: CUP2015-10

A request to allow for the development of an 16,861 sq. ft. event center within the existing P-C-C Zone District for approximately 2.27 acres of land generally located on the south side of Magill Avenue, approximately 300 feet west of Clovis Avenue. The conditional use permit would provide for the event center use . This Conditional Use Permit is being processed concurrently with Rezone R2004-36A2.

APN: 491-030-33

ZONING: P-C-C

ADDRESS: SWA Magill & Clovis Avenues

Recommended Conditions of Approval:

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

Comments/Concerns:

Although the operational statement project description for the proposed Conditional Use Permit does not specify if food will be prepared or if any commissary activities will take place onsite, should those activities be proposed, then the following recommended conditions of approval/project notes should apply.

- Prior to issuance of building permits, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain permits to operate food facilities from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ❖ www.co.fresno.ca.us ❖ www.fcdph.org

Equal Employment Opportunity ❖ Affirmative Action ❖ Disabled Employer

Orlando Ramirez
December 18, 2015
CUP2015-10
Page 2 of 2

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno County
Department of Public Health,
ou=Environmental Health Division,
email=ksuda@co.fresno.ca.us, c=US
Date: 2015.12.18 10:02:13 -0800

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

(559) 600-3271

cc: Tolzmann, Rogers & Moua- Environmental Health Division (CT 56.02)
Joe Guagliardo, Applicant (joe.guagliardo@comcast.net)

PLANNING COMMISSION MINUTES

ATTACHMENT 4

CLOVIS PLANNING COMMISSION MINUTES
March 24, 2016

1. Consider items associated with approximately 2.27 acres of property located near the southwest area of Magill and Clovis Avenues. Paul & Jeanne Moore, owners; The Falls Event Center, LLC applicant; Comprehensive Planning Associates, Inc., representative.
 - a. Consider Approval, **Res. 16-19**, An Environmental Finding of a Negative Declaration for Rezone R2004-36A2, and Conditional Use Permit CUP2015-10.
 - b. Consider Approval, **Res. 16-20, R2004-36A2**, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to provide for the addition of an event center to the existing Master Use Schedule and modification to the master site plan.

Associate Planner Ramirez presented the staff report.

At this point the Chair opened the floor to the applicant.

Joe Guagliardo, representing the applicant provided a brief overview and stated they concur with the conditions.

John Neubauer, Fall Events Center, provided additional information and asked for Commission approval.

At this point the Chair opened the floor to anyone wishing to speak in support of the Project.

Anthony Pings, Architect, 6121 N. Thesta, representing the land owner to the south provided documents and stated concerns with the circulation and architecture.

At this point the Chair opened the floor to anyone wishing to speak in opposition to the Project.

None

At this point the chair opened up the floor to the applicant for rebuttle.

Mr. Guagliardo, provided additional information and answered questions from Commission.

At this point the Chair closed the public portion.

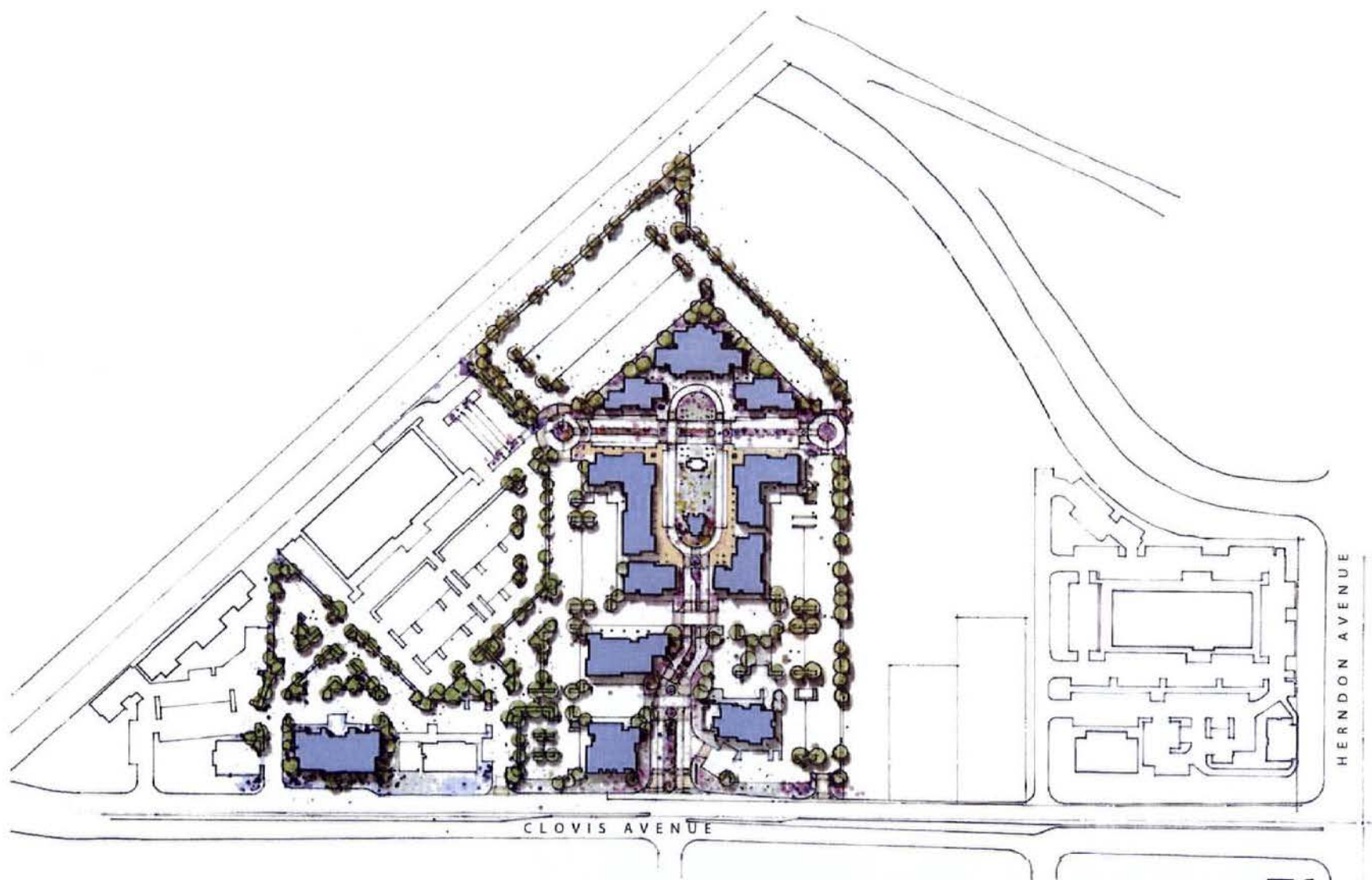
At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Pawlowski to approve a Negative Declaration for the Project. The motion was approved by a vote of 4-0-1.

At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Pawlowski to approve Rezone R2004-36A2. The motion was approved by a vote of 4-0-1.

The motion was approved by a vote of 4-0-1.



Attachment 5

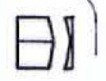


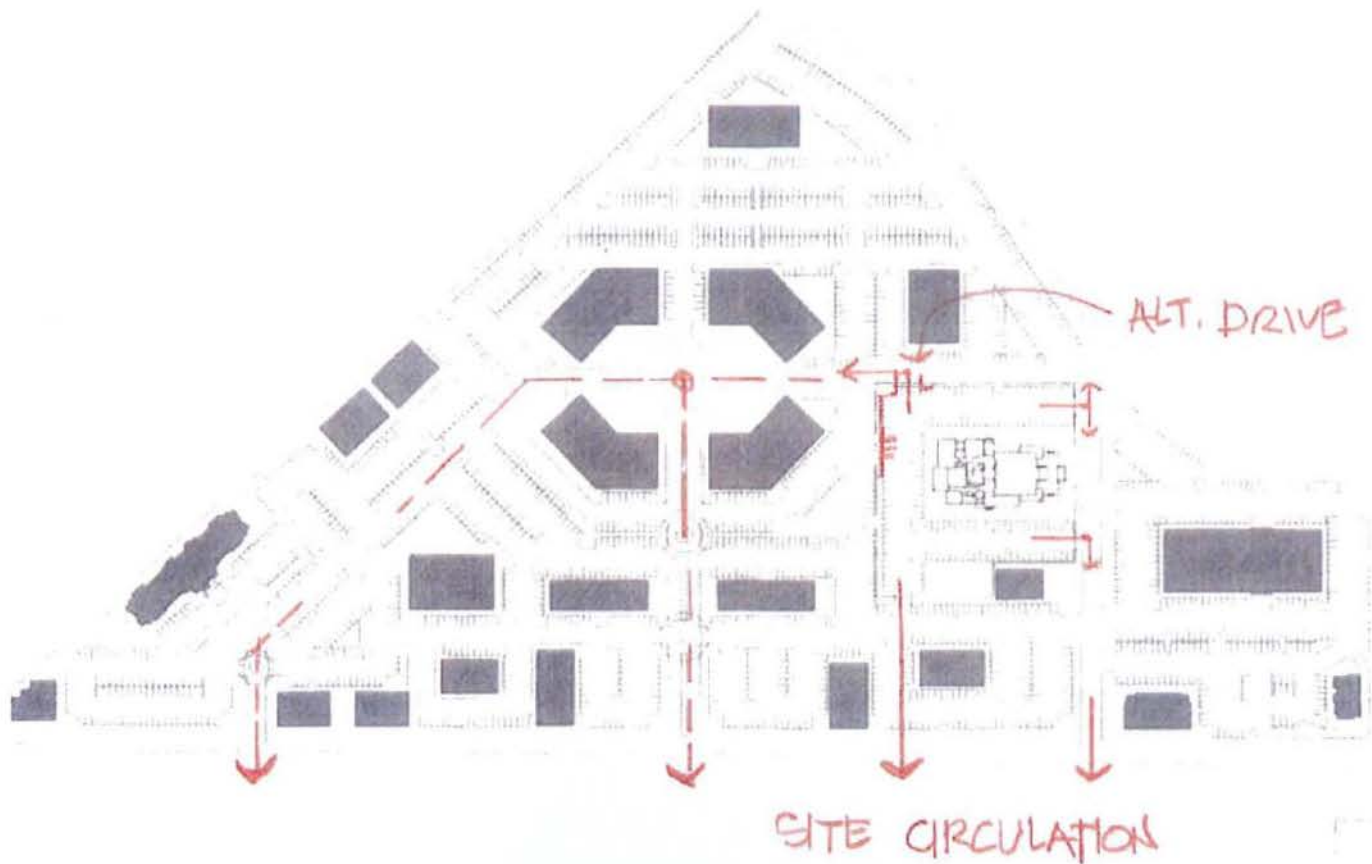
CLOVIS AVENUE

HERNDON AVENUE



PALO ALTO SQUARE
OPTION 7





OVERALL SITE PLAN 1

PONTIS
 ARCHITECTURAL GROUP
 245 SOUTH MAIN STREET
 ANN ARBOR, MI 48106
 734.769.4400

**THE FALLS
 of CLOVIS**

OVERALL
 SITE PLAN

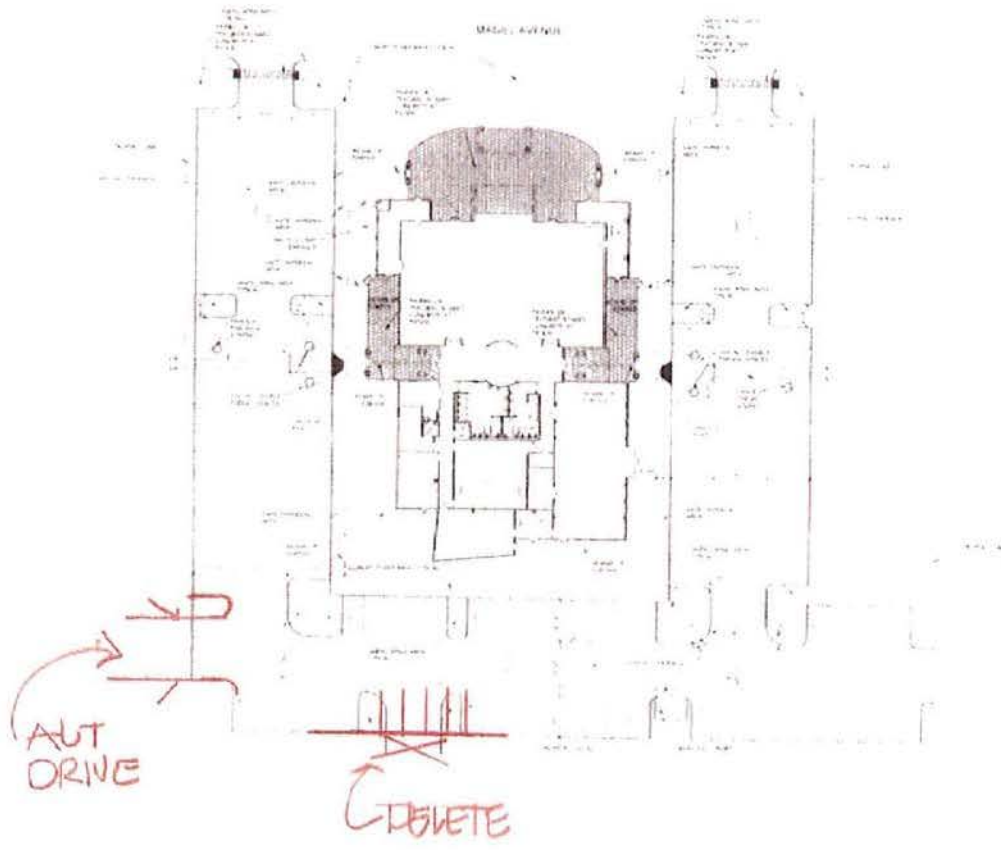
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REVISION	

SD-2
 EXHIBIT C



PALO ALTO SQUARE

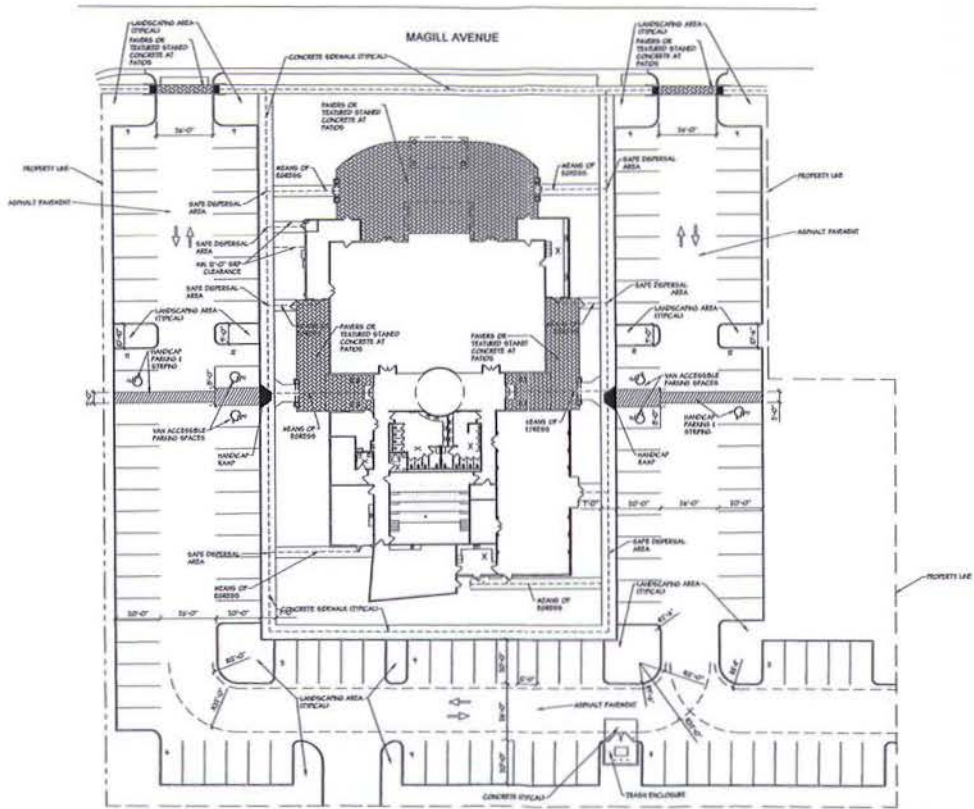
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PONTIS
 ARCHITECTURAL GROUP
 348 SOUTH MAIN STREET
 CHICAGO, IL 60604
 TEL: 312.467.1400

**THE FALLS
 of CLOVIS**

DATE:	
PROJECT:	
NO.:	
SCALE:	
DRIVER:	



PONTIS
 ARCHITECTURAL GROUP
 248 SOUTH MAIN STREET
 SPRINGVILLE, UT 84603
 (801) 704-8551

REVISION	DATE

CONSULTANT:

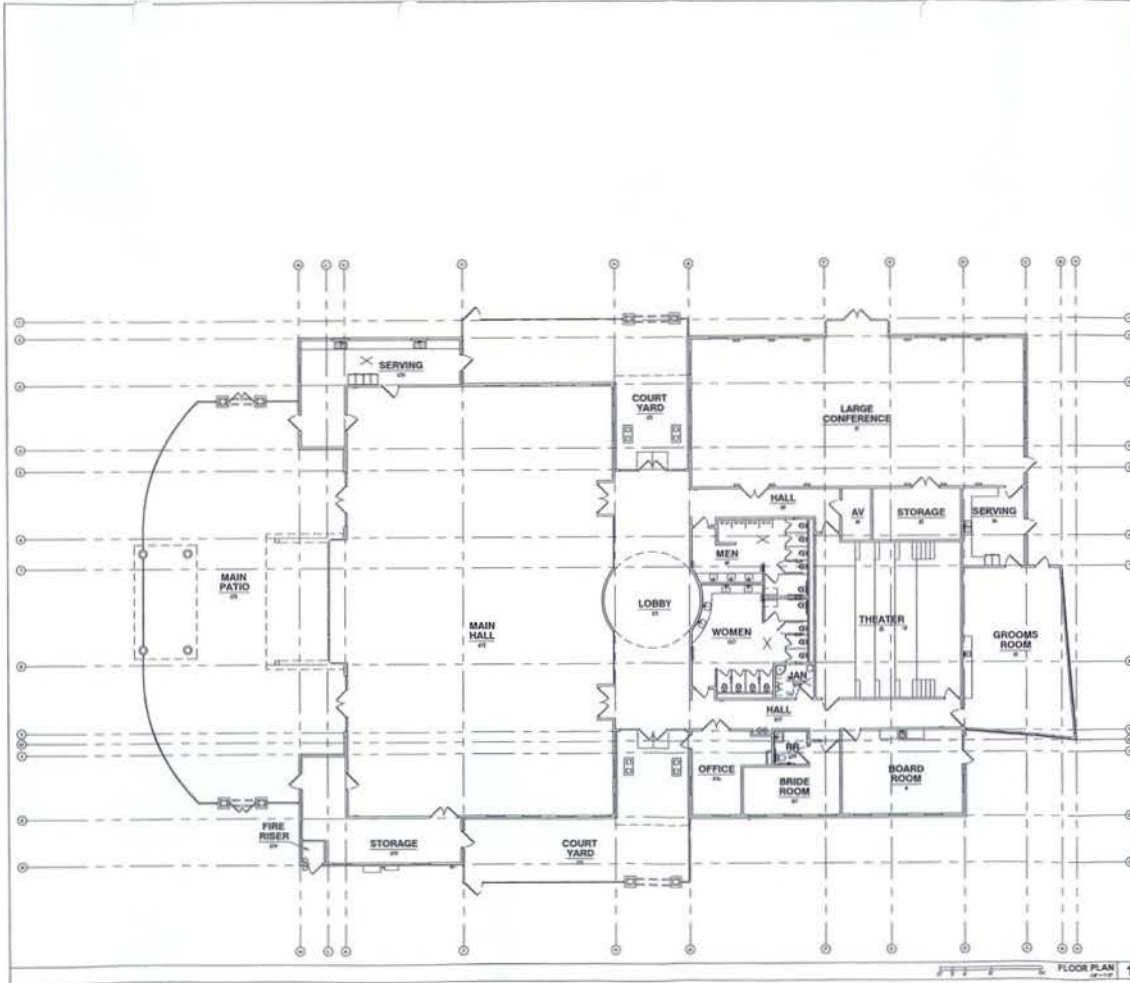
CONTRACTOR:

PROJECT NAME:
**THE FALLS
 of CLOWS**

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 SEAL:

DRAWING NAME:

DRAWN BY:
 CHECKED BY:
 DATE: SEPTEMBER 20
 PROJECT # 15



- GENERAL NOTES**
1. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE COMMENCING WORK TO BE CONSTRUCTION. VERIFY ALL EXISTING CONDITIONS AS TO THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. SEE 2. DIMENSIONS FOR FACE OF FOOTING.
 4. VERIFY ALL CONDITIONS BEFORE COMMENCING WORK TO BE CONSTRUCTION. VERIFY ALL EXISTING CONDITIONS AS TO THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES.
- SHEET NOTES**
1. METAL FINISH
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 3. METAL FINISH
 4. PAINTED POLYURETHANE METAL FINISH
 5. METAL FINISH
 6. ALUMINUM FINISH (SEE NOTES)
 7. GALVANNEAL FINISH (SEE NOTES)
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PONTIS ARCHITECTURAL GROUP
 200 BROADWAY, 10TH FLOOR
 NEW YORK, NY 10038
 (212) 693-8888

THE FALLS OF CLOVIS

FLOOR PLAN

A1.1



WEST EXTERIOR ELEVATION
16' x 41'



EAST EXTERIOR ELEVATION
16' x 41'

EXTERIOR FINISH MATERIALS



SOUTH EXTERIOR ELEVATION
16' x 41'



NORTH EXTERIOR ELEVATION
16' x 41'

PONTIS
ARCHITECTURAL GROUP

PO BOX 242
ROSEVILLE, CA 95765
(916) 704-9557

REVISION	DATE

CONSULTANT: _____

CONTRACTOR: _____

PROJECT NAME:
**THE FALLS
EVENT CENTER
ROSEVILLE**

ROSEVILLE
CALIFORNIA

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ANY MANNER WITHOUT CONSENT OF PONTIS
ARCHITECTURAL GROUP, LLC

SCALE:

DRAWING NAME:
**EXTERIOR
ELEVATIONS
BUILDING "A"**

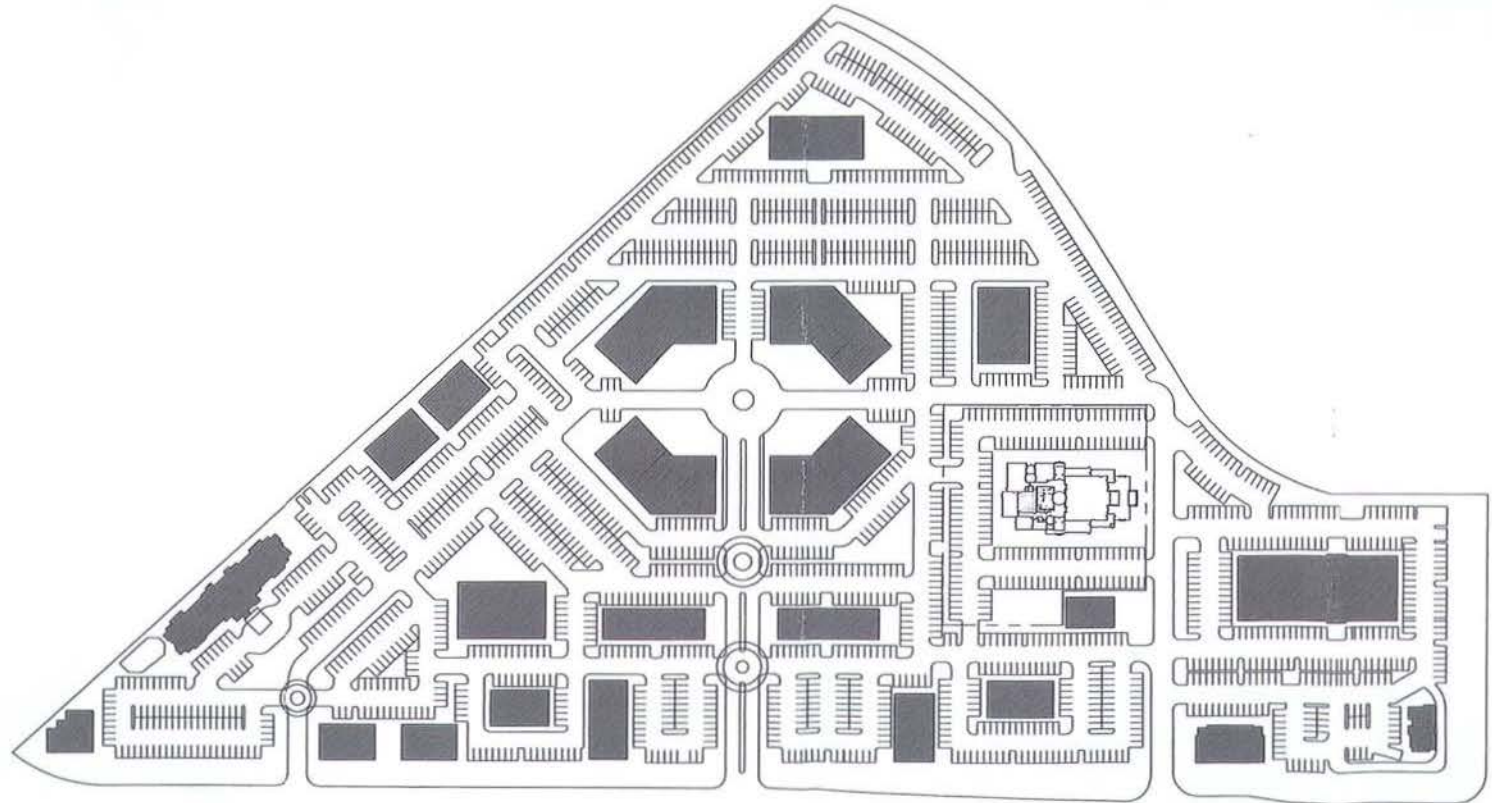
DRAWN BY:

CHECKED BY:

DATE: FEBRUARY 2014

PROJECT # 1327

A5.1



PONTIS
 ARCHITECTURAL GROUP
 248 SOUTH MAIN STREET
 SPRINGVILLE, UT 84603
 (801) 704-8551

Δ	REVISION	DATE

CONSULTANT: _____

CONTRACTOR: _____

PROJECT NAME:
**THE FALLS
 of CLOVIS**

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 SEAL: _____

DRAWING NAME: _____

**OVERALL
 SITE PLAN**

DRAWN BY: _____ AS
 CHECKED BY: _____ AS
 DATE: SEPTEMBER 2015
 PROJECT #: 1505



OVERALL SITE PLAN 1 of 12

SD-2
EXHIBIT C

**FALLS EVENT CENTER
OPERATIONAL STATEMENT
SOUTH SIDE OF MAGILL AVENUE ALIGNMENT WEST OF CLOVIS AVENUE
APN 491-030-33 (Portion)**

The Falls Event Center proposes to develop a 16,861 square foot +/- event center with a 2,567 square foot +/- patio on approximately 99,000 square feet of property generally located on the south side of Magill Avenue, approximately 300 feet west of Clovis Avenue.

The site will include 137 parking stalls which provide a parking ratio of 8.56 parking stalls per 1,000 square feet of building area. This is in addition to the existing parking which is located to the west of the proposed parcel.

The Falls Event Center is intended to provide a convenient and attractive environment for the celebration of all of life's events. The Falls Event Center is designed to provide maximum flexibility, convenience and comfort to the clients who rent the space and to their guests. The Falls Event Center will be available for use by businesses wishing to do offsite training or product demonstration, bridal events, wedding and baby showers, quinceaneras and other life events.

Space within the Falls Event Center is designed to be both functional and multi-faceted. Depending on the specific needs of any event, a room can be arranged according to the purposes of a particular event. For example, the "Large Conference Room" can alternatively be arranged to accommodate a business training meeting or a wedding chapel. In addition, an event can rent as many rooms within the center as their activity may need, including renting the entire facility for a day.

The building will also have storage space, men's and women's restrooms and a service area for use by offsite caterers. No large deliveries will be made to the facility.

The exterior of the building will utilize high quality materials such as stone and stucco and will be complementary to the existing commercial development. The building entry will be oriented towards the parking lot.

The Falls Event Center will be available for use seven days a week. Events will be required to end by 12:00 midnight and the parking lot emptied by 12:30 am. No loitering will be allowed on the site.

There is staff onsite at all times during events. In addition, marketing and operations staff is typically on site Monday through Friday from 8:00 am to 5:00 pm. Staff may be onsite on weekends, as well.

The facility does not propose to obtain a license to serve alcoholic beverages. Clients may make their own arrangements for the serving of alcoholic beverages. Clients are required to provide their own security.

**TUSCAN VILLAGE & OLD TOWN VILLAGE
PLANNED COMMERCIAL CENTER**

USE TABLE

USE	PERMITTED USES	CONDITIONALLY PERMITTED USES
Appliance sales (household)	X	
Arcades		X
Art Galleries & Studios	X	
Artist Studios	X	
Automotive Service Stations		X
Bakeries, Retail	X	
Banks and Savings and Loan Associations	X	
Barber and beauty shops	X	
Bars and Cocktail Lounges		X
Bicycle Shops	X	
Bookstores and Periodical Store; (except that adult/sex oriented book and periodical stores shall not be allowed)	X	
Bowling Alleys		X
Car Washes		X
Carpet Sales, Retail Only	X	
Clothing Stores	X	
Computer and Related Sales	X	
Confectioneries	X	
Convenience Stores		X
Daycare Facilities		X
Delicatessens	X	
Drive -up and Drive-in Restaurants		X
Drive up window uses		X
Drugstore	X	
Dry Goods	X	
Dry Cleaners	X	
Dry Cleaning (pick-up agencies for work to be done elsewhere)	X	
Employee Credit Unions	X	
Employment Agencies	X	
Event Centers		X
Floor and Wall Coverings	X	
Florist	X	
Furniture Stores	X	
Gasoline Stations		X

USE	PERMITTED USES	CONDITIONALLY PERMITTED USES
Gift Shops	X	
Grocery Stores	X	
Hardware and Home Improvement Stores (with or without exterior yard requirements)	X	
Health Club & Studios		X
Health Food Stores	X	
Hotels, Motels and Lodgings	X	
Ice Cream Sales	X	
Indoor Sports	X	
Jewelry Stores	X	
Laboratories: a. Biological;	X	
b. Dental;	X	
c. Medical;	X	
d. Optical	X	
Leather Goods and Luggage Stores	X	
Libraries	X	
Liquor Stores		X
Mail Centers	X	
Mortgage and Loan Offices	X	
Museums	X	
Music Stores	X	
Offices a. Administrative;	X	
b. Business;	X	
c. General;	X	
d. Medical;	X	
e. Professional	X	
Optometry Clinics	X	
Paint Stores	X	
Personal Services	X	
Pet Shops	X	
Photographic Studios	X	
Photographic Supply Stores	X	
Post Offices	X	
Pottery Sales	X	
Radio and Television Sales and Service	X	
Restaurants, Coffee Shops, Restaurant-Bar Combinations; Self-Service Restaurants	X	
Retail Sales	X	
Schools; Trade and Commercial	X	

USE	PERMITTED USES	CONDITIONALLY PERMITTED USES
Security Brokers & Dealers	X	
Shoe Repair Shops	X	
Shoe Stores	X	
Sporting Good Stores	X	
Stationery Stores	X	
Technical or Adult Schools	X	
Tobacco Shops	X	
Toy Stores	X	
Yard and Garden Sales (with or without exterior yard requirements)	X	

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics, which are similar to one of the uses listed above.

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or conditional use in the discretion of the Community Development Director.



AGENDA ITEM NO: 2-A-1

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: May 2, 2016

SUBJECT: Consider Approval – Res. 16-___, Authorize accredited private educational institutions that offer Bachelor's Degrees or higher degrees to use the same development impact fee methodology as public educational institutions

ATTACHMENT: Resolution

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to authorize accredited private educational institutions that offer Bachelor's or higher degrees in Clovis to use the same development impact fee methodology as public educational institutions.

EXECUTIVE SUMMARY

On July 14, 2014 City Council adopted an Economic Development Strategy for the City of Clovis. Strategy 7 focuses on Workforce as a critical aspect of improving the local economy and specifically states the City should partner and support organizations that provide advanced educational opportunities within the City. In order to facilitate this, staff is proposing that an accredited private educational institution developing facilities that offer bachelor's degrees or more advanced degrees in Clovis be treated the same as public educational institutions in determining development impact fees. This would allow the City to encourage this type of use and thus reach its goal of bolstering the workforce in Clovis, the region, and maintain Clovis position as a leader in education in the region.

BACKGROUND

On July 14, 2014 City Council adopted an Economic Development Strategy for the City of Clovis. Strategy 7 focuses on Workforce as a critical aspect of improving the local economy and specifically states the City should partner and support organizations that provide advanced educational opportunities within the City. It is not likely that a public institution offering bachelor's degrees and/or advanced degrees will be locating in Clovis with California State University Fresno (CSUF) nearby. Additionally CSUF is not able to offer significant doctoral and advanced professional programs.

Private educational institutions have a strong opportunity to fill the need for higher education in our growing community. Encouraging accredited private institutions that offer higher education (bachelor's degrees and higher) to locate in Clovis would allow our residents to stay in Clovis as they are pursuing advanced education. This would bolster the quality of the regional workforce and improve the likelihood Clovis can attract companies that require highly educated employees.

In order to facilitate this, staff is proposing that accredited private educational institutions developing facilities that offer bachelor's degrees or more advanced degrees in Clovis be treated the same as public educational institutions in determining development impact fees. Based on estimates, as each project could be different, fees could be reduced 60-75% compared to how they are currently calculated by the development impact fee program. This would allow the City to encourage this type of use and thus reach its goal of bolstering the workforce in Clovis, the region, and maintain Clovis position as a leader in education.

FISCAL IMPACT

Currently, the City's development impact fees are based on a cash flow model which programs annual expenditures for capital improvements based on growth and debt service for 30+ years into the future. Accredited private educational institutions developing facilities that offer bachelor's degrees or more advanced degrees in Clovis being treated the same as public educational institutions will have a relatively small impact. It is expected that accredited private educational institutions would use a small portion of the City's developable land, and growth of these institutions would encourage other businesses to locate in Clovis. The value of the jobs created today, the increased levels of educated residents, and associated revenues received by the City, continue to outweigh the minor impact on the 30+ year development impact fee accounts.

REASON FOR RECOMMENDATION

To achieve a healthy jobs/housing balance, the City needs to be more competitive in business development and location. Having a well-educated workforce is a key component and the jobs the educational institutions will offer are also highly desirable. The existing fee structure is a deterrent for many job-creating businesses including private educational institutions from locating in Clovis as opposed to other portions of

the county or the metropolitan area. Authorizing this change in methodology will make Clovis more attractive for higher education institutions. This would allow the City to encourage this type of use and thus reach its goal of bolstering the workforce in Clovis, the region, and maintain Clovis position as a leader in education in the region.

ACTIONS FOLLOWING APPROVAL

Staff will implement Council direction.

Recommended by: Andy Haussler, Deputy City Manager 



AGENDA ITEM NO: **2-A-2**

. CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: May 2, 2016

SUBJECT: Consider Adoption – Ord. 16-08, A request to amend Chapter 6.5 and Chapter 6.8 of Title 6 of the Clovis Municipal Code relating to Water Charges, Fees and Recycled Water Charges (approval requires 4/5 Vote of Council). (Vote: 4-0-1 with Councilmember Armstrong absent.)circulation, and amend the use schedule and sign program. (Vote: 5-0)

Please direct questions to the City Manager's office at 559-324-2060.



AGENDA ITEM NO: 2-A-3

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: May 2, 2016

SUBJECT: Receive and File – Consolidated Mosquito Abatement District 2015 Annual Report

ATTACHMENT: 2015 Annual Report

CONFLICT OF INTEREST

None

RECOMMENDATION

That Council receives and files the 2015 Annual Report.

EXECUTIVE SUMMARY

Each year the Consolidated Mosquito Abatement District provides the Council with an Annual Report. Mr. Karl Peterson will give an oral update to the Council.

BACKGROUND

Mr. Karl Peterson serves as the City's representative to the Consolidated Mosquito Abatement District Board of Trustees. He attends the District's regular meetings and keeps the City abreast of matters affecting the City.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

The Annual Report by the Consolidated Mosquito Abatement District is provided each year to update the City with current issues.

ACTIONS FOLLOWING APPROVAL

The report is a receive and file status report and no action is needed by the City Council.

Prepared by: Jacquie Pronovost, Exec. Asst.

Submitted by: Rob Woolley, City Manager RW



Consolidated Mosquito Abatement District

2425 FLORAL AVENUE
MAIL: P.O. BOX 278
SELMA, CALIFORNIA 93662
(559) 896-1085
FAX (559) 896-6425
www.mosquitobuzz.net

March 21, 2016

Nathan Magsig, Mayor
City of Clovis
1033 Fifth St.
Clovis, CA 93612

Dear Mayor Magsig:

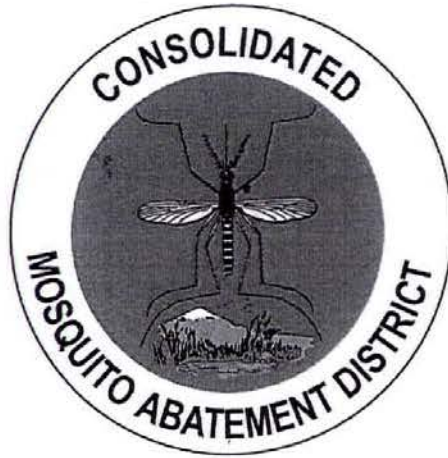
As your representative on the Board of Trustees of the Consolidated Mosquito Abatement District, I am pleased to submit to you the 2015 Annual Report of the District. This report represents the successful completion of the 69th year of District operations, since formation of the District in 1946.

During the past year, the District, its Board and its personnel have endeavored to protect the residents of the City of Clovis and our larger community from the nuisance of mosquitoes and from the threat of mosquito-borne diseases. We will strive to insure that the District continues to be responsive and responsible, efficient and effective.

It has been an honor and a pleasure for me to represent you on the District Board and I look forward to continuing to serving the City of Clovis as your representative.

Sincerely,

Karl Peterson
Trustee, City of Clovis



CONSOLIDATED MOSQUITO ABATEMENT DISTRICT

2015 Annual Report

2425 Floral Avenue

PO Box 278

Selma, California 93662

(559) 896-1085 phone

(559) 896-6425 fax

Email address: smulligan@mosquitobuzz.net

Website: www.mosquitobuzz.net

2015 ANNUAL REPORT OF THE CONSOLIDATED MOSQUITO ABATEMENT DISTRICT

Serving Public Health
1946-2015

BACKGROUND INFORMATION

The year 2015 marked the 69th year of service for the Consolidated Mosquito Abatement District. The District was organized June 11, 1946 by action of the Fresno County Board of Supervisors after petitions from residents and chambers of commerce in the cities of Fowler, Kingsburg, Sanger and Selma. The District was formed to provide relief from the nuisance of biting mosquitoes and to protect the public from the threat of mosquito-borne diseases, such as encephalitis and malaria. After formation, the District encompassed about 242 square miles of area. Within three years, and following additional petitions, the District was expanded through annexations to include the cities of Clovis, Orange Cove, Parlier, Reedley and adjacent areas; the communities of Caruthers, Del Rey, Friant, Laton, Riverdale and surrounding areas; and approximately eighteen square miles in Kings County. Currently, the District covers about 1,058 square miles, including part of the City of Fresno.

The District is an independent special district (local government entity) which is funded through a portion of the local property tax. Its mission is to promote community health, comfort and prosperity by the effective and continuous control of disease-carrying and pest mosquitoes. To accomplish this mission, the District conducts surveillance of mosquitoes and mosquito-borne diseases; controls mosquitoes with registered insecticides, natural predators and the elimination of mosquito producing sources; and promotes public awareness. Legal authority for the formation and powers of the District and its function is found in the California Health and Safety Code Sections 2000 *et seq.*

DISTRICT ORGANIZATION

Board of Trustees: The District Board of Trustees is composed of eleven members, a trustee appointed from each of the nine incorporated cities and two trustees appointed by the Fresno County Board of Supervisors from the District at-large. Trustees are appointed to serve terms of two or four years, and they serve without compensation, except for an allowance in lieu of travel expenses to attend monthly Board meetings. The primary functions of the Board are to establish District policy and to provide direction of the fiscal administration of the District. The Board meets regularly on the third Monday of each month at 1:00 pm at the District office in Selma.

Personnel: Regular full-time staff employed by the District during 2015 consisted of thirteen employees, including a Manager and clerical, scientific and operational staff. Thirty-two seasonal employees were also hired during the 2015 field season. An organizational chart of the District is included in this annual report. Twelve regular and seven seasonal employees were certified in mosquito control by the California Department of Public Health, and nine also had certification in vertebrate and invertebrate vector control. Certified employees are required to attend State of California approved education programs each year to maintain their professional competence.

DISTRICT OPERATIONS

Invasive Mosquitoes and Emerging Diseases: In 2015, the continued prevalence of West Nile virus (WN) and the persistence of the exotic mosquito species, *Aedes aegypti*, were the most significant areas of concern for the District. Adult *Ae. aegypti* were first collected on June 20th, 2013 in the City of Clovis (two weeks after being collected in the City of Madera on June 7th). In March 2014, *Ae. aegypti* were again collected in Clovis and the area of detection continued to expand throughout the year. By the end of 2014, three additional geographically isolated populations were detected, two in the City of Fresno and one in the rural community of Quail Lakes east of Clovis. This mosquito, like many other species, is undetected during the winter months typically from mid-December to mid-March. The first collection of *Ae. aegypti* in 2015 occurred on March 27th in Clovis and during the year its area of detection expanded within the cities of Clovis and Fresno. Although still present in the rural community of Quail Lakes its expansion is likely to be limited given its isolation as a relatively small residential community entirely surround by rural landscapes. One additional detection at the Sanger cemetery was made at the end of 2015 and will be monitored for the continued presence of *Ae. aegypti* in 2016. In 2015, detections were also made in the cities of Kerman and Mendota. The statewide detection of *Ae. aegypti* have expanded as well to include the counties of Tulare (Exeter), Kern (Arvin), San Mateo (Menlo Park and Atherton), Los Angeles (Commerce, Pico Rivera, Los Angeles, East LA, Maywood, Montebello, Florence, South Gate, and La Mirada), San Diego (Chula Vista, the U.S. Naval Base, Escondido, San Diego, Bonita, Spring Valley, El Cajon, Imperial Beach, Vista, Oceanside, and Tecate), Alameda (Hayward), Riverside (Riverside and San Jacinto), Imperial (Andrade, Calexico, Heber, El Centro, Imperial, Brawley, Holtville, and Seeley), Orange (Anaheim, Mission Viejo, Garden Grove, Santa Ana, Orange, Costa Mesa, and Lake Forest), and San Bernardino (Montclair and Colton).

Aedes aegypti is found throughout the world in tropical and subtropical regions and, therefore, the temperate weather conditions of the arid Central Valley were not thought to be suitable for its establishment. This mosquito lays its eggs in natural and artificial containers, and adult females bite during the day and at night, with a preference for biting humans. Where present it is a severe biting nuisance, often disrupting outdoor activities and enjoyment, and it will follow people indoors as well. It is highly adapted to living in or near human habitation, and people readily provide all the necessary requirements for this mosquito to thrive in urban and suburban residential environments.

This invasive species is the principal vector for several serious mosquito-borne diseases—yellow fever (YF), dengue (DEN) chikungunya (CHIK) viruses and most recently Zika virus. Zika is a mosquito-borne virus that causes fever, rash, joint pain and conjunctivitis (red eyes). The illness is usually mild with symptoms lasting several days to a week. However, in 2015, the Ministry of Health of Brazil reported a possible link between Zika virus infection in pregnant women and increased cases of babies born with microcephaly (a rare condition in which infants are born with unusually small heads that can result in developmental problems). There are no vaccines or medicine to prevent either DEN, CHIK or Zika.

Human cases of DEN and CHIK have been increasing worldwide. Confirmed cases of imported DEN have annually been reported in Fresno County from residents returning with infections from DEN endemic countries. In 2015, there was one probable imported case of DEN reported by Fresno County Department of Public Health (FCDPH); two cases were reported in 2014; four cases were reported in 2013. In addition, FCDPH reported two probable imported cases of CHIK in 2015; three cases were reported in 2014; none were reported in 2013. It is probable that many more

cases of DEN and CHIK go unreported, and there is concern that these imported cases might become a source for local transmission now that the vector has been established in our area. From the first finding of *Ae. aegypti*, the District has been coordinating and collaborating with researchers in the University of California system and the University of Kentucky, as well as with individuals from the following agencies: mosquito abatement and vector control districts in the region; U.S. Centers for Disease Control and Prevention (CDC), Dengue Branch, San Juan, Puerto Rico; FCDPH; and California Department of Public Health (CDPH). In 2015, the District conducted projects to evaluate strategies for the monitoring and control of *Ae. aegypti*. In collaboration with Dr. Stephen Dobson of the University of Kentucky and MosquitoMate Inc. (UK MM) and Dr. Anthony Cornel of the University of California, Davis, Mosquito Research Laboratory, at the Kearney Agricultural Center in Parlier (UCD MCRL), the District participated in research to evaluate a novel strategy called auto-dissemination augmented by males (ADAM). This initial study involved the release of male *Ae. aegypti* (male mosquitoes do not bite) that were dusted with an insecticide which kills immature mosquitoes. The insecticide is transferred onto female mosquitoes during the mating process and then deposited into the water when she lays her eggs, thus preventing the development of her offspring. The District also collaborated in a Mark-Release-Recapture study conducted by Drs. Cornel and Dobson. Staff released marked male *Ae. aegypti* and subsequently set traps to collect *Ae. aegypti*. The information gathered from research efforts will be useful in understanding and developing new methods and techniques to combat the spread of invasive species and emerging mosquito-borne diseases.

This area has experienced another year of severe drought conditions. The annual rainfall for 2015 was 8.98 inches, slightly higher than the seven-year average of 8.86 inches. In addition, the average yearly temperature recorded in Fresno exceeded the seven-year average. These atypical meteorological conditions may have impacted the year's mosquito populations and WN incidence. Although drought conditions may reduce rural mosquito breeding habitats, the effect can concentrate both birds and mosquitoes into urban water sources, which could amplify WN activity. The warmer winter temperatures may also have contributed to the successful overwintering of *Ae. aegypti* in our area.

West Nile Virus: West Nile virus continued to be a major focus of District activities and efforts during 2015. WN is a mosquito-borne disease found in parts of Africa, Asia, Eastern Europe, the Middle East, and more recently the United States. It was first detected in the United States in 1999 in New York City and has since spread to all 48 contiguous states. Birds serve as a reservoir host for WN, and the virus can be transmitted to humans, horses and certain other animals by bites from infected mosquitoes. Severe symptoms in humans can include high fever, headache, neck stiffness, stupor, disorientation, coma, tremors, convulsions, muscle weakness, vision loss, numbness and paralysis, and symptoms may last several weeks. This serious, neuro-invasive form of the disease can cause severe complications that result in persistent neurological damage, which effects can be permanent. Although there are vaccines available to protect horses, there is no vaccine available for people. The best preventions against the disease are personal protection to prevent mosquito bites and an active mosquito control program. The District constantly works to evaluate, upgrade and expand its surveillance, mosquito control and public education programs to fight WN. More information on WN and mosquito control can be obtained from the CDPH and CDC websites: www.westnile.ca.gov and www.cdc.gov/westnile, and from the District's website: www.mosquitobuzz.net.

There were eight symptomatic human WN infections in Fresno County in 2015. This was a decrease from the number of cases in 2014, when the County experienced the second highest case

count (44 symptomatic cases) since its introduction in 2004. The decrease in human WN cases in no way reflects the need to decrease personal protective measures against mosquito bites. Of the 2015 cases, the median age was 54 years (range 30-79 years old), 4 (57%) were neuro-invasive and, fortunately, there were no associated fatalities. There were also 7 asymptomatic infections identified from blood donors. In the whole of California, there were 783 human WN symptomatic cases reported in 2015 compared with 801 cases in 2014. Of those individuals, 585 (75%) developed neuro-invasive symptoms. The median age of the individuals was 60 years, ranging from 5-98 years, and 486 (62%) were male. Fifty-three WN-related fatalities were reported in the State: one each from Butte, Kern and Nevada Counties, 25 from Los Angeles County, eight from Orange County, six from Riverside County, three from San Bernardino County, six from San Diego County and two from Ventura County. An additional 77 asymptomatic cases were detected. The WN incidence rate, based upon the number of infections per 100,000 people, was 2.06 for the State, similar to that in 2014; while Fresno County had an incidence rate of 0.74, down from 4.41 for 2014. Los Angeles County had the highest number of human cases in the State, with 287 symptomatic and 26 asymptomatic cases, and had an incidence rate of 2.75. Other counties in the southern San Joaquin Valley reporting human cases included Tulare County with 13 symptomatic cases, two asymptomatic (2.85 incidence), Kern County with 11 symptomatic cases, one asymptomatic (1.28 incidence), and Madera County with four symptomatic cases (2.62 incidence).

As of January 12, 2016, a total of 2,060 symptomatic WN human cases and 119 deaths were reported throughout the United States by the CDC, with 1,360 individuals (66%) exhibiting neuro-invasive symptoms. In 2014, there were 2,205 human cases, 97 deaths and 1,312 individuals (60%) exhibited neuro-invasive symptoms.

Because WN can cause bird mortality, the District participated in the statewide dead bird surveillance program which encourages individuals to call the State hotline toll-free phone number (877-968-2473) or go to the CDPH website to report dead crows, jays and other birds. In Fresno County, a total of 187 dead birds were reported by the public using the State hotline or website during 2015. Agencies in Fresno County collected and had tested sixteen dead birds out of that total, with three (19%) testing positive for WN. The first WN-positive dead bird in Fresno County was found on August 6th. Within the District, there were six birds tested, and three of those were positive for WN. Dead bird reports decreased on a statewide basis, with 10,850 birds reported in 2015 as compared to 14,701 reported in 2014. In 2015, the number of dead birds tested was 3,244 and 1,349 (42%) WN-positive. This was also a decrease from 2014 with 4,091 tested and 2,442 (60%) WN-positive.

The District has an active adult mosquito surveillance program and participates in a statewide system to monitor for the presence of WN and other mosquito-borne viruses, such as St. Louis encephalitis (SLE), and Western equine encephalitis (WEE). As a part of the program, adult female mosquitoes are collected from traps placed throughout the District during the season and sent to a laboratory at the University of California, Davis to be tested for the presence of these viruses. The District has routinely used encephalitis virus surveillance (EVS) traps, which collect host-seeking female mosquitoes, and gravid traps. Gravid traps attract and collect older females which have been blood-fed and are ready to lay eggs. Both gravid and blood-fed mosquitoes are more likely to be infected with viruses. Beginning in 2013, the BG Sentinel trap was added as a surveillance tool that can also be used for collecting mosquitoes for testing. The District has a total of 2,710 registered site locations at which it traps. The District submitted 412 mosquito collections (samples) for virus isolation in 2015. WN was detected in 51 of the samples. This compares with 413 samples submitted in 2014 in which 86 samples were positive for WN.

Property Inspections: Starting in 2008, a severe downturn in the housing market began which has directly impacted WN and mosquito control efforts. The mortgage credit crunch culminated in widespread foreclosures of residential and commercial properties and resulted in lower property values in many neighborhoods, reducing *ad valorem* taxes. The primary funding source of the District is constituted by a share of these taxes. Further, most of these foreclosed homes were abandoned or not maintained, and many of these have swimming pools and water features which are likewise not maintained.

Unmaintained or neglected swimming pools (green pools) and water features have become a major habitat for mosquito production in urban and suburban areas of the District, especially because they represent hidden sources that are not easily detected. Mosquitoes that develop in such habitats, specifically *Culex quinquefasciatus* and *Cx. tarsalis*, are principal carriers (vectors) of WN. The District has expanded its surveillance and control program to enhance the detection and treatment of these sources. During 2015, District personnel visited 2,921 individual properties to inspect swimming pools or spas suspected of producing mosquitoes, with 1,049 pool type sources at these properties requiring treatment for the presence of mosquitoes, a slight decrease from 1,069 pools treated in 2014. Starting from 2007, the District has contracted for aerial photographic surveillance over its cities and larger communities during the summer to identify and locate suspect green pools. In 2015, two flyovers identified 1,062 additional green pools as suspect. These were subsequently inspected, and 336 sources were found to be producing mosquitoes and were treated. An additional 385 pools were verified as being unmaintained, but were subsequently cleaned and maintained by the owner after receiving notice, 53 pools type sources were removed following the receipt of notice and 133 pools had been pumped dry upon inspection.

To help with issues of access, annually beginning in 2010, the District has obtained and utilized an area-wide inspection and abatement warrant issued by the Superior Court of Fresno County that allows District personnel to enter private properties to inspect and treat suspected green pools, water features and other backyard mosquito sources when owners do not respond to requests for entry notices. However, despite these innovative approaches to locate and access green pools and other sources, many are still undetected, and it remains extremely important that the public become more involved in reporting green pools and backyard sources. Public awareness and involvement is a critical element in effective mosquito control.

Data Management: In 2005, the District began to develop a new system to manage these and other sources that are routinely monitored for mosquito production. The data management system developed by the District incorporates the use of a Microsoft Access® database, Sentinel™ and an ESRI™ Geographic Information System. This system enabled the District to effectively manage the 29,132 actively monitored, potential mosquito breeding sources and the 64,682 records associated with monitoring those sites in 2015. These records include 42,416 inspections, 16,766 treatments and 811 mosquitofish stocking records, among other records. In addition to managing known mosquito breeding sources, the District's data management system has been designed to capture requests for service that are made by telephone and through the website, as well as telephone callbacks from notices to schedule appointments for an inspection. There were 4,058 notices that were left at properties by District personnel. The data management system enables the District to monitor all operational activities to determine effectiveness and efficiency. The system is fully integrated so that all records can be cross referenced, minimizing the need for unnecessary inspections and/or treatments. It also enables the District to quickly integrate large numbers of new sources into the system as was the need in 2015, when the District integrated 6,407 site locations for

Pacific Gas and Electric (PG&E) below-ground, electrical transformer vaults potentially holding water and producing mosquitoes.

District clerical staff responded to 1,815 telephone and website requests for service from the public in 2015, and also handled an additional 2,274 phone calls related to the scheduling of appointments for the inspection and treatment of properties for mosquito sources. The number of service requests has greatly increased and remains high, since the advent of WN in Fresno County and with the invasion of *Ae. aegypti*. An enclosed table shows the yearly comparison of the District's mosquito control activities, including insecticide usage.

Control Program: An integrated mosquito management (IMM) approach is emphasized in the District's control program operations to ensure that the most appropriate and environmentally sound methods are utilized. This includes incorporating source reduction principles with biological and chemical control methods in evaluation and treatment of mosquito sources. A variety of registered insecticides are used by the District to control both immature and adult mosquitoes. Pyrethrins, various pyrethroid compounds and malathion were used as adulticides. Larvicides included the insect developmental inhibitor (IDI), methoprene; bacterial insecticides, *Bacillus thuringiensis israelensis* (BTI), *B. sphaericus* (BS) and spinosad; mosquito larvicidal oils, BVA-2 and CocoBear; a monomolecular surface film, Agnique; and temephos. Methoprene interferes with the development of mosquitoes and normal metamorphosis, and BTI and BS are stomach toxins that specifically target mosquitoes. When used at recommended application rates, these three biorational insecticides can be used in environmentally sensitive habitats. The active ingredients of spinosad, which are produced by the bacterium *Saccharopolyspora spinosa*, interfere with immature mosquito development by disrupting the nervous system.

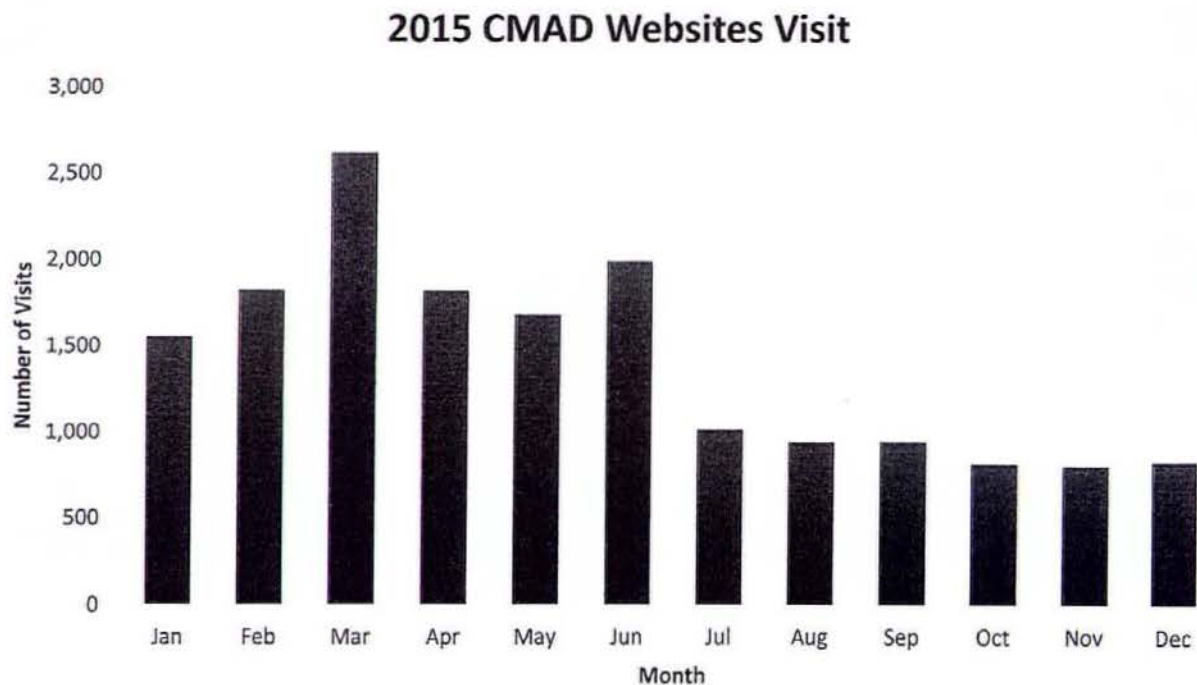
The District's biological control program distributes mosquitofish (*Gambusia affinis*) into permanent and semi-permanent water sources. Twenty-five pounds of fish were transferred and stocked in sources during 2015. Although there continues to be an increasing need for fish, fewer sources of fish are available to the District, especially early in the season.

With the introduction of *Ae. aegypti* in 2013 the District began to identify additional cryptic sources previously unmonitored and untreated. In 2014, PG&E vaults were identified as being a significant source of mosquito production in residential neighborhoods for both *Culex* species and the invasive *Ae. aegypti*. These vaults can be found throughout all the Districts urban residential neighborhoods effecting the need to develop an area wide PG&E vault program. To address these previously unidentified sources, the District began to work with PG&E to develop a program that would allow District personnel to treat any vaults holding water. The program included specialized training for District staff treating PG&E vaults. This specialized training insured that District staff was complying with PG&E safety protocols for accessing the vaults. Following the completion of this program and meeting specific data requirements by PG&E for vault treatments, the District began to treat PG&E vaults holding water in 2015.

Public Outreach: The District had an active public information program in 2015 to inform residents about mosquitoes and their prevention and about mosquito-borne diseases, especially the spread of WN and the invasion of *Ae. aegypti*. For the 24th year, the District participated in a public information booth at the Fresno Fair, together with Fresno Westside Mosquito Abatement District and Fresno Mosquito & Vector Control District, and also participated in the Fresno Home & Garden Show. District personnel were involved in educating the public through news media stories and presentations to community service organizations and other groups. The focus of the 2016 *Ae.*

aegypti public outreach campaign will be to empower a community to get involved. This will focus on multiple short informational web-based videos, direct mailer to home owners and an elementary classroom program. The District will continue to educate residents about the spread of WN and the prevention of mosquito-borne diseases. The District continued its efforts to be more accessible and to increase public awareness and education through its website. The 2015 season marked the fourth complete year that www.mosquitobuzz.net was fully functional and active. The District's website provides the public with access to information such as board meeting schedules and agendas, District spatial information such as WN activity, District boundaries, and *Ae. aegypti* collection sites. The public can also make requests for service, report unmaintained swimming pools, or request spray notifications. The District dedicated web pages specific to the invasive *Ae. aegypti* mosquito with content on Public Health Advisory Notices, General Information (handouts specific to *Ae. aegypti*), Surveillance and Control Map, and Photo Galleries (pictures of surveillance traps and *Ae. aegypti* mosquitoes). These resources provided residents with comprehensive information on this mosquito, what people can do to protect themselves from mosquito bites, and how they can eliminate mosquitoes from their properties. In 2015 the District created a webpage specific to the ADAM project which included the handout provided to residents describing the project, a map of the project site (targeted residences) and a short video that explained how ADAM works. The District will continue to maintain the *Ae. aegypti* specific content and expand it to include educational how-to videos as well as information on diseases *Ae. aegypti* mosquitoes are capable of transmitting such as Dengue, Chikungunya and Zika. Overall usage of the website was steady but down from 2014 with over 16,000 visits* to the site (Figure 1).

Figure 1.



* These numbers, provided by the hosting company, also include visits from hackers, spammers and non-intended end users, but still provide a rough estimate of use.

With more people using the internet as a main source of information, the District is committed to providing comprehensive mosquito control information in a user friendly format at www.mosquitobuzz.net. We continually work to update our website with newer and more user and browser friendly templates that are also mobile ready. The District will continue to integrate multiple social media platforms, such as Facebook and YouTube, to expand our online public outreach.

Collaborative Associations: The District participates as an active member of the Fresno County Emerging Infectious Diseases Taskforce, which meets regularly to stay current with public health issues, including WN and the invasion of *Ae. aegypti*, and works closely with Fresno County Department of Public Health and other Fresno County mosquito abatement and vector control districts. The District is a sustaining member of the American Mosquito Control Association (AMCA), which is the premier national and international association for mosquito control. District Manager Steve Mulligan was elected to serve as AMCA President for 2014 – 2015. The District is also a corporate member of the Mosquito and Vector Control Association of California and a sustaining member of the Society for Vector Ecology. These associations offer invaluable education, training and advocacy opportunities.

The District continues to have an ongoing interest and recognition of the benefits of being actively involved in scientific research and the development of novel and innovative strategies, techniques, and tools for the surveillance and control of mosquitoes. In order to keep further abreast of current scientific methods, the District will continue its collaboration with universities and other institutional researchers through in-kind support with staff time and data exchange and the funding of research projects. Such research has included insecticide efficacy evaluations, insecticide resistance monitoring and management, investigations of new mosquito surveillance and control methodologies (such as the ADAM project), and mosquito population genetics studies.

Facilities: With the growth over the years of the resident population served by the District, coupled with the cumulative and more recent expansion of services, and subsequent increases in staff, the District has been challenged with a lack of adequate space and utility of its facilities, especially its main office in Selma (built in 1954). In 2011, a facilities feasibility and needs assessment and facilities location analysis was conducted by Hayashida Architects. It found that the District's service area centroid, based on service responses and workload, was near the City of Parlier, and the report identified property within the Parlier Industrial Park as a potential site for development of a new main facility. Since then, the Board of Trustees has been pursuing that option, and in 2015, took several steps to begin planning for the relocation and construction of a new District headquarters facility. A parcel of land (8.6 acres) was purchased in the Parlier Industrial Park in January. In July, the District contracted with CM Constructions Services Inc., for full project and construction management services for development and construction of the new facility, and in December, contracted with Darden Architects, Inc., for architectural services. Construction is anticipated to begin in 2016.

As the District enters its 70th year of public service, we recognize the need to remain vigilant to protect the public from the nuisance of mosquitoes and the threat of endemic and newly emerging mosquito-borne diseases. We are committed to providing our constituents with a public health service that is efficient and effective, responsive and responsible.

**Consolidated Mosquito Abatement District
2015 Organizational Chart**

<u>Board of Trustees</u>				
<u>Clovis</u>			Clovis Area Supervisor Backyard Sources / <i>Aedes Aegypti</i>	Seasonal Operators
Karl Peterson			Emma Lee	
<u>Fowler</u>			Clovis Area Supervisor	Seasonal Operators
David Cardenas			Sump & Gutter / Rural	
President			Dave Parker	
<u>Fresno</u>		Operations Director	Reedley Area Supervisor	Seasonal Operators
Vacant		Mark Amorino	Gha Vang	
<u>Kingsburg</u>			Sanger Area Supervisor	Seasonal Operators
Tokuo Fukuda			Dan Villanueva	
<u>Orange Cove</u>	District Manager		Westside Area Supervisor	Seasonal Operators
Esther Gonzalez	- Steve Mulligan		Chris Monis	
<u>Parlier</u>			Mechanic	
Joe Reyna			Jose Moreno	
<u>Reedley</u>			Administrative Assistant	Office Aide
Dan Munk			Karan Cox	
Vice-President/Secretary				
<u>Sanger</u>			Data Management Assistant	
Karen Steinhauer			Amy Garcia	
<u>Selma</u>		Scientific-Technical	Entomologist	Surveillance Assistant
Pete Esraelian		Services Director	Charlie Smith	
		Jodi Holeman	Vector Biologist	Surveillance Assistants
<u>Fresno County</u>			Katherine Ramirez	
Mary Anne Hill				
Bruce Taylor				

Consolidated Mosquito Abatement District

District Facilities

District Office

2425 Floral Avenue

PO Box 278

Selma, CA 93662

(559)896-1085

(559)888-2619

1-800-821-1577

Fax (559)896-6425

e-mail: smulligan@mosquitobuzz.net

website: www.mosquitobuzz.net

Clovis Depot

3555 Lind Avenue

Clovis, CA 93612

(559)291-9257

Kingsburg Depot

1201 Kern Street

Kingsburg, CA 93631

(559)897-2233

Reedley Depot

1325 "I" Street

Reedley, CA 93654

(559)638-2135

Sanger Depot

1717 Academy Avenue

Sanger, CA 93657

(559)875-2071

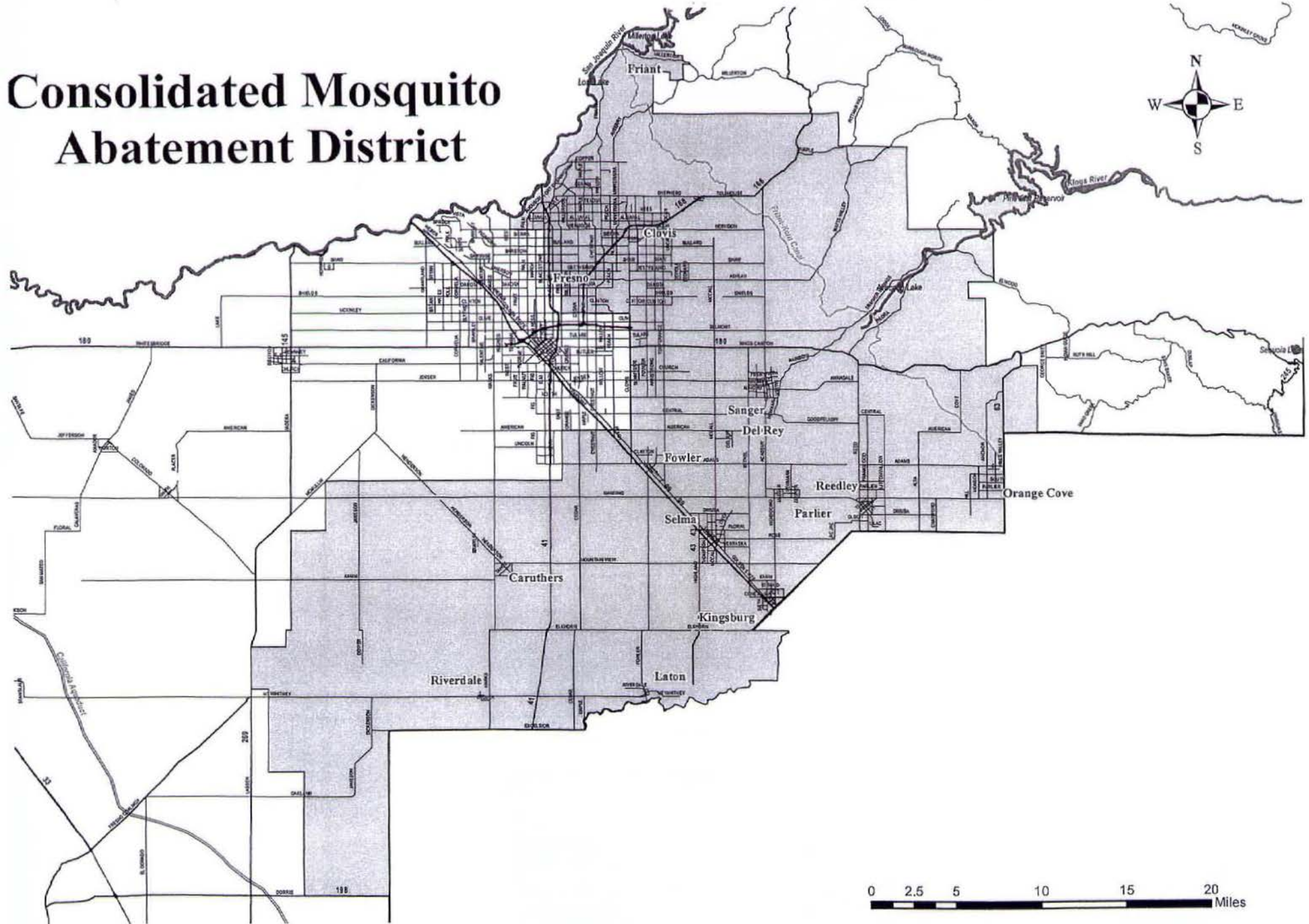
Westside Depot

16800 S. Marks Avenue

Caruthers, CA 93609

(559)864-3169

Consolidated Mosquito Abatement District



**Consolidated Mosquito Abatement District
Yearly Comparison of District Mosquito Control Activities**

Control Agents	Units	2010	2011	2012	2013	2014	5 Year Average	2015
Adulticide								
Adulticides	gals	78	110	79	62	84	83	47
Larvicides								
IDI Liquid	gals	17	5	6	11	11	10	3
IDI Dry	lbs	697	761	571	897	497	685	305
Bacterial Liquid	gals	1,233	1,242	1,007	997	938	1,083	680
Bacterial Dry	lbs	32,080	23,759	18,607	20,942	11,974	21,472	15,256
Oils and MM films	gals	12,198	10,852	7,624	4,422	4,378	7,895	3,816
Mosquito Fish	lbs	84	84	89	62	60	76	24
Acres Treated							-	
Adulticiding		9,155	15,532	7,839	5,052	7,501	9,016	5,807
Larviciding		14,879	13,415	11,730	22,279	8,725	14,206	6,700
Fish		349	524	273	87	35	254	25
Personnel		47	48	43	47	44	46	47
Manhours Worked		55,193	54,811	50,179	55,459	51,755	53,479	55,597
Service Requests		1,323	1,403	1,085	1,160	1,843	1,363	1,815
Pool Call Backs		881	1,692	1,354	1,603	2,069	1,520	2,274

**Consolidated Mosquito Abatement District
Governmental Funds
Statement of Revenue, Expenditures and
Changes in fund Balance
For the Years Ended June 30, 2015 and 2014**

	General Fund	
	2015	2014
Revenue		
Property Taxes	\$ 2,827,534.00	\$ 2,643,453.00
Intergovernmental	\$ 158,679.00	\$ 137,304.00
Interest	\$ 72,014.00	\$ 62,425.00
Charges for current services	\$ 12,744.00	\$ 20,818.00
Other	\$ 33,143.00	\$ 12,133.00
Dividends	\$ 10,160.00	\$ 8,014.00
Total revenue	\$ 3,114,274.00	\$ 2,884,147.00
Expenditures		
Current		
Salaries, wages and related costs	\$ 2,757,684.00 (1)	\$ 1,553,219.00
Supplies and maintenance	\$ 274,711.00	\$ 258,127.00
Motor vehicles	\$ 172,602.00	\$ 171,298.00
Insurance	\$ 119,303.00	\$ 113,158.00
Travel and subsistence	\$ 60,944.00	\$ 48,984.00
Surveillance and research	\$ 76,344.00	\$ 47,545.00
County service charge	\$ 46,054.00	\$ 46,912.00
Utilities	\$ 23,987.00	\$ 24,314.00
Communications	\$ 19,196.00	\$ 17,695.00
Uniforms	\$ 15,854.00	\$ 17,442.00
Office and supplies	\$ 16,534.00	\$ 13,849.00
Dues and subscriptions	\$ 11,180.00	\$ 10,576.00
Education and publicity	\$ 8,124.00	\$ 8,780.00
Legal and accounting	\$ 5,564.00	\$ 5,108.00
Facilities planning and development	\$ -	\$ -
Capital outlay	\$ 384,663.00 (2)	\$ 96,409.00
Total expenditures	\$ 3,992,744.00	\$ 2,433,416.00
Net change in fund balance	\$ (878,470.00)	\$ 450,731.00
Fund balance, beginning of year	\$ 5,783,151.00	\$ 5,332,420.00
Fund balance, end of year	\$ 4,904,681.00	\$ 5,783,151.00

(1) Amount includes a lump sum payment of \$1,085,938 to CalPERS to pay off Unfunded Liability.

(2) Amount includes purchase (\$301,061) of parcel (8.6 acres) in Parlier Industrial Park.



AGENDA ITEM NO: 2B1
City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Consider Approval – Res. 16- , Annexation of Proposed Tract 6117, located southwest of Alluvial and Armstrong Avenues, to the Landscape Maintenance District No. 1 of the City of Clovis (De Young Properties 5867, L.P., a California Partnership, De Young Properties)

ATTACHMENTS: Res. 15-_____

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, that will annex proposed Tract 6117, which is located southwest of Alluvial and Armstrong Avenues, to the Landscape Maintenance District No. 1 of the City of Clovis.

EXECUTIVE SUMMARY

The owners, De Young Properties 5867 L.P., De Young Properties acting as the subdivider, have requested to be annexed to the Landscape Maintenance District No. 1 of the City of Clovis as set forth by the Conditions of Approval for Tract 6117.

BACKGROUND

De Young Properties 5867 L.P., De Young Properties, the developer of Tract 6117, has executed a covenant that this development be annexed to the City of Clovis LMD No. 1. An executed copy can be provided on request. Council formed the original District on

July 15, 1985, for the purpose of funding the maintenance of landscaped areas and parks. Each annexation to the District has a separate assessment so that the cost of landscape maintenance of this landscaped area will be borne entirely by the benefit area that includes this tract.

Under the provisions of the Landscaping and Lighting Act of 1972, and in accordance with Article XIII C and Article XIII D of Proposition 218, all the owners of property proposed for annexation have provided a written request and consent to annexation, and have executed a covenant (petition) indicating acceptance of the annual assessment.

FISCAL IMPACT

This project will add landscaping to the Landscape Maintenance District No. 1 of the City of Clovis shown as follows:

	<u>Tract 6117</u>	<u>Year to Date</u>
LMD Landscaping added:	0.07 acres	10.41 acres
Resource needs added:	0.018 person	1.042 person

The resource needs estimate is based on 1 person per 10 acres of landscaped area.

REASON FOR RECOMMENDATION

The property owners for the subject tract have requested annexation into the City of Clovis LMD No. 1.

ACTIONS FOLLOWING APPROVAL

Tract 6117 shall become a part of City of Clovis LMD No. 1 and will be assessed next year for maintenance costs.

Prepared by: David Gonzalez, Junior Engineer

Submitted by:  Recommended by: 
Steven White
City Engineer
Dwight Kroll, AICP
Director of Planning
And Development
Services

RESOLUTION 16-

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA,
APPROVING ANNEXATION TO LANDSCAPING MAINTENANCE DISTRICT NO. 1
OF THE CITY OF CLOVIS**

WHEREAS, City of Clovis Landscape Maintenance District No. 1 ("District") was formed by Resolution No. 85-78, adopted July 15, 1985, pursuant to Part 2 of Division 15 of the Streets and Highways Code (Landscape and Lighting Act of 1972), herein the "Act"; and

WHEREAS, all of the owners of property proposed to be annexed to the District consisting of proposed Tract No. 6117, as described in Exhibit "A" attached hereto and incorporated herein by reference, have consented to said annexation and such annexation may be ordered without notice and hearing or filing of engineer's report, or both.

NOW, THEREFORE, IT IS RESOLVED AND ORDERED, as follows:

1. That the public interest and convenience require that certain property described in Exhibit "A" attached hereto and by reference incorporated herein be annexed into Landscape Maintenance District No. 1 of the City of Clovis for the maintenance and servicing of landscaping facilities.

2. The City Clerk shall receive and file the maps showing the boundaries of the areas annexed as set forth in Exhibit "A" which boundaries shall be used for assessment proceedings until and unless a change of organization is approved pursuant to the Act.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Exhibit "A"

LOTS 1 THROUGH 39, INCLUSIVE, OF TRACT NO. 6117, RECORDED IN VOLUME
____ OF PLATS AT PAGES ____ THROUGH ____, FRESNO COUNTY
RECORDS.



AGENDA ITEM NO: 2B2

City Manager: AA

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 2, 2016

SUBJECT: Consider Approval – Res. 16-____, Final Map for Tract 6117, located southwest of Alluvial and Armstrong Avenues (De Young Properties 5867, L.P., a California Partnership, De Young Properties)

ATTACHMENTS: Res. 16-_____

(A) Copy of Final Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, which will:

1. Accept the offer of dedication of street and public utility easements within Tract 6117, following the approval annexation for Community Facilities District #43, and;
2. Authorize recording of the final map.

EXECUTIVE SUMMARY

The owner, De Young Properties 5867, LP, De Young Properties, acting as the subdivider, has submitted a final map. The improvement plans are currently being processed for final approval. The improvements to be installed include curb, gutter, sidewalk, street paving, sanitary sewers, and water mains. The subject tract is located

southwest of Alluvial and Armstrong Avenues. It contains 9.45 acres and consists of 39 units, zoned R-1 (Low Density Multiple Family Residential).

FISCAL IMPACT

The subdivider will be installing curb, gutter, sidewalk, street paving, sanitary sewers, and water mains, which will be perpetually maintained by the City of Clovis.

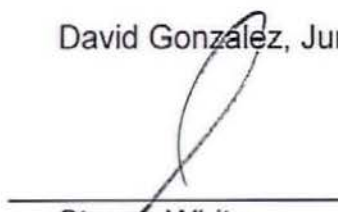
REASON FOR RECOMMENDATION

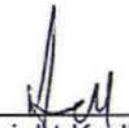
The subdivider has met all conditions of the tentative map. The developer is De Young Properties and improvement plans are being processed by City staff. The development fees have since been paid or deferred in accordance with Municipal Code.

ACTIONS FOLLOWING APPROVAL

The final map will be filed with the Fresno County Recorder's office for recording.

Prepared by: David Gonzalez, Junior Engineer

Submitted by: 
Steven White
City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning and
Development Services

RESOLUTION 16-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING FINAL SUBDIVISION MAP FOR TRACT NO. 6117

WHEREAS, a final map has been presented to the City Council of the City of Clovis for Tract 6117, by The City of Clovis, a Municipal Corporation, and

WHEREAS, said final tract conforms to the requirements of Chapter 2, Part 2, of Division 4 of the Business and Professions Code and to local ordinances;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis as follows:

1. The final map of Tract 6117, consisting of three (3) sheets, a copy of which is on file with the City Clerk, be and the same is hereby approved.
2. Approval of the Subdivision improvement plans for said tract, consisting of multiple sheets are being completed by City Staff.
3. The preliminary Engineer's Cost Estimate of development cost of said tract, a copy of which is on file with the City Clerk, be and the same is hereby approved and adopted as the estimated cost of improvements for said subdivision in the sum of \$1,833,000.00.
4. The offer and dedication for public use of the parcels, streets and easements specified on said map are accepted by the City of Clovis and the City Clerk is authorized and directed to execute said subdivision map.
5. This Council finds that the proposed subdivision, together with the provisions for its design and improvement, are consistent with applicable general and specific plans of the City of Clovis.

6. Improvement Security, as provided hereunder and in said Subdivision Agreement, is fixed at one hundred percent (100%) or the sum of \$1,833,000.00 for guaranteeing specific performance of said agreement and for payment of labor and materials furnished by contractors, subcontractors, laborers and materialmen in connection with the improvements required to be made or constructed by said subdivider in conformity with said subdivision map or said agreement.

7. Subdivider shall furnish a bond in the sum of \$183,000.00 being the amount determined by the City Council of the City as necessary for the guarantee and warranty of the work for a period of one year following the completion and acceptance of the tract against any defective work or labor done, or defective materials furnished. Said bond is required to be furnished prior to acceptance of the tract by the City Council.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on May 2, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Attachment A

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF SAID SUBDIVISION MAP AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES HEREON, FOR THE SPECIFIED PURPOSES:

1. PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED AS "P.U.E."
2. WAIVER OF DIRECT ACCESS RIGHTS
3. RIGHT OF WAY FOR NORTH ASH AVENUE, CHEVNAULT AVENUE, NORTH BURL AVENUE, AND NORTH ARMSTRONG AVENUE, IN TIE TO THE CITY OF CLOVIS.

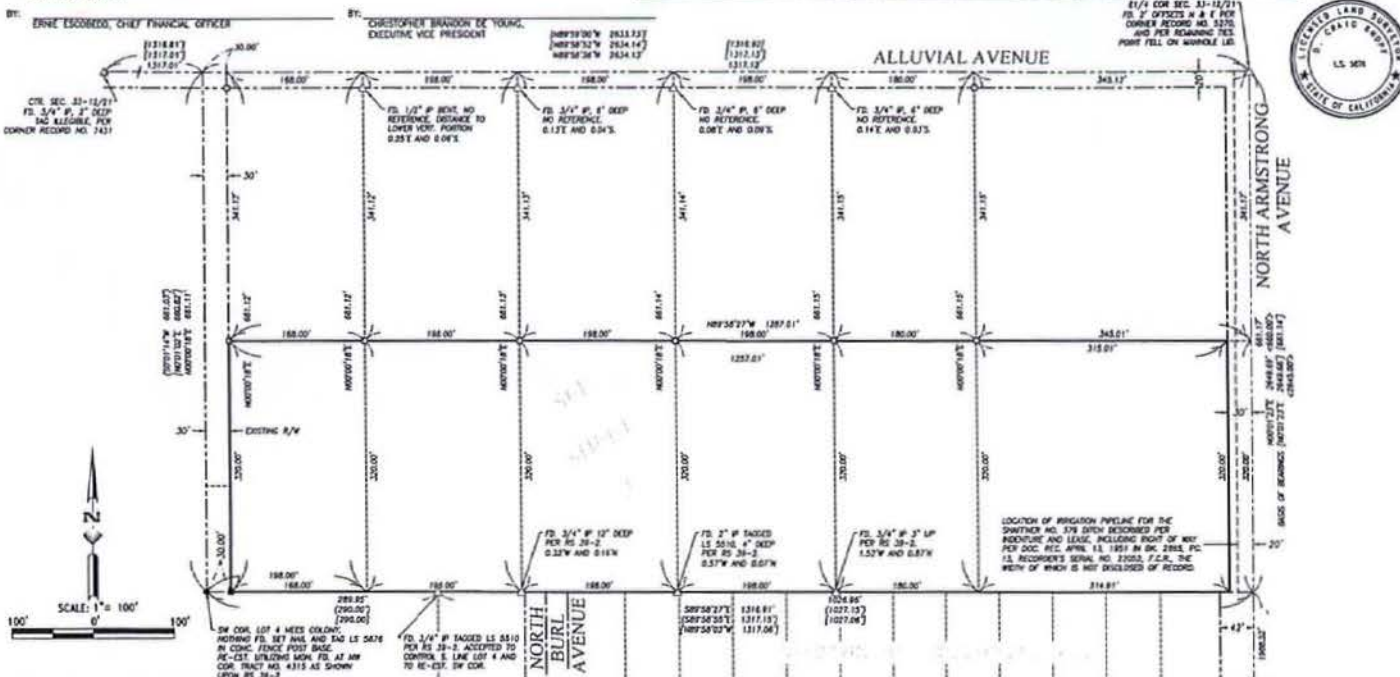
DE YOUNG PROPERTIES 5867 LP, A CALIFORNIA LIMITED PARTNERSHIP
 BY: TEAM S PROPERTIES, INC. A CALIFORNIA CORPORATION
 ITS GENERAL PARTNER

FINAL MAP OF
TRACT NO. 6117

BEING A DIVISION THE SOUTH 320 FEET OF LOT 4 OF NEES COLONY, PER MAP RECORDED IN BOOK 2 OF RECORDS OF SURVEYS, AT PAGE 57, FRESNO COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN OCTOBER 2015 BY QUAD KNOPF

CONSISTING OF 2 SHEETS
 SHEET 1 OF 2

LEGAL DESCRIPTION & ENCUMBRANCES - SEE SHEET 2 OF 2



Quad Knopf
 8081 NORTH FRESNO STREET
 SUITE 200
 FRESNO, CA 93720
 TEL: 808-449-5485
 FAX: 808-449-2005
 WEBSITE: www.quadknopf.com

SURVEYOR'S STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN. THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DE YOUNG PROPERTIES 5867 LP, A CALIFORNIA LIMITED PARTNERSHIP, ON SEPTEMBER 26, 2015. I HEREBY STATE THAT ALL OF THE WORKMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER, THE WORKMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

D. CRAIG KNOPF, LS 5678 _____ DATE _____

CITY ENGINEER'S STATEMENT

I, STEVEN E. WHITE, CITY ENGINEER OF THE CITY OF CLOVIS, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

STEVEN E. WHITE, R.C.E. 37403 _____ DATE _____
 CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

I, MICHAEL J. HARRISON, CITY SURVEYOR OF THE CITY OF CLOVIS, HEREBY STATE THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

MICHAEL J. HARRISON, P.L.S. 8088 _____ DATE _____
 CITY SURVEYOR

CITY CLERK'S CERTIFICATE

I, JOHN HOLT, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF CLOVIS, BY RESOLUTION _____, ADOPTED ON _____, 20____, APPROVED THE WITHIN MAP AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ASSIGNMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOTED AS ABANDONED BY THE FILING OF THIS MAP.

JOHN HOLT, CITY CLERK _____ DATE _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA /
 COUNTY OF _____ /
 ON _____ BEFORE ME, _____, NOTARY PUBLIC,
 PERSONALLY APPEARED _____ WHO
 PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
 NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
 THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)
 AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR
 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
 THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND
 SIGNATURE _____
 PRINT NAME _____
 MY COMMISSION EXPIRES _____
 MY COMMISSION NO _____
 PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA /
 COUNTY OF _____ /
 ON _____ BEFORE ME, _____, NOTARY PUBLIC,
 PERSONALLY APPEARED _____ WHO
 PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
 NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
 THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)
 AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR
 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
 THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND
 SIGNATURE _____
 PRINT NAME _____
 MY COMMISSION EXPIRES _____
 MY COMMISSION NO _____
 PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

LEGEND

- △ MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE.
- ▲ FOUND 3/4" IRON PIPE TAGGED LS 4823 PER TRACT NO. 4315
- SET 3/4" IRON PIPE TAGGED LS 5678, UNLESS NOTED OTHERWISE
- SET 1/2" IRON PIPE TAGGED LS 5678
- () RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 38 OF RECORD OF SURVEYS, AT PAGES 2 AND 3, F.C.R. OR CALCULATED THEREFROM
- [] RECORD DATA PER TRACT NO. 4315, RECORDED IN VOLUME 57 OF PLATS, AT PAGES 1 THRU 4, F.C.R. OR CALCULATED THEREFROM
- < > RECORD DATA PER MAP OF NEES COLONY, RECORDED IN BOOK 2 OF RECORD OF SURVEYS, AT PAGE 57, F.C.R. OR CALCULATED THEREFROM
- [] RECORD DATA PER PARCEL MAP 2306, RECORDED IN BOOK 16 OF PARCEL MAPS, AT PAGE 73, F.C.R. OR CALCULATED THEREFROM
- BLUE BORDER INDICATES THE LIMITS OF THE SUBDIVISION
- - - SECTION LINE
- - - - - EXISTING RIGHT OF WAY LINE
- - - - - EXISTING EASEMENT LINE
- F.C.R. FRESNO COUNTY RECORDS

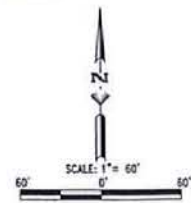
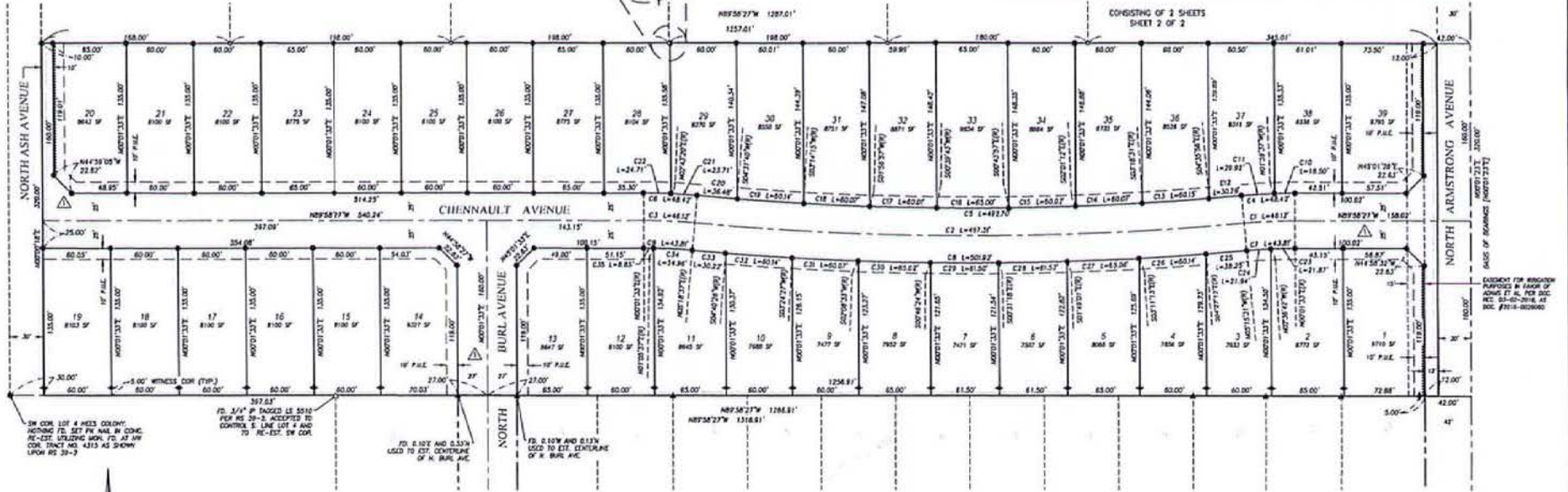
RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE PAID _____
 FILED THIS _____ DAY OF _____, 20____, AT _____, IN VOLUME _____ OF PLATS, AT PAGES _____ THRU _____, FRESNO COUNTY RECORDS AT THE REQUEST OF QUAD KNOPF, INC.
 PAUL A. DICTOS, CPA
 FRESNO COUNTY ASSESSOR/RECORDER
 BY: _____ DEPUTY

FINAL MAP OF TRACT NO. 6117

BEING A DIVISION THE SOUTH 320 FEET OF LOT 4 OF HEES COLONY, PER MAP RECORDED IN BOOK 1 OF RECORDS OF SURVEYS, AT PAGE 57, FRESNO COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WEST 30 FEET THEREOF, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, SURVEYED AND PLATTED IN OCTOBER 2015 BY QUAD KNOPF

CONSISTING OF 2 SHEETS
SHEET 2 OF 2



BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T12S, R21E, M.D.B.M. ACCORDING TO TRACT NO. 4315, RECORDED IN VOLUME 57 OF PLATS, AT PAGES 1 THRU 4, F.C.R. TAKEN AS: M0901232E

LEGEND

- ▲ MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS NOTED OTHERWISE.
- FOUND 3/4" IRON PIPE TAGGED LS 4823 PER TRACT NO. 4315
- SET 3/4" IRON PIPE TAGGED LS 5876, UNLESS NOTED OTHERWISE.
- SET 1/2" IRON PIPE TAGGED LS 5876
- SET 5/8" IRON PIPE TAGGED LS 5876 WITNESS CORNER ON LOT LINE 5' FROM NEAREST LOT CORNER (DISTANCES SHOWN ARE TO TRUE LOT CORNERS)
- ===== WATER OF DIRECT ACCESS RIGHTS FOR THIS MAP.
- BLUE BORDER INDICATES THE LIMITS OF THE SUBDIVISION
- SECTION LINE
- CENTERLINE
- F.C.R. FRESNO COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) INDICATES RADIAL BEARING
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES, IN FEEL TO THE CITY OF CLOVIS.

CURVE TABLE			
CURVE # & LENGTH	RADIUS	TANGENT	DELTA
C1 L=46.12	500.00'	23.07'	5°17'04"
C2 L=49.71	2695.00'	249.35'	10°34'08"
C3 L=46.12	500.00'	23.07'	5°17'04"
C4 L=48.42	525.00'	24.23'	5°17'04"
C5 L=49.72	2671.00'	247.05'	10°34'08"
C6 L=48.42	525.00'	24.23'	5°17'04"
C7 L=43.81	475.00'	21.92'	5°17'04"
C8 L=501.92	2721.00'	251.67'	10°34'08"
C9 L=43.81	475.00'	21.92'	5°17'04"
C10 L=18.50	525.00'	9.25'	2°01'10"
C11 L=28.92	525.00'	14.95'	3°15'24"
C12 L=30.76	2671.00'	15.58'	0°39'35"

CURVE TABLE			
CURVE # & LENGTH	RADIUS	TANGENT	DELTA
C13 L=60.15	2671.00'	30.06'	1°17'25"
C14 L=60.07	2671.00'	30.04'	1°17'19"
C15 L=60.02	2671.00'	30.01'	1°17'15"
C16 L=85.00	2671.00'	32.50'	1°23'40"
C17 L=60.01	2671.00'	30.01'	1°17'14"
C18 L=60.07	2671.00'	30.03'	1°17'18"
C19 L=60.14	2671.00'	30.07'	1°17'25"
C20 L=36.48	2671.00'	18.24'	0°46'51"
C21 L=23.71	525.00'	11.86'	2°55'17"
C22 L=24.71	525.00'	12.36'	2°41'41"
C23 L=21.87	475.00'	10.83'	2°38'15"
C24 L=21.84	475.00'	10.81'	2°38'49"

CURVE TABLE			
CURVE # & LENGTH	RADIUS	TANGENT	DELTA
C25 L=38.25	2721.00'	19.12'	0°45'15"
C26 L=60.14	2721.00'	30.07'	1°15'59"
C27 L=65.06	2721.00'	32.53'	1°22'12"
C28 L=61.52	2721.00'	30.78'	1°17'43"
C29 L=61.50	2721.00'	30.75'	1°17'42"
C30 L=65.02	2721.00'	32.51'	1°22'09"
C31 L=60.07	2721.00'	30.04'	1°15'54"
C32 L=60.14	2721.00'	30.07'	1°15'59"
C33 L=30.22	2721.00'	15.11'	0°36'11"
C34 L=34.95	475.00'	17.49'	4°13'00"
C35 L=8.85	475.00'	4.43'	1°04'04"

LEGAL DESCRIPTION

THE SOUTH 320 FEET OF LOT 4 OF HEES COLONY, PER MAP RECORDED IN BOOK 2 OF RECORDS OF SURVEYS, AT PAGE 57, FRESNO COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPTING THEREFROM THE WEST 30 FEET THEREOF.

ENCUMBRANCES

- ACCORDING TO PRELIMINARY TITLE REPORT, ORDER NO. 1411004777P-DB, DATED 3-10-2015
ITEMS 1-9 INTENTIONALLY EXCLUDED
- SUBJECT TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT DRAINAGE FEES, AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, PER RESOLUTION NO. 1816, RECORDED JULY 31, 1995, AS SERIES # 95092128
 - INTENTIONALLY EXCLUDED
 - AN EASEMENT OF RECORD WHICH MAY AFFECT RIGHT OF WAY FOR CABLES AND DITCHES RESERVED BY RICHARD J. OWENS, STEPHEN H. COLE, CHARLES A. OWEN, AND JACOB A. COLE, PER DOC REC. MAY 11, 1989, IN VOL. 83 OF DEEDS, PG. 482, F.C.R. NOT FLUENTABLE
 - IRRIGATION PIPELINE FOR THE SWARTHER NO. 339 DITCH DESCRIBED PER ADDENDUM AND LEASE, INCLUDING RIGHT OF WAY PER DOC. REC. APRIL 13, 1951 IN BK. 2963, PG. 15, RECORDER'S SERIAL NO. 2962, F.C.R., THE WIDTH OF WHICH IS NOT ENCLOSED TO RECORD
 - AN EASEMENT OF RECORD WHICH MAY AFFECT RIGHT TO CONSTRUCT A CANAL THROUGH LOT 4, AS RESERVED BY C.L. WALTER AND MIDA L. WALTER, PER DOC. REC. FEBRUARY 7, 1909, IN VOL. 329 OF DEEDS, AT PG. 310, FOR
 - ITEMS 15 - 34 INTENTIONALLY EXCLUDED
 - AN EASEMENT FOR IRRIGATION PURPOSES IN FAVOR OF ADAMS ET AL, PER DOC. RECORDED MARCH 2, 2016, RECORDER'S SERIAL NUMBER 2016-0028040 F.C.R.

8051 NORTH FRESNO STREET
SUITE 900
FRESNO, CA 93710
TEL: 508-448-2400
FAX: 508-455-2005
WEBSITE: www.quadknopf.com



AGENDA ITEM NO: 4-A
City Manager: *rs*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Administration
DATE: May 2, 2016
SUBJECT: Consider Approval – Change of Council Meeting Schedule

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to approve the cancellation of the regular Council meeting scheduled for Monday, May 9, 2016.

EXECUTIVE SUMMARY

There is a need to change the schedule of meetings for the City Council in May. Staff is recommending that City Council cancel the meeting of May 9, 2016.

BACKGROUND

Staff is able to consolidate the agenda items to the first and third meetings in May. Staff is recommending City Council consider canceling the meeting of May 9. Given adequate notice, staff will be able to amend the timing of actions coming forward so that operations will not be affected by the cancellation.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

Pursuant to the Clovis Municipal Code, the City Council meets in regular session on the first, second, and third Monday of each month, except when those Mondays occur on a recognized City holiday. The City Council needs to confirm any change to the schedule of meetings in order to properly notice the public of the City Council's schedule of meetings.

ACTIONS FOLLOWING APPROVAL

A revised schedule of meetings will be published in conformance with law.

Prepared by: Jacquie Pronovost, Exec. Asst.

Submitted by: Rob Woolley, City Manager rw



AGENDA ITEM NO: 4-B
City Manager: rw

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Administration
DATE: May 2, 2016
SUBJECT: Consider Approval - Appointment to Fresno County Transportation Authority

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to make appointment of an interim representative to the Fresno County Transportation Authority (FCTA) for the current term ending January 1, 2017.

EXECUTIVE SUMMARY

The Clovis City Council is responsible, pursuant to legislation, for making one appointment to the Fresno County Transportation Authority Board (FCTA). The current appointment expires on January 1, 2017. Councilmember Harry Armstrong currently holds that appointment but has requested a leave of absence due to medical reasons. A temporary appointment is recommended which shall be for the duration of Councilmember Armstrong's current term or the period of his physical incapacity, whichever is shorter, and it is Council's intent to reappoint Councilmember Armstrong once his period of physical incapacity has ended.

BACKGROUND

The City of Clovis is responsible for appointing a member to serve on the FCTA. The enabling legislation which established the FCTA states that membership on the Authority shall consist of:

- a) *Two members of the board of supervisors appointed by the board, consisting of one member from rural district 1, 4 or 5 and one member from urban district 2 or 3.*
- b) *Two members representing the City of Fresno, consisting of the mayor thereof and a member of the city council of that city appointed by the city council.*
- c) **One member representing the City of Clovis appointed by the city council of the city.**
- d) *Two members representing the other cities within the county, consisting of one westside member appointed by a committee comprised of the mayors of each of those cities west of State Highway Route 99, and one eastside member appointed by a committee comprised of the mayors of each of those cities east of State Highway Route 99.*
- e) *Two members of the public at large, consisting of one (1) member appointed by the board of supervisors with the appointee residing outside of the incorporated areas of Fresno and Clovis, and one (1) member appointed jointly by the city councils of Fresno and Clovis with the appointee residing within the incorporated area of Fresno or Clovis.*

Councilmember Harry Armstrong has served as representative of the Clovis City Council on the Fresno County Transportation Authority since 1994, and has served as Chairman for the past 18 years. The Authority is responsible for general oversight of the implementation of the expenditure program for Measure C funds, the local one-half cent sales tax for local and regional transportation facilities. Due to medical reasons, Councilmember Armstrong is currently unable to serve and an interim representative needs to be appointed to complete his current term which expires on January 1, 2017, or the period of his physical incapacity.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

Pursuant to the joint powers agreement which created the Fresno County Transportation Authority, the City of Clovis retains one seat and appointments shall be made by action of the City Council.

ACTIONS FOLLOWING APPROVAL

Staff will inform the Authority of the City Council's action in this matter and will take whatever further actions are needed to complete the notification for this appointment.

Prepared by: Jacquie Pronovost, Exec. Asst.

Submitted by: Rob Woolley, City Mgr. 