



# CITY of CLOVIS

## AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

April 19, 2021

6:00 PM

Council Chamber

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.

### **\*SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\***

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in Council meetings until notified otherwise. The Council chambers will be open to the public but we will be implementing social distancing policies and will limit the number of people who may be in the Council chambers. Face masks are required to attend. We are encouraging residents to participate virtually following the directions below. If you are sick, please do not attend the meeting. Any member of the City Council may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/government/city-council/city-council-agendas/>

### **Written Comments**

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/government/city-council/city-council-agendas/> at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.

- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

### **Verbal Comments**

- If you wish to speak to the Council on an item by telephone, you should contact the City Clerk at (559) 324-2060 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Council for up to three (3) minutes.

### **Webex Participation**

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the City Council. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

### **CALL TO ORDER**

### **FLAG SALUTE - Councilmember Bessinger**

### **ROLL CALL**

### **PRESENTATIONS/PROCLAMATIONS**

1. Presentation of Plaque to outgoing Personnel Commissioner Jerry Schuber.
2. Presentation of Proclamation declaring April 18-24, 2021 as Infertility Awareness Week.

**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, or 10 minutes per topic. 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** - 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.

- [3.](#) Administration - Approval - Minutes from the April 5, 2021 Council Meeting.
- [4.](#) General Services - Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Police Officers Association to Include Recruitment Bonus Pay for Lateral and Recruit Police Officers; and Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Police Officers Association Providing Court Standby Pay for Officers Working Swing Shift; and Authorizing City Manager to Execute Agreements.
- [5.](#) General Services - Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Public Safety Employees Association to Include Recruitment Bonus Pay for Lateral Public Safety Dispatchers; and Authorizing City Manager to Execute Agreement.
- [6.](#) General Services – Approval – Claim Rejection of the General Liability Claim for Jasbir Singh.
- [7.](#) General Services – Approval – Res. 21-\_\_\_\_, Authorizing the Execution of the Certificates of Assurances for the Low Carbon Transit Operations Program (LCTOP), and Submittal of One (1) Project for Fiscal Year 2020-2021.
- [8.](#) Planning and Development Services – Approval – Award Professional Design Services for CIP 21-02, Loma Vista Village Green, and Authorize the City Manager to execute the contract on behalf of the City.
- [9.](#) Planning and Development Services – Approval – Final Acceptance for CIP 18-11, Fowler Avenue Reconstruction from Barstow to Shaw.
- [10.](#) Public Utilities – Receive and File – Public Utilities Report for October – December 2020.

**PUBLIC HEARINGS** - A public hearing is an open consideration within a regular or special meeting of the City Council, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

- [11.](#) Consider Actions related to Annexation of Territory (Annexation #68, T6304-Southeast Corner of Barstow and Agua Dulce) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).
  - a. Consider Approval - Res. 21-\_\_\_\_, A Resolution annexing territory (Annexation #68) (T6304-Southeast Corner of Barstow and Agua Dulce) 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 #68) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

b. Consider Approval - Res. 21-\_\_\_\_, 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).

**Staff:** Jay Schengel, Finance Director

**Recommendation:** Approve

12. Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.

a. Consider Approval - Res. 21-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2020-005.

b. Consider Introduction - Ord. 21-\_\_\_\_, R2020-005, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.

**Staff:** Ricky Caperton, Senior Planner

**Recommendation:** Approve

**WORKSHOP** - For the Clovis City Council to conduct a workshop to discuss the impact on ongoing City operations during the COVID-19 State of Emergency as declared by the Federal Government, State of California, County of Fresno, and City of Clovis; and to explore actions the City may take in response to the crisis.

13. Consider Approval – Res. 21-\_\_\_\_, Confirming Emergency Order 2021-02, Relating to Employee Leave/Pay During Emergency.

**Staff:** Luke Serpa, City Manager

**Recommendation:** Approve

## **CITY MANAGER COMMENTS**

## **COUNCIL COMMENTS**

**CLOSED SESSION** - A “closed door” (not public) City Council meeting, allowed by State law, for consideration of pending legal matters and certain matters related to personnel and real estate transactions.

14. Government Code Section 54956.8  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 1011 Fifth Street (APN 492-040-13T)  
Agency Negotiators: Luke Serpa, Scott Cross, Andrew Haussler  
Negotiating Parties: State of California  
Under Negotiation: Price & Terms

## **ADJOURNMENT**

## **MEETINGS AND KEY ISSUES**

Regular City Council Meetings are held at 6:00 P.M. in the Council Chamber. The following are future meeting dates:

May 3, 2021 (Mon.)

May 10, 2021 (Mon.)

May 17, 2021 (Mon.)

June, 7, 2021 (Mon.)

June, 14, 2021 (Mon.)

June, 21, 2021 (Mon.)

CITY *of* CLOVIS  
PROCLAMATION

Declaring April 18-24, 2021 as  
Infertility Awareness Week

**WHEREAS,** According to the CDC, 1 in 8 couples have trouble getting pregnant or sustaining a pregnancy; and

**WHEREAS,** Infertility affects women and men equally and does not discriminate based on race, religion, sexual orientation, marital status, or socioeconomic level; and

**WHEREAS,** Family-building options include adoption and medical treatment, such as in vitro fertilization; and

**WHEREAS,** All people challenged in their family-building journey should have access to all family-building options; and

**WHEREAS,** Raising awareness of infertility and the barriers faced by the family-building community is the first step to removing said barriers.

**NOW, THEREFORE, BE IT RESOLVED,** that the City of Clovis does hereby declare April 18-24, 2021 as

**Infertility Awareness Week**

**IN WITNESS THEREFORE,** I hereunto set my hand and cause the official seal of the City of Clovis to be affixed the 19th day of April, 2021.



*Jose S Flores*  
\_\_\_\_\_  
Mayor

**CLOVIS CITY COUNCIL MEETING**

**April 5, 2021**

**6:00 P.M.**

**Council Chamber**

6:03 Meeting called to order by Mayor Flores  
Flag Salute led by Councilmember Ashbeck

Roll Call: Present: Councilmembers Ashbeck, Bessinger, Mouanoutoua, Whalen  
Mayor Flores  
Absent: None

**PRESENTATION**

6:04 Item 1 - Presentation – Update on Clovis Culinary Center Activity.

**PUBLIC COMMENTS**

6:20 Resident John Baker requested enforcement of vehicle noise ordinance in his neighborhood.

**CONSENT CALENDAR**

6:22 Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, that the items on the Consent Calendar be approved with the exception of item #8 and item #18. Motion carried by unanimous vote.

2. Administration - Approved - Minutes from the March 15, 2021 and March 22, 2021 Council Meetings.
3. Administration - Approved – Award the Request for Proposals and Approve the Purchase of the Microsoft Enterprise Agreement to Dell.
4. Administration - Approved – Request From Business Organization Of Old Town For Temporary Street Closure of Various Old Town Streets to Hold the Annual Car Show on May 15, 2021.
5. Administration - Received and Filed – Community and Economic Development Department July 2020 – December 2020 Report and Department Overview.
6. Finance – Received and Filed – Investment Report for the Month of January 2021.
7. Finance – Received and Filed – Treasurer’s Report for the Month of January 2021.
9. General Services – Approved – **Res. 21-40**, Amending the City’s Classification Plan by Revising the Bus Driver and Lead Bus Driver Classifications.
10. General Services - Approved – **Res. 21-41**; Amending the City’s FY 2020-2021 Position Allocation Plan by Deleting One (1) Business Workflow Specialist Position and Adding One (1) Business Workflow Analyst Position.
11. General Services - Approved – Extension of Workers’ Compensation Claims Administration Services Contract to Acclamation Insurance Management Services, Inc. (AIMS); and Authorizing City Manager to Execute the Agreement.
12. General Services - Approved – **Res. 21-42**, Amending the FY2020-21 Transit Budget to add \$159,242.48 to purchase Three (3) Braun Vans using State Transit Assistance funds; and

- Approval - Waive the City's Usual Purchasing Procedures and Authorize the Purchase of Three (3) Braun Vans utilizing the CalACT Competitive Bid Award.
13. General Services - Approved – **Res. 21-43**, Approving a Side Letter Agreement with Clovis Employees Association to Adjust the Salary Schedule for Recreation Leader; and Authorizing City Manager to Execute Agreement.
  14. Planning and Development Services - Approved - Bid Award for CIP 21-01, Rubberized Cape Seal 2021, and; Authorize the City Manager to execute the contract on behalf of the City.
  15. Planning and Development Services - Approved – Authorizing City Manager to sign Consultant Service Agreement between Toole Design Group, LLC and the City of Clovis for the 2021 Active Transportation Plan Update.
  16. Public Utilities – Approved – Waive formal bidding requirements and authorize the purchase of a Landfill service truck from Pape Kenworth using the Sourcewell Purchasing Contract.
  17. Public Utilities – Approved – Waive formal bidding requirements and authorize the purchase of a replacement Streets paint striper from EZ Liner using the Sourcewell Purchasing Contract.
  19. Public Utilities – Approved – Waive formal bidding requirements and authorize the purchase of two commercial front loading refuse trucks and one residential side loading refuse truck from E.M. Tharp Inc., DBA Golden State Peterbilt Western, using the Sourcewell Purchasing Contract.
  20. Public Utilities – Approved – **Res. 21-44**, Declaring the City's Intent to Reimburse Expenditures Related to the Purchase of Police Vehicles from Tax Exempt Lease Purchase Financing; and Authorize the City Manager to Sign the Lease Purchase Agreement and Related Documents.
- 6:25 Consent Calendar Item 8 – Approved - Motion by Councilmember Whalen, seconded by Councilmember Ashbeck to authorize the City Manager to sign the contractual services agreement with Fresno County Emergency Medical Services Agency for the provision of Fire Department Dispatch Services. Motion carried by unanimous vote.
- 6:47 Consent Calendar Item 18 - Approved - Motion by Councilmember Whalen, seconded by Councilmember Ashbeck authorizing bid award for CIP 20-04 Paso Tiempo Park Pour-In-Place Rubber Surfacing; and authorize the City Manager to execute the contract on behalf of the City; and Approved – **Res. 21-45**, amending the 2020-2021 Parks budget to allocate funds for the project. Motion carried by unanimous vote.

**ADMINISTRATIVE ITEMS**

- 6:51 Item 23 - Approved - Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, to approve the reappointment of Planning Commissioner Brandon Bedsted to the Planning Commission for a four-year term of office which will expire in May of 2025. Motion carried by unanimous vote.
- 6:54 Item 21A - Approved - Motion by Councilmember Mouanoutoua, seconded by Councilmember Ashbeck, to approve **Resolution 21-46** authorizing the City Manager to execute an amendment to an existing consultant agreement between the City of Clovis and Kittelson and Associates, Inc. for additional analysis related to Vehicle Miles Traveled and



environmental assessment pursuant to the California Environmental Quality Act. Motion carried by unanimous vote.

6:54 Item 21B - Approved - Motion by Councilmember Mouanoutoua, seconded by Councilmember Ashbeck, to approve **Resolution 21-47** to initiate an amendment to the Circulation Element of the 2014 Clovis General Plan to modify, add, and/or edit policies to ensure compliance with Vehicle Miles Traveled guidelines. Motion carried by unanimous vote.

7:49 Item 22 - Approved - Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, to approve **Resolution 21-48**, approving a contract for Retired Annuitant Harold Eidal as a Contract Extra-Help Administrative Analyst in accordance with Government Code 21224. Motion carried by unanimous vote.

**COUNCIL ITEMS**

7:52 Item 24 - Approved - Motion by Councilmember Whalen, seconded by Councilmember Bessinger, to approve various City Council Committee Appointments. Motion carried by unanimous vote.

8:00 Item 25 - Approved - Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, to approve change of Council Meeting Schedule cancelling the City Council meeting of April 12, 2021. Motion carried by unanimous vote.

8:01 Item 26 - Approved - Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, to authorize a letter of opposition to proposed legislation - SB 556 (Dodd) regarding attachments to street light poles, traffic signal poles, utility poles, and support structures. Motion carried by unanimous vote.

**WORKSHOP**

8:05 Item 27 - Update on the American Rescue Plan Act of 2021 provided by staff.

**CITY MANAGER COMMENTS**

8:20 - City Manager indicated a letter was sent to support improvements of the Dry Creek Basin to allow its use as a water storage facility.

**8:22 - COUNCIL COMMENTS**

Mayor Flores adjourned the meeting of the Council to April 19, 2021

Meeting adjourned: 8:29 p.m.

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Mayor

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City Clerk



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services

DATE: April 19, 2021

SUBJECT: General Services - Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Police Officers Association to Include Recruitment Bonus Pay for Lateral and Recruit Police Officers; and Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Police Officers Association Providing Court Standby Pay for Officers Working Swing Shift; and Authorizing City Manager to Execute Agreements.

ATTACHMENTS: 1. Bonus Pay Resolution  
2. Court Standby Resolution

### CONFLICT OF INTEREST

None

### RECOMMENDATION

For the City Council to approve a resolution, approving a side letter agreement with Clovis Police Officers Association to include recruitment bonus pay for lateral and recruit police officers, and for City Council to approve a resolution, approving a side letter agreement with Clovis Police providing court standby pay for officers working swing shift.

### EXECUTIVE SUMMARY

The Police Department has experienced difficulty in recruiting and hiring police officers. The Department hopes to recruit highly qualified lateral and recruit police officers through the use of a recruitment bonus, similar to that of other law enforcement agencies. The \$10,000 bonus will be paid in four installments over a two year period for lateral officers and in four installments over a three year period for recruit officers. The bonus would help ensure adequate staffing to meet the needs of the Department and safeguard community safety.

In addition, the Police Department is requesting approval to add court standby pay for swing shift staff to the CPOA Memorandum of Understanding. Currently, only graveyard staff is eligible for the court standby pay.

## **BACKGROUND**

### Police Officer Recruitment Bonus

Hiring the most qualified police officer candidates is essential to providing a high level of service to the Clovis community. Police Departments throughout the state are having difficulty attracting and hiring qualified candidates, with many departments offering a signing bonus.

In an effort to entice lateral candidates with two or more years' experience, and the most qualified and desired new recruits, the Department is requesting approval to implement a recruitment bonus. The recruitment bonus will be for lateral and recruit police officers hired between April 1, 2021 and June 30, 2022.

A lateral police officer candidate who has a minimum of two (2) or more years of sworn law enforcement experience and who is hired by the City of Clovis following the standard application process, background and medical evaluations, will receive the following bonuses provided the below criteria is also met:

- \$2,500 upon hire.
- An additional \$2,500 after successful completion of FTO.
- An additional \$2,500 upon successful completion of probation.
- An additional \$2,500 upon successful completion of second full year of service.

A lateral officer is not eligible to receive any of the above bonuses in the event the lateral officer leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

A police officer recruit who is hired by the City of Clovis following the standard application process, background and medical evaluations, will receive the following bonuses provided the below criteria is also met:

- \$2,500 upon hire.
- An additional \$2,500 after completing FTO.
- An additional \$2,500 upon successful completion of probation as a police officer.
- An additional \$2,500 upon successful completion of third full year of service.

A recruit whose first interaction with the City was as a police trainee and was promised certain bonuses at the time of appointment as a trainee, either by contract or other means, will not be entitled to the above bonuses. Additionally, a recruit is not eligible to receive any of the above bonuses in the event the recruit leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

### Court Standby for Swing Shift

Staff is requesting approval of a resolution to provide court standby time for the swing shift. Currently, officers working the graveyard shift who are required to be on standby for court during the day hours receive one hour of standby pay for the a.m. and one hour for the p.m. Swing shift officers generally start at 2:30 p.m. and if they are required to be on standby in the morning for court, they receive no additional compensation. The revision to the MOU would provide one hour of pay for the a.m. hours for swing shift officers who are on standby time.

Staff met with representatives of Clovis Police Officers Association and they concur with the proposed bonuses and the addition of court standby time for swing shift officers.

### **FISCAL IMPACT**

The Police Department is expecting to hire up to ten Police Officers between now and June 30, 2022. Since the bonus is paid over a period of three to four fiscal years, the expected impact to the FY 2020-21 budget is \$2,500 and between \$25,000 and \$40,000 for the FY 2021-22 budget.

Adding court standby pay for swing shift is expected to have a fiscal impact of \$2,000 in FY 2020-21, and \$12,000 in FY 2021-22.

### **REASON FOR RECOMMENDATION**

Highly qualified police officers are essential to sustaining the goal of safest city in the San Joaquin Valley. By providing a bonus, Clovis Police would entice qualified lateral or recruit Police Officer candidates to fill current vacancies and help ensure the safety of the community.

The court standby time would compensate swing shift officers who must remain local and available in the event they need to quickly appear at court.

### **ACTIONS FOLLOWING APPROVAL**

The side letter agreement will be fully executed and the bonus will be effective for lateral and recruit Police Officers hired between April 1, 2021 and June 30, 2022. The court standby time for swing shift will be effective May 1, 2021.

Prepared by: Shonna Halterman, General Services Director

Reviewed by: City Manager *SH*

RESOLUTION 21-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
APPROVING A SIDE LETTER AGREEMENT WITH  
CLOVIS POLICE OFFICERS ASSOCIATION (CPOA)

**WHEREAS**, in order to best meet the safety needs of the community, the City of Clovis desires to attract and hire the highest caliber candidates for Police Officer; and

**WHEREAS**, during recent recruitments, the City of Clovis has experienced difficulty in attracting the most qualified recruit and lateral Police Officer candidates; and

**WHEREAS**, to entice lateral Police Officers, the City of Clovis is offering a recruitment bonus for experienced lateral Police Officers up to \$10,000, paid in four installments over a two year period; and

**WHEREAS**, the City of Clovis is offering a recruitment bonus for experienced recruit Police Officers up to \$10,000, paid in four installments over a three year period; and

**WHEREAS**, CPOA agrees to the bonuses for Police Officers hired between April 1, 2021 and June 30, 2022 as noted in the Side Letter Agreement herein as Attachment A.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis approves the Side Letter Agreement with CPOA (Attachment A), and authorizes the City Manager to sign the agreement.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 19, 2021 by the following vote, to wit.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: April 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## **Side Letter Agreement to the 2019-2022 Memorandum of Understanding Between the City of Clovis and CPOA**

The City of Clovis and the Clovis Police Officers Association mutually agree to this side letter. The agreements in this side letter will not be incorporated into the Memorandum of Understanding between the City of Clovis and CPOA ("MOU"), nor shall the contents of this Side Letter be used as an argument that any of the terms and conditions of employment of the 2019-2022 MOU have been changed.

### **Lateral Police Officers**

From April 1, 2021 to June 30, 2022 a lateral police officer candidate who has a minimum of two (2) or more years of sworn law enforcement experience and who is hired by the City of Clovis following the standard application process, background and medical evaluations will receive the following bonuses provided the below criteria is also met:

- \$2,500 upon hire.
- An additional \$2,500 after successful completion of FTO.
- An additional \$2,500 upon successful completion of probation.
- An additional \$2,500 upon successful completion of second full year of service.

A lateral officer is not eligible to receive any of the above bonuses in the event the lateral officer leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

### **Police Officer Recruits**

From April 1, 2021 to June 30, 2022 a police officer recruit who is hired by the City of Clovis following the standard application process, background and medical evaluations, will receive the following bonuses provided the below criteria is also met:

- \$2,500 upon hire.
- An additional \$2,500 after completing FTO.
- An additional \$2,500 upon successful completion of probation as a police officer.
- An additional \$2,500 upon successful completion of third full year of service.

A recruit whose first interaction with the City was as a police trainee and was promised certain bonuses at the time of appointment as a trainee, either by contract or other means, will not be entitled to the above bonuses. Additionally, a recruit is not eligible to receive any of the above bonuses in the event the recruit leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

For the CITY:

For the ASSOCIATION:

\_\_\_\_\_  
Luke Serpa, City Manager

\_\_\_\_\_  
Jordan Hunter, CPOA President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
John Holt, City Clerk

Date: \_\_\_\_\_

**RESOLUTION 21-\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
APPROVING A SIDE LETTER AGREEMENT TO THE 2019-2022 MEMORANDUM OF  
UNDERSTANDING (MOU) WITH CLOVIS POLICE OFFICERS ASSOCIATION (CPOA)**

**WHEREAS**, on occasion, Police Officers are required to be on standby for court and ready to report within a short period of time; and

**WHEREAS**, while on court standby, the officer is required to stay locally, and available with little notice, thereby preventing out of town trips and perhaps requiring childcare; and

**WHEREAS**, court standby pay for graveyard shift is currently within the CPOA MOU but no court standby pay for swing shift; and

**WHEREAS**, the City is adding one hour of a.m. court standby pay for swing shift Police Officers to the CPOA MOU; and

**WHEREAS**, CPOA agrees to the court standby pay for swing shift Police Officers as noted in the Side Letter Agreement herein as Attachment A.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis approves the Side Letter Agreement with CPOA (Attachment A), and authorizes the City Manager to sign the agreement.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 19, 2021 by the following vote, to wit.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: April 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



## Side Letter Agreement to the 2019-2022 Memorandum of Understanding Between the City of Clovis and CPOA

The City of Clovis and the Clovis Police Officers Association mutually agree to the following changes in the 2019-2022 Memorandum of Understanding between the City of Clovis and the Clovis Police Officers Association ("MOU").

1. Effective May 1, 2021, Section 13 (B) of the MOU will be amended to read as follows (changes are noted by italicized or strikeout type):

...B. Required appearances at court occurring on an employee's regular day off shall be compensated at a minimum of four (4) hours of overtime rate. Employees required to stand by for court on either, a regular day off, or on a regular workday when assigned to work a "graveyard shift" or "swing shift", in case they may be required to appear in Court, shall be compensated with one hour of straight time in total for any a.m. hours. Those assigned to work a "graveyard shift" shall also receive one hour of straight time in total for any p.m. hours. Court standby time will apply unless the employee is required to appear in court. For the purposes of this section, the following definitions apply: day off is defined as a regularly scheduled day off or a previously approved absence. A "graveyard" workday is defined as a work schedule which typically begins before midnight and ends approximately between 0400 and 0800 the following morning. A "swing shift" is defined as a work schedule that starts between 1200 and 1700 hours.

2. The terms of this Side Letter Agreement shall not be construed to modify or supersede any other section or term of the MOU unless otherwise specified herein.

3. This Side Letter Agreement shall be effective when approved by the Clovis City Council and signed by all parties below.

This Agreement is executed, by the following authorized representatives of each party:

For the CITY:

For the ASSOCIATION:

\_\_\_\_\_  
Luke Serpa, City Manager

\_\_\_\_\_  
Jordan Hunter, CPOA President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
John Holt, City Clerk

DATE: \_\_\_\_\_



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services

DATE: April 19, 2021

SUBJECT: General Services - Approval – Res. 21-\_\_\_\_, Approving a Side Letter Agreement with Clovis Public Safety Employees Association to Include Recruitment Bonus Pay for Lateral Public Safety Dispatchers; and Authorizing City Manager to Execute Agreement.

ATTACHMENTS: 1. Resolution

### **CONFLICT OF INTEREST**

None

### **RECOMMENDATION**

For the City Council to approve a resolution, approving a side letter agreement with Clovis Public Safety Employees Association (CPSEA) to include recruitment bonus pay for lateral Public Safety Dispatchers.

### **EXECUTIVE SUMMARY**

The Police Department has experienced difficulty in recruiting and hiring Public Safety Dispatchers. The Department hopes to recruit experienced dispatchers through the use of a recruitment bonus. The \$7,500 bonus would be paid in three installments over a two year period. The bonus would help ensure adequate staffing to meet the needs of the Department and safeguard community safety.

### **BACKGROUND**

Public Safety Dispatchers require a specific set of skills, temperament, and a clean background check as well as the flexibility to work varying shifts in a 24-hour, 7-days-a-week operation. During recent recruitments, there have been a limited number of qualified or viable candidates for this essential position. In an effort to entice lateral candidates with two or more years of public safety dispatching experience, the Department is requesting approval to implement a recruitment bonus. The recruitment bonus would be for public safety dispatchers hired between April 1, 2021 and June 30, 2022.

Provided the required criteria is met, the bonus would be paid to those hired in three installments:

- \$2,000 upon hire;
- An additional \$2,500 upon successful completion of at least one year of probation;
- An additional \$3,000 upon successful completion of second year of service.

A lateral public safety dispatcher would not be eligible to receive any of the above bonuses in the event the lateral public safety dispatcher leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

Staff met with representatives of Clovis Public Safety Employees Association and they concur with the proposed bonus.

### **FISCAL IMPACT**

The Police Department is expecting to hire at least three Public Safety Dispatchers between now and June 30, 2022. Since the bonus is paid over a period of two years, the expected impact to the FY 2021-22 budget is between \$6,000 and \$11,000. Due to the timeline for the recruitment process, the Department is not expected to complete the hiring process for new lateral dispatchers prior to the end of FY 2020-21.

### **REASON FOR RECOMMENDATION**

Qualified public safety dispatchers are essential to police and fire operations. By providing a bonus, Clovis Police would entice qualified lateral candidates to fill current and future vacancies and ensure that the needs of the community safety services are met.

### **ACTIONS FOLLOWING APPROVAL**

The side letter agreement will be fully executed and the bonus will be effective for Public Safety Dispatchers hired between April 1, 2021 and June 30, 2022.

Prepared by: Shonna Halterman, General Services Director

Reviewed by: City Manager 

**RESOLUTION 21-\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
APPROVING A SIDE LETTER AGREEMENT WITH  
CLOVIS PUBLIC SAFETY EMPLOYEES ASSOCIATION (CPSEA)**

**WHEREAS**, in order to best meet the needs of the community, the City of Clovis desires to attract and hire the highest qualified candidates for Public Safety Dispatcher; and

**WHEREAS**, lateral Public Safety Dispatchers are proven professionals and highly desired candidates; and

**WHEREAS**, during recent recruitments, the City of Clovis has experienced difficulty in attracting qualified Public Safety Dispatcher candidates; and

**WHEREAS**, to entice lateral Public Safety Dispatchers, the City of Clovis is offering a recruitment bonus for lateral Public Safety Dispatchers up to \$7,500, paid in three installments over a two year period; and

**WHEREAS**, CPSEA agrees to the bonus for Public Safety Dispatchers hired between April 1, 2021 and June 30, 2022 as noted in the Side Letter Agreement herein as Attachment A.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis approves the Side Letter Agreement with CPSEA (Attachment A), and authorizes the City Manager to sign the agreement.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 19, 2021 by the following vote, to wit.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Side Letter Agreement to the 2019-2022 Memorandum of Understanding Between the City of Clovis and CPSEA

The City of Clovis and the Clovis Public Safety Employees Association mutually agree to this side letter. The agreements in this side letter will not be incorporated into the Memorandum of Understanding between the City of Clovis and CPSEA (“MOU”), nor shall the contents of this Side Letter be used as an argument that any of the terms and conditions of employment of the 2019-2022 MOU have been changed.

### Lateral Public Safety Dispatchers

From April 1, 2021 to June 30, 2022 a lateral public safety dispatcher candidate who has a minimum of two (2) or more years of public safety dispatching experience and who is hired by the City of Clovis following the standard application process and background check requirements will receive the following bonuses provided the below criteria is also met:

- \$2,000 upon hire;
- An additional \$2,500 upon successful completion of at least one year of probation;
- An additional \$3,000 upon successful completion of second year of service.

A lateral public safety dispatcher would not be eligible to receive any of the above bonuses in the event the lateral public safety dispatcher leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

For the CITY:

For the ASSOCIATION:

\_\_\_\_\_  
Luke Serpa, City Manager

\_\_\_\_\_  
Shawn Knapp, CPSEA President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
John Holt, City Clerk

DATE: \_\_\_\_\_



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: April 19, 2021

SUBJECT: General Services – Approval – Claim Rejection of the General Liability Claim for Jasbir Singh.

ATTACHMENTS: None

### **CONFLICT OF INTEREST**

None

### **RECOMMENDATION**

Reject the General Liability Claim filed by Jasbir Singh.

### **EXECUTIVE SUMMARY**

Jasbir Singh (claimant) filed a General Liability Claim against the City of Clovis on December 21, 2020, for excessive force used during an arrest, while causing injury and emotional damages. The claim has been filed as a “civil unlimited case”. It is recommended that the claim be rejected at this time.

### **BACKGROUND**

On December 21, 2020, a General Liability Claim was filed against the City of Clovis by Jasbir Singh, at which time the claim was considered insufficient. The claim form was later amended and resubmitted to the City by Mr. Singh on March 11, 2021.

On June 25, 2020, Mr. Singh alleges that the Clovis Police Department arrested him at an apartment complex in Clovis and used excessive force during the arrest, which he was injured and sustained emotional stress from the incident.

Mr. Singh seeks reimbursement for his pain and suffering, medical bills, and emotional stress.

### **FISCAL IMPACT**

Rejection of the claim does not result in any fiscal impact.

**REASON FOR RECOMMENDATION**

It is recommended that the claim be rejected. The City is not liable for this claim. In addition, by rejecting this claim, the time in which lawsuits may be filed against the City will begin to run.

**ACTIONS FOLLOWING APPROVAL**

A letter will be sent to the claimant informing him that the claim has been rejected.

Prepared by: Charles W. Johnson, Management Analyst

Reviewed by: City Manager *CW*



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: April 19, 2021

SUBJECT: General Services – Approval – Res. 21-\_\_\_\_, Authorizing the Execution of the Certificates of Assurances for the Low Carbon Transit Operations Program (LCTOP), and Submittal of One (1) Project for Fiscal Year 2020-2021.

ATTACHMENTS: 1. Resolution 21-\_\_\_\_

### CONFLICT OF INTEREST

None

### RECOMMENDATION

For the City Council to approve a resolution authorizing the execution of the certificates of assurance for the Low Carbon Transit Operations Program (LCTOP), and submittal of one (1) project for fiscal year 2020-2021.

### EXECUTIVE SUMMARY

On March 15, 2021, City Council originally approved \$150,923 (Resolution 21-34) for this same project from the same funding source, but the amount has been revised to its current allocation of \$138,204. This change requires a new resolution to reflect the revised allocation amount. Approval of this request replaces what City Council approved on March 15, 2021.

The City of Clovis is eligible for annual allocations of Low Carbon Transit Operations Program (LCTOP) funds effective FY 2014-2015. Starting in FY 2015-2016 and beyond, five percent (5%) of the annual auction proceeds in the Greenhouse Gas Reduction Fund will be appropriated for LCTOP. The City of Clovis is eligible for funding on a formulaic basis. At least 50% of the funds must be spent in a manner which provides a direct, meaningful and assured benefit to the designated disadvantaged areas. In the City of Clovis, the disadvantaged area according to the California Air Resources Board is bordered by Winery Avenue, Gettysburg Avenue, Clovis/Minnewawa Avenues, and Bullard Avenue.



Caltrans administers the disbursement of LCTOP funds and ensures that proper reporting is completed. Caltrans staff is requiring City Council approval of the Certifications and Assurances document (attached) of the LCTOP funds and requests the authorization of a staff person to complete applications, required reports, and audits to maintain compliance with the program. The attached resolution lists the position of General Services Manager as the authorized staff person to oversee the applications, procurement, records keeping and reporting for the remaining LCTOP projects.

Also included in the resolution is approval of a project for the FY 2020-2021 allocation request. The FY 2020-2021 allocation, \$138,204, will be combined with past and future LCTOP allocations toward the purchase of a full-size battery-electric bus (BEB). On March 15, 2021, City Council originally approved \$150,923 for this same project from the same funding source, but the amount has been revised to its current allocation of \$138,204. This change requires a new resolution to reflect the revised allocation amount. It is anticipated that at least three years' of LCTOP allocation will be required to complete the purchase of the vehicle. Staff is planning for the eventual conversion of the transit fleet to zero-emission vehicles as required by the California Air Resources Board Innovative Clean Transit (ICT) regulation, which was adopted in 2018. The ICT requires all public transit agencies to purchase zero-emission vehicles on a graduated calendar based upon size of operation. For Clovis, this regulation goes into effect in 2026. Clovis Transit is currently developing an electrification master plan that will provide technical and strategic information to assist staff in determining the model and size of vehicle that will be most useful to the service.

## **BACKGROUND**

The LCTOP is one of several programs that are part of the Transit, Affordable Housing, and Sustainable Communities Program established by the California Legislature in 2014 by SB 862. The LCTOP was created to provide operating and capital assistance for transit agencies to reduce greenhouse gas emissions, and improve mobility with an emphasis on serving disadvantaged communities. At least 50% of the funds must be spent in a manner which provides a direct, meaningful and assured benefit to the designated disadvantaged areas. In the City of Clovis, the disadvantaged area according to the California Air Resources Board is bordered by Winery Avenue, Gettysburg Avenue, Clovis/Minnewawa Avenues, and Bullard Avenue.

Caltrans administers the LCTOP project funding and the required reporting. Caltrans is requiring City Council approval of the Certifications and Assurances document (attached). The document lists the application and reporting requirements and authorizes the General Services Manager to oversee the grant for the City of Clovis.

In addition, Caltrans requires approval of the application of the FY 2020-2021 project. This year's allocation, \$138,204, will be combined with past and future allocations in order to accumulate enough funds to purchase a battery-electric bus.

## **FISCAL IMPACT**

Revenue from the FY 2020-2021 LCTOP allocation in the amount of \$138,204. These funds will be combined with past and future allocations.

**REASON FOR RECOMMENDATION**

The resolution and Certifications and Assurances documents are required by Caltrans for LCTOP funds.

**ACTIONS FOLLOWING APPROVAL**

Staff will send a copy of the resolution and Certifications and Assurances document to Caltrans. The General Services Manager will continue to apply for LCTOP annual funding and will complete required program reporting and documentation requirements.

Prepared by: Amy Hance, General Services Manager

Reviewed by: City Manager *AH*

**RESOLUTION 21-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
AUTHORIZING THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES  
AND AUTHORIZED AGENT FORMS FOR THE LOW CARBON TRANSIT  
OPERATIONS PROGRAM (LCTOP) FOR THE FOLLOWING PROJECT:  
BATTERY ELECTRIC BUS PURCHASE \$138,204**

The City Council of the City of Clovis resolves as follows:

**WHEREAS**, the City of Clovis is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

**WHEREAS**, the statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations; and

**WHEREAS**, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP; and

**WHEREAS**, the Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies); and

**WHEREAS**, the City of Clovis wishes to delegate authorization to execute these documents and any amendments thereto to Amy Hance, General Services Manager; and

**WHEREAS**, the City of Clovis wishes to implement the LCTOP project listed above; and

**WHEREAS**, on March 15, 2021, the Clovis City Council approved Resolution 21-34 in the amount of \$150,923 for this same project from the same funding source, but the amount has been revised to its current allocation of \$138,204.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of The City of Clovis that the fund recipient agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations and guidelines for all LCTOP funded transit projects.

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City of Clovis hereby delegates Amy Hance, General Services Manager, to be authorized to execute all required documents of the LCTOP program and any Amendments thereto with the California Department of Transportation.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Clovis hereby authorizes the submittal of the following project nomination and allocation request to the Department in FY2019-2020 LCTOP funds: Battery Electric Bus Purchase \$138,204.

\* \* \* \* \*

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 19, 2021, by the following vote, to wit:

AYES:

NOS:

ABSENT:

ABSTAIN:

Dated: April 19, 2021

---

Mayor

---

City Clerk



**FY 2020-2021 LCTOP  
Certifications and Assurances**

**Lead Agency:** City of Clovis

**Project Title:** Battery Electric Bus Purchase

**Prepared by:** Amy Hance

The California Department of Transportation (Caltrans) has adopted the following Certifications and Assurances for the Low Carbon Transit Operations Program (LCTOP). As a condition of the receipt of LCTOP funds, Lead Agency must comply with these terms and conditions.

**A. General**

1. The Lead Agency agrees to abide by the current LCTOP Guidelines and applicable legal requirements.
2. The Lead Agency must submit to Caltrans a signed Authorized Agent form designating the representative who can submit documents on behalf of the project sponsor and a copy of the board resolution appointing the Authorized Agent.

**B. Project Administration**

1. The Lead Agency certifies that required environmental documentation is complete before requesting an allocation of LCTOP funds. The Lead Agency assures that projects approved for LCTOP funding comply with Public Resources Code § 21100 and § 21150.
2. The Lead Agency certifies that a dedicated bank account for LCTOP funds only will be established within 30 days of receipt of LCTOP funds.
3. The Lead Agency certifies that when LCTOP funds are used for a transit capital project, that the project will be completed and remain in operation for its useful life.
4. The Lead Agency certifies that it has the legal, financial, and technical capacity to carry out the project, including the safety and security aspects of that project.
5. The Lead Agency certifies that they will notify Caltrans of pending litigation, dispute, or negative audit findings related to the project, before receiving an allocation of funds.
6. The Lead Agency must maintain satisfactory continuing control over the use of project equipment and facilities and will adequately maintain project equipment and facilities for the useful life of the project.
7. Any interest the Lead Agency earns on LCTOP funds must be used only on approved LCTOP projects.
8. The Lead Agency must notify Caltrans of any changes to the approved project with a Corrective Action Plan (CAP).



## FY 2020-2021 LCTOP

9. Under extraordinary circumstances, a Lead Agency may terminate a project prior to completion. In the event the Lead Agency terminates a project prior to completion, the Lead Agency must (1) contact Caltrans in writing and follow-up with a phone call verifying receipt of such notice; (2) pursuant to verification, submit a final report indicating the reason for the termination and demonstrating the expended funds were used on the intended purpose; (3) submit a request to reassign the funds to a new project within 180 days of termination.

### C. Reporting

1. The Lead Agency must submit the following LCTOP reports:
  - a. Semi-Annual Progress Reports by May 15th and November 15th each year.
  - b. A Close Out Report within six months of project completion.
  - c. The annual audit required under the Transportation Development Act (TDA), to verify receipt and appropriate expenditure of LCTOP funds. A copy of the audit report must be submitted to Caltrans within six months of the close of the year (December 31) each year in which LCTOP funds have been received or expended.
  - d. Project Outcome Reporting as defined by CARB Funding Guidelines.
  - e. Jobs Reporting as defined by CARB Funding Guidelines.
2. Other Reporting Requirements: CARB develops and revises Funding Guidelines that will include reporting requirements for all State agencies that receive appropriations from the Greenhouse Gas Reduction Fund. Caltrans and project sponsors will need to submit reporting information in accordance with CARB's Funding Guidelines, including reporting on greenhouse gas reductions and benefits to disadvantaged communities.

### D. Cost Principles

1. The Lead Agency agrees to comply with Title 2 of the Code of Federal Regulations 225 (2 CFR 225), Cost Principles for State and Local Government, and 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
2. The Lead Agency agrees, and will assure that its contractors and subcontractors will be obligated to agree, that:
  - a. Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allow ability of individual project cost items and
  - b. Those parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Every sub-recipient receiving LCTOP funds as a contractor or sub-contractor shall comply with



## FY 2020-2021 LCTOP

Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

3. Any project cost for which the Lead Agency has received funds that are determined by subsequent audit to be unallowable under 2 CFR 225, 48 CFR, Chapter 1, Part 31 or 2 CFR, Part 200, are subject to repayment by the Lead Agency to the State of California (State). All projects must reduce greenhouse gas emissions, as required under Public Resources Code section 75230, and any project that fails to reduce greenhouse gases shall also have its project costs submit to repayment by the Lead Agency to the State. Should the Lead Agency fail to reimburse moneys due to the State within thirty (30) days of demand, or within such other period as may be agreed in writing between the Parties hereto, the State is authorized to intercept and withhold future payments due the Lead Agency from the State or any third-party source, including but not limited to, the State Treasurer and the State Controller.

### A. Record Retention

1. The Lead Agency agrees and will assure that its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate incurred project costs and matching funds by line item for the project. The accounting system of the Lead Agency, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP) and enable the determination of incurred costs at interim points of completion. All accounting records and other supporting papers of the Lead Agency, its contractors and subcontractors connected with LCTOP funding shall be maintained for a minimum of three (3) years after the "Project Closeout" report or final Phase 2 report is submitted (per ARB Funding Guidelines, Vol. 3, page 3.A-16), and shall be held open to inspection, copying, and audit by representatives of the State and the California State Auditor. Copies thereof will be furnished by the Lead Agency, its contractors, and subcontractors upon receipt of any request made by the State or its agents. In conducting an audit of the costs claimed, the State will rely to the maximum extent possible on any prior audit of the Lead Agency pursuant to the provisions of federal and State law. In the absence of such an audit, any acceptable audit work performed by the Lead Agency's external and internal auditors may be relied upon and used by the State when planning and conducting additional audits.
2. For the purpose of determining compliance with Title 21, California Code of Regulations, Section 2500 et seq., when applicable, and other matters connected with the performance of the Lead Agency's contracts with third parties pursuant to Government Code § 8546.7, the project sponsor, its contractors and subcontractors and the State shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times



**FY 2020-2021 LCTOP**

during the entire project period and for three (3) years from the date of final payment. The State, the California State Auditor, or any duly authorized representative of the State, shall each have access to any books, records, and documents that are pertinent to a project for audits, examinations, excerpts, and transactions, and the Lead Agency shall furnish copies thereof if requested.

- 3. The Lead Agency, its contractors and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent data and records by the State Fair Employment Practices and Housing Commission, or any other agency of the State of California designated by the State, for the purpose of any investigation to ascertain compliance with this document.

**F. Special Situations**

Caltrans may perform an audit and/or request detailed project information of the project sponsor's LCTOP funded projects at Caltrans' discretion at any time prior to the completion of the LCTOP.

I certify all of these conditions will be met.

Amy Hance  
*(Print Authorized Agent)*

*Amy Hance*  
*(Signature)*

General Services Manager  
*(Title)*

02/22/2021  
*(Date)*





FY 2020-2021 LCTOP  
Authorized Agent

**AS THE** General Services Director  
(Chief Executive Officer/Director/President/Secretary)

**OF THE** City of Clovis  
(Name of County/City/Transit Organization)

I hereby authorize the following individual(s) to execute for and on behalf of the named Regional Entity/Transit Operator, any actions necessary for the purpose of obtaining Low Carbon Transit Operations Program (LCTOP) funds provided by the California Department of Transportation, Division of Rail and Mass Transportation. I understand that if there is a change in the authorized agent, the project sponsor must submit a new form. This form is required even when the authorized agent is the executive authority himself. I understand the Board must provide a resolution approving the Authorized Agent. The Board Resolution appointing the Authorized Agent is attached.

Amy Hance, General Services Manager OR  
(Name and Title of Authorized Agent)

Click here to enter text. OR  
(Name and Title of Authorized Agent)

Click here to enter text. OR  
(Name and Title of Authorized Agent)

Click here to enter text. OR  
(Name and Title of Authorized Agent)

Shonna Halterman General Services Director  
(Print Name) (Title)

(Signature)

Approved this 26 day of February, 2021



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: April 19, 2021

SUBJECT: Planning and Development Services – Approval – Award Professional Design Services for CIP 21-02, Loma Vista Village Green, and Authorize the City Manager to execute the contract on behalf of the City.

ATTACHMENTS: 1. Vicinity Map  
2. Approved Site Plan  
3. Scope of Work

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

1. For the City Council to approve the award of the professional design services for CIP 21-02, Loma Vista Village Green, in the amount of \$608,000.00; and
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

### EXECUTIVE SUMMARY

The Loma Vista Village Green (“Village Green”) will be located in the Loma Vista neighborhood in the City of Clovis. It was planned as the central focal point for the community to encourage active transportation and to provide a community center where residents may come together for public events or private gatherings. City Council approved the site plan for the Village Green in concept through Site Plan Review 2019-011 in November 2020.

In February 2021, the City solicited competitive proposals from qualified firms to provide professional design services, including engineering, architectural, and landscape architectural services for CIP 21-02, Loma Vista Village Green. Three proposals from qualified firms were received. The proposals were reviewed and scored by Planning and Development Services Department staff. Staff also interviewed all three proposing groups to supplement the scoring process. Staff is recommending Council approve the award and

authorize the City Manager to enter into an Agreement with Klassen Corporation, Inc., for \$608,000.00 to perform the work identified in the Consultant Agreement.

## **BACKGROUND**

The Loma Vista Specific Plan (known formally as the Southeast Urban Center) was adopted by Council in March of 2003. To establish further guidelines for the growth of the Loma Vista Urban Center, Council adopted the Community Centers North and South Master Plan in May of 2009. These Plans identify the location of the Loma Vista Village Green which is generally situated north of Gettysburg Avenue between DeWolf and Leonard Avenues. **Attachment 1** shows the location of the Village Green within the City of Clovis. The Village Green is intended to be a community space and is designed to include open green space, accommodations for food truck operations, seating areas, an amphitheater, a central area including a clock tower, restroom, and fountain, and connectivity to the nearby walkable communities. On November 16, 2020, Council approved the design of the Village Green in concept through Site Plan Review 2019-011. **Attachment 2** shows the approved site plan concept.

Following that approval, Staff issued a Request for Proposals (RFP) on February 12, 2021 for professional design services for the Village Green. The RFP included a scope of work to be completed by the Consultant (see **Attachment 3**) which includes, at a minimum, the following services:

- Landscape Architecture
- Architectural Design
- Structural Engineering
- Civil Engineering
- Electrical Engineering
- Site Topographic Survey
- Geotechnical Engineering
- Cost Estimating
- Bid Support
- Construction Support
- Record Drawings

The City received proposals from three qualified firms. City Staff individually scored the written proposal submissions and collectively interviewed all three proposing firms. Klassen Corporation met all of the qualifications required by the RFP and was ranked number one after the consultant selection procedures.

Following execution of the architectural services contract, Klassen Corporation will immediately begin to review existing project files and start their preliminary design. Klassen Corporation will also arrange and facilitate regular meetings with City Staff to ensure that the final design provides the amenities expected within the City's budget. The design of the Village Green is estimated to take 12 months to complete and Staff anticipates construction to begin in the summer of 2022.

**FISCAL IMPACT**

The architectural services contract amount of \$608,000.00 is funded through the Community Investment Program (CIP) Park Fund.

**REASON FOR RECOMMENDATION**

Klassen Corporation met all of the qualifications of the RFP and ranked number one after the consultant selection procedures. There are sufficient funds available for the anticipated costs of this project.

**ACTIONS FOLLOWING APPROVAL**

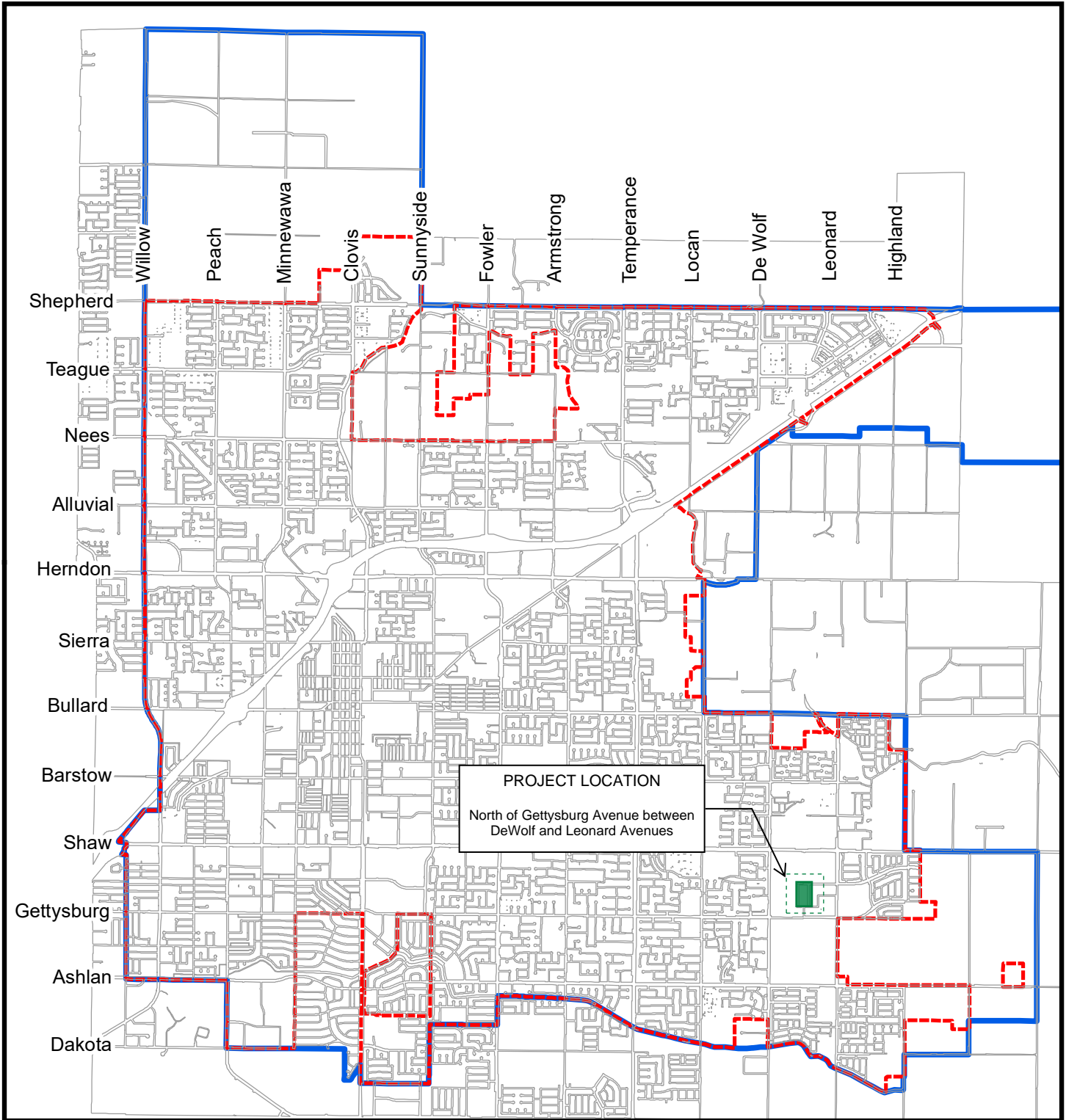
Staff will execute an architectural services agreement with Klassen Corporation to provide professional design services for CIP 21-02, Loma Vista Village Green.

Prepared by: Shelby Elia, Management Analyst

Reviewed by: City Manager *SE*




# VICINITY MAP

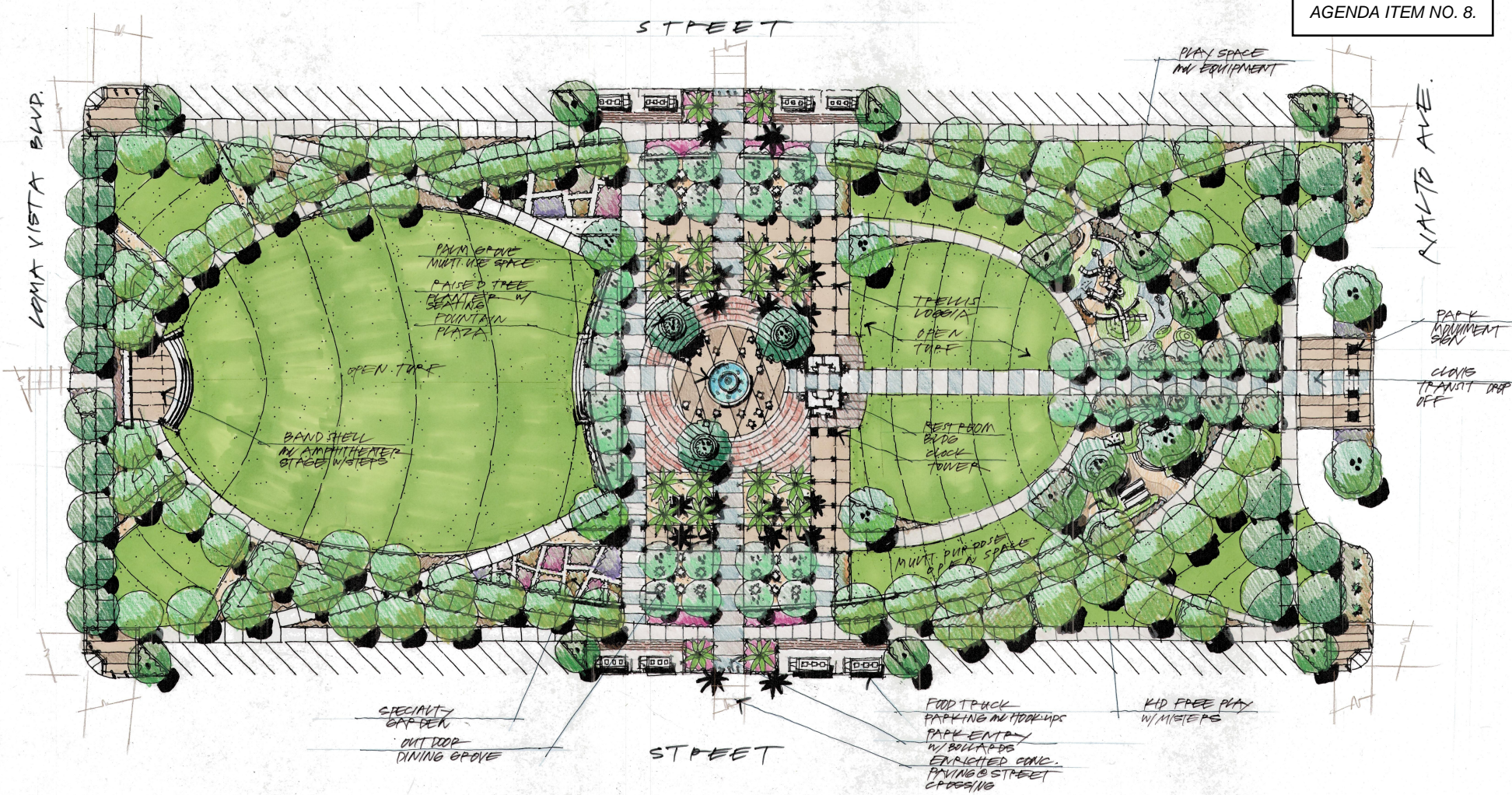
CIP 21-02 Loma Vista Village Green



## ATTACHMENT 1

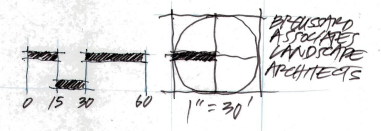


 CITY LIMITS  SPHERE OF INFLUENCE  PROJECT LOCATION



**LOMA VISTA PARK** · CITY OF CLOVIS  
 UPDATED SCHEMATIC PLAN 11.8.18

**ATTACHMENT 2**



## SCOPE OF WORK

The City of Clovis is interested in contracting with a Consultant that will conduct and coordinate specified tasks related to designing the Village Green, including site development and site amenities. In general, the work shall comply with the requirements of all of the following, without limitation, and shall apply these to this RFP, and any subsequent contract, as though incorporated herein by reference:

1. Federal laws
2. State laws and Building Codes
3. Local laws and Building Codes
4. Rules and regulations of governing utility districts
5. Rules and regulations of other authorities with jurisdiction over the procurement of products.
6. Insurance requirements of the City of Clovis, included in the sample contract in Exhibit D.

Specific Tasks are identified below:

### TASK 1: PROJECT MANAGEMENT

This task includes all work by the Consultant to effectively manage the scope, cost, and schedule of the Project. This may include, but is not limited to, the activities and deliverables identified below:

#### A. Project Administration

1. Prepare and submit monthly progress reports.
2. Prepare and submit progress payment invoices accompanied with backup material supporting the amount being invoiced at project milestones, or as negotiated within the contract, and in a form as approved by City staff. Invoices shall include the following:
  - Prepared on the consultant's letterhead;
  - Signed by the consultant's project manager;
  - Have a unique invoice number;
  - Attached appropriate supportive documentation;
  - Each milestone should be invoiced separately;
  - A summary of the reimbursements to-date and a summary of the funds remaining in the contract;
  - If the contract involves sub-consultants, an invoice from the sub-consultant should be attached in the same format as the prime consultant's invoice and should be included in the summary of the prime consultant's invoice;
  - For each sub-consultant: a summary of payments to-date and funds remaining in the contract(s).
3. Coordinate in-house design staff and sub-consultants to ensure free and timely

flow of information for each task activity.

**B. Project Communication**

1. Prepare and submit correspondence and memos, including all meeting minutes.
2. Support and prepare materials as may be requested for meetings including but not limited to City presentations, Technical Advisory Committees, and other stakeholders.

**C. Project Meetings:**

1. Initiate and conduct monthly Project Development Team (PDT) Meetings. The first PDT meeting will take place one month from the date of contract execution.
2. Coordination meetings as may be required to obtain required deliverables.

Consultant Deliverables:

- Project Correspondence and Meeting Minutes

**TASK 2: PRELIMINARY DESIGN**

This task includes all work by the Consultant to arrive at the final architectural design including selecting the final elevation, and PS&E. The Consultant should first refer to the Exhibit C – Proposed Construction Plan and Schematic Design to review the proposed preliminary design that has already been completed. This task includes, but is not limited to, the activities and deliverables identified below:

**A. Architectural and Structural Design:**

Consultant shall prepare two (2) preliminary architectural designs with 2-D and 3-D renderings and present to City of Clovis staff. Given the allotted budget for construction, these preliminary designs shall be accompanied by rough construction estimates to assist staff in the selection of elements to potentially scale back in the final design.

**B. 1<sup>st</sup> Design Submittal (Plans and Estimates):** Includes compiling and reviewing existing data pertinent to the Project, planning activities, identifying and requesting supplemental information, establishing coordination with any adjacent projects, obtaining information and requirements for utilities, permits, defining and refining the design alternative, preparing base mapping, developing preliminary utility impacts, and preparing the preliminary cost estimate. This task includes, but is not limited to, the activities and deliverables identified below:

1. Data Collection and Review: Consultant should obtain and review available data and information necessary for planning and preliminary design of the Project. The information may be obtained from City of Clovis, local agencies, utility owners, and other agencies and organizations.



2. Permits: Consultant will secure permits from the appropriate entities to obtain physical access, as may be required, to confirm site conditions.
3. Base Mapping: Prepare mapping with expanded details for potential use in the final design of the Project.
4. Preliminary Cost Estimate

Consultant Deliverables:

- Structural Design and Architectural Preliminary Design(s)
- Site Topography
- Preliminary Architectural/Engineering Plans
- Preliminary Cost Estimate

City Deliverables:

- Provide the Consultant all the City standards and City of Clovis Standard Specifications.
- Provide the Consultant with all the available information such as utilities plats, as-built drawings, etc.

### **TASK 3: PLANS SPECIFICATIONS AND ESTIMATES**

This task includes all work necessary to prepare the PS&E for City approval. When the project has been accurately defined, appropriate activities and deliverables for PS&E shall be identified and Consultant shall prepare a memorandum documenting such. This task may include but is not limited to the following activities and deliverables identified below:

- A. Surveying and Mapping: The consultant shall perform surveys and generate survey data as necessary to perform the final design.
- B. Preliminary Engineering and Technical Reports: Consultant shall prepare and revise documents including technical reports and design exception fact sheets, as required for approval of 1<sup>st</sup> Submittal PS&E. This task shall include, but is not limited to, Foundation Reports and Geotechnical Design & Material Report.
- C. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and Final Submittal PS&E Packages for City Review and Approval: This task involves transfer of prior phase design data and preparing 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and Final Submittal level construction documents. This task includes, but is not limited to, circulating PS&E packages to interested parties for review and comment, logging and indexing all comments received as a result of the circulation, and preparing a written response to each comment received.
- D. Utilities: Consultant shall coordinate with the utility companies to provide adequate electric service to the site.
- E. Obtain Permits: The Consultant shall identify and obtain Resource Agency Permits/authorizations and Other Permits that may be necessary to construct the project (If Applicable).

- F. Consultant to present final design to City of Clovis staff.

Consultant Deliverables:

- 1<sup>st</sup> Submittal PS&E
- 2<sup>nd</sup> Submittal PS&E
- 3<sup>rd</sup> Submittal PS&E (if necessary)
- Final PS&E
- Permits

#### **TASK 4: BID AND CONSTRUCTION SUPPORT SERVICES**

These tasks include all design support service work necessary to advertise, administer and award (AAA) the construction contract. During the construction phase, construction support services will be provided by the design consultant. These tasks may include, but are not limited to, the following activities and deliverables identified below:

- A. Attending Pre-Bid Meeting(If Applicable)
- B. Responding to bid inquiries
- C. Preparation of Addenda (If Applicable)
- D. Reviewing shop drawings, submittal reviews as required
- E. Responding to RFIs regarding the design
- F. Evaluating contract change orders (CCOs) if requested
- G. Construction observation as requested
- H. Attending weekly construction meetings
- I. Developing Architect's Supplemental Instructions (ASI's) only (If Applicable)
- J. Providing record drawings during the close out phase.

Consultant Deliverables:

- Design support services during Advertising/Bid
- Design support services during Construction
- Development of ASI's
- Record Drawings

#### **REVIEW OF DELIVERABLES**

In case of conflict, ambiguities, discrepancies, errors or omissions among the reference materials obtained by the Consultant from other agencies, the Consultant shall submit the matter to City of Clovis for clarification. Any work affected by such conflicts, ambiguities, discrepancies, errors or omissions which is performed by the Consultant before clarification

by City of Clovis shall be at the Consultant's risk. Such conflicts, ambiguities, discrepancies, errors or omissions among the references shall not give rise to a claim by the Consultant for extra work unless the Consultant can demonstrate that it has incurred additional expenses as a result thereof.

All submittals of final technical reports and drawings shall be provided electronically in PDF, Microsoft Word, Microsoft Excel format, and/or AutoCAD format, as directed by City of Clovis. City of Clovis will require seven (7) sets of hard copies for its use.

The Consultant shall assume a minimum review time of 15 working days per submittal for City of Clovis' review of the following documents, prior to releasing for initial review by stakeholders:

- Structural/Architectural Design
- Project cost estimates
- 1<sup>st</sup> Submittal Package PS&E
- 2<sup>nd</sup> Submittal Package PS&E
- 3<sup>rd</sup> Submittal Package PS&E
- Final PS&E



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: April 19, 2021

SUBJECT: Planning and Development Services – Approval – Final Acceptance for CIP 18-11, Fowler Avenue Reconstruction from Barstow to Shaw.

ATTACHMENTS: 1. 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 constructed improvements along Fowler Avenue from Barstow Avenue to Shaw Avenue. The Construction included pavement grinding, grading, saw cutting, compaction, asphalt concrete paving, access ramp improvements, utility adjustments, signal modifications, striping and signage.

### **BACKGROUND**

Bids were received on May 19, 2020 and City Council authorized the City Manager to award the project to the lowest responsible bidder, Asphalt Design by Juan Gomez, on June 1, 2020. The project was completed in accordance with the construction documents and the contractor has submitted a request for acceptance of the project.

**FISCAL IMPACT**

1. Award	\$ 615,646.00
2. Cost increases/decrease resulting from differences between estimated quantities used for award and actual quantities installed.	\$ 32,899.10
3. Contract Change Orders	\$ 1,663.20
4. Liquidated Damages Assessed	\$ 0.00

---

**Final Contract Cost** **\$ 650,208.30**

This budget was approved in the 2019-2020 Community Investment Program. The project is supported by Senate Bill 1 (SB1) funds, the Road and Repair Accountability Act of 2017, in the City Community Investment Program.

**REASON FOR RECOMMENDATION**

The Public Utilities Department, the City Engineer, the Construction Manager, 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, Asphalt Design by Juan Gomez, has requested final acceptance from City Council.

**ACTIONS FOLLOWING APPROVAL**

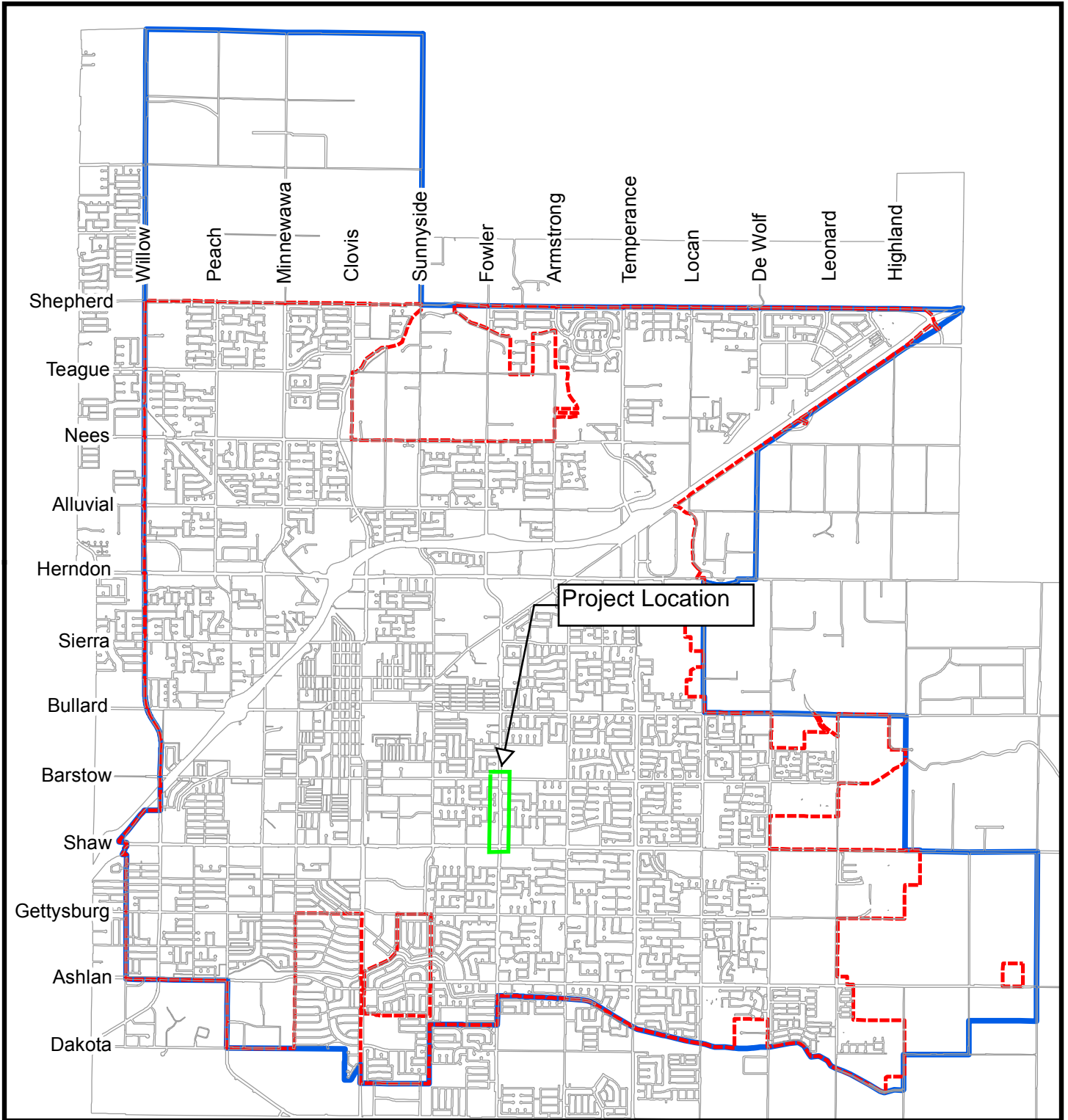
1. The notice of completion will be recorded; and
2. All remaining retention funds will be released 35 calendar days following recordation of the notice of acceptance, provided no liens have been filed. Retention funds may be released within 60 days after the date of completion, provided no liens have 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: Thad Avery, Supervising Civil Engineer

Reviewed by: City Manager *TA*

# VICINITY MAP

## CIP 18-11 Fowler Avenue Reconstruction



# ATTACHMENT 1



CITY LIMITS
  SPHERE OF INFLUENCE



# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: April 19, 2021

SUBJECT: Public Utilities – Receive and File – Public Utilities Report for October – December 2020.

ATTACHMENTS: None

### WASTEWATER DISPOSAL SECTION

#### MONTHLY STATUS REPORT

##### Wastewater Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Valve Boxes Vacuumed	0	0	0	0	0	0	0	0
Complaints	3	3	4	19	2	3	3	15
Dye Tests	0	0	0	0	0	0	0	0
Final Inspections	0	0	0	0	0	0	0	0
Video Footage	23,590	30,070	17,960	166,900	44,450	22,285	30,560	166,295
Plugged Lines	0	0	0	0	0	0	0	1
Manholes Sealed	0	0	0	0	0	0	0	0
Sections Cleaned	11	7	11	54	12	6	4	48
Routine Line Cleaning Footage	187,115	140,530	169,990	1,044,735	158,355	133,585	94,355	926,475
Problem Line Cleaning Footage	18,275	3,665	20,040	52,945	19,475	3,655	21,820	74,325
Line Cleaning For Video Footage	5,840	5,300	0	42,825	2,190	1,935	6,865	24,750
Total Cleaning Footage	211,230	149,495	190,030	1,140,505	180,020	139,175	123,040	1,025,550
SWTP CIP Tank Loads Pumped	0	0	0	0	0	0	0	0
SWTP Septic Tank Loads Pumped	3	2	1	11	1	1	1	6
Sanitary Sewer Overflows	0	0	1	1	0	1	0	1

**Sewer Flow**

**October**

	Total Flow (Million Gallons)		Average Daily Flow (Million Gallons)		Owned Treatment Capacity (Million Gallons)
	2020	2019	2020	2019	
Peach Avenue	63.100	61.500	2.035	1.984	3.0
Herndon Avenue	59.200	58.500	1.910	1.887	2.8
Sierra Avenue	5.800	5.980	0.187	0.193	0.5
Fowler Avenue	51.600	68.400	1.665	2.206	3.0
Water Reuse	68.66	44.111	<u>2.21</u>	<u>1.4229</u>	<u>2.8</u>
<b>TOTAL</b>			<b>8.007</b>	<b>7.693</b>	<b>12.1</b>

**November**

	Total Flow (Million Gallons)		Average Daily Flow (Million Gallons)		Owned Treatment Capacity (Million Gallons)
	2020	2019	2020	2019	
Peach Avenue	60.300	59.700	2.010	1.990	3.0
Herndon Avenue	55.800	53.800	1.860	1.793	2.8
Sierra Avenue	5.800	5.750	0.193	0.192	0.5
Fowler Avenue	43.600	46.100	1.453	1.537	3.0
Water Reuse	72.61	63.437	<u>2.42</u>	<u>2.115</u>	<u>2.8</u>
<b>TOTAL</b>			<b>7.936</b>	<b>7.627</b>	<b>12.1</b>

**December**

	Total Flow (Million Gallons)		Average Daily Flow (Million Gallons)		Owned Treatment Capacity (Million Gallons)
	2020	2019	2020	2019	
Peach Avenue	58.600	59.700	1.890	1.926	3.0
Herndon Avenue	59.600	55.900	1.922	1.803	2.8
Sierra Avenue	5.900	6.040	0.190	0.195	0.5
Fowler Avenue	51.500	47.700	1.661	1.539	3.0
Water Reuse	69.53	67.813	<u>2.24</u>	<u>2.188</u>	<u>2.8</u>
<b>TOTAL</b>			<b>7.903</b>	<b>7.651</b>	<b>12.1</b>



**Storm Drain Maintenance**

Summary of Activities	October 2020	November 2020	December 2020
Number Of Storms This Quarter	0	3	7
Total Rainfall This Quarter (Inches)	0	0.28	1.14
Rainfall Fiscal Year To Date (Inches)	0	0.28	1.42

**WATER SECTION**

**MONTHLY STATUS REPORT**

**Water Service Section**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Fire Hydrant Maintenance	0	0	0	0	0	0	0	0
Fire Hydrant Repair	3	6	2	20	2	3	1	9
Complaints Resolved	14	5	6	45	12	6	14	56
Final Inspections	0	0	0	0	0	0	0	0
Water Service Leaks Repaired	5	5	4	36	3	3	10	26
Water Main Leaks Repaired	1	1	4	7	1	0	0	4
Maintenance Requests	21	13	12	107	27	14	12	98
New Meter Sets	2	1	2	23	8	0	0	10

**MONTHLY STATUS REPORT**

**Valves Section**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Final Inspections	0	0	0	0	0	0	0	0
USA Markings	1,256	1,484	680	7,495	1,122	832	896	6,238
Complaints Resolved	17	11	7	73	11	6	3	49
Valves Exercised	406	315	172	1,691	632	281	189	2,491
Water Ties / Observations	15	16	5	75	11	7	24	88
Fire Hydrant Maintenance	341	329	286	1,790	140	284	330	1,309
Water Main Flushing (Gallons)	65,600	66,400	52,600	411,400	28,000	56,800	66,000	281,800
Number Of Dead Ends Flushed	0	0	0	0	0	0	0	0

## MONTHLY STATUS REPORT

### Meters Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	YTD	OCT	NOV	DEC	YTD
<b>City of Clovis</b>								
Change Of Occupant Meter Readings	249	220	293	3321	247	235	218	3110
Start Service Meter Turn Ons	27	132	162	1556	142	121	95	1777
Stop Service Meter Turn Ons	143	164	193	1777	157	129	118	1670
Finance Door Hanger Notices	9	3	2	204	68	53	87	870
Delinquent Meter Turn Ons	6	2	2	233	194	129	208	1851
Delinquent Meter Turn Offs	4	4	1	198	232	148	243	2175
New 1" Meter Sets	54	44	69	773	52	71	52	714
New 1.5" or Larger Meter Sets	2	6	10	131	5	9	8	81
5/8" and 1" Meter Replacements	150	53	122	1046	122	94	43	605
1.5" or Larger Meter Replacements	11	6	10	129	5	0	10	53
Water Waster Citations	18	22	0	277	6	7	3	320
Meter Register Or ECR Replacements	53	9	34	720	62	34	108	774
Meter Transceiver Or MXU Replacements	266	126	183	2209	55	97	127	713
CRM Complaints	58	29	26	445	43	41	52	429
Other Complaints	14	0	15	71	6	8	2	50
<b>Tarpey Village</b>								
Change of Occupant Meter Readings	2	0	1	38	3	0	3	30
Start Service Meter Turn Ons	2	4	9	55	6	2	1	56
Stop Service Meter Turn Offs	0	2	3	30	15	6	3	62
Finance Door Hanger Notices	0	0	0	0	4	0	2	26
Delinquent Meter Turn Ons	0	0	0	24	0	30	1	76
Delinquent Meter Turn Offs	0	0	0	52	1	42	1	135
New 1" Meter Sets	1	1	2	8	4	0	0	5
5/8" and 1" Meter Replacements	0	0	0	1	0	0	1	3
Water Waster Citations	0	0	0	0	0	0	0	0
Meter Register Or ECR Replacements	0	0	0	1	0	1	2	10
Meter Transceiver Or MXU Replacements	0	0	0	10	2	1	2	20
Complaints	0	2	3	15	2	1	0	14

**WATER PRODUCTION**

<b>Summary of Activities</b>	<b>October 2020</b>	<b>November 2020</b>	<b>December 2020</b>	<b>Calendar Year To Date</b>
SWTP Production (mg)	472.266	0	186.826	4,145.691
Well Production (mg)	302.411	506.353	216.902	3,944.573
Total Water Production (mg)	774.677	506.353	403.728	8,090.264
Daily Average	24.990	16.878	13.023	22.105
Days Between Readings	31	30	31	366

<b>Recharge</b>	<b>October 2020</b>	<b>November 2020</b>	<b>December 2020</b>	<b>Calendar YTD</b>
Recharge At FMFCD Basins (Acre Feet)	0	0	0	326
Recharge Upstream In Big Dry Creek (Acre Feet)	118	0	108	2,055
Marion Recharge Per FID (Acre Feet)	41	0	4	2,035
Delivery System Recharge	93	0	83	761
Total Artificial Recharge (Acre Feet)	252	0	195	5,177
Natural Recharge	642	642	638	7,700
Total Well Production (Acre Feet)	928	1,554	665.7	12,106
Treatment Plant Production (Acre Feet)	1,449	0	573	12,723

**Water Quality Monitoring**

<b>Summary of Activities</b>	<b>2020</b>				<b>2019</b>			
	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>YTD</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>YTD</b>
Water System Weekly Coliform Samples Collected	100	100	125	1,300	125	100	125	1,325
Water System Weekly Coliform Sample "Repeats"	0	0	0	12	4	0	0	4
Reservoir III Weekly Coliform Samples Collected	4	4	5	52	5	4	5	53
Reservoir IV Weekly Coliform Samples Collected	4	4	5	52	5	4	5	53
Well "Raw Water Source" Coliform Samples Collected	29	33	31	352	27	27	27	336
Water Well GAC Pre/Post Coliform Samples Collected	8	8	4	106	12	14	14	127
Special Samples Per Customer Complaints	0	0	0	0	0	0	0	0

Water Well Cycle Tests	0	0	0	0	0	0	0	92
New Water Main Coliform Samples Collected	31	3	5	118	1	9	2	134
Monthly/Quarterly Chemical Or DBCP Samples Collected	68	36	16	646	94	41	49	863
Total Number Of All Samples Collected	244	188	188	2,635	273	199	227	2,987

## TRAFFIC SIGNALS & STREET LIGHTING

### MONTHLY STATUS REPORT

#### Traffic Signals & Street Lighting Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
<b>Traffic Signals</b>								
# TS Responsive Work Orders	29	26	20	195	37	23	37	212
# TS Routine Work Orders	2	19	12	105	10	16	21	90
<b>Street Lights Maintained</b>	37	35	14	156	19	21	47	117

## STREET SECTION

### MONTHLY STATUS REPORT

#### Street Maintenance Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Temporary Asphalt (Tons)	5	2.5	2.5	17	1.25	5.6	6	18.6
Permanent Asphalt (Tons)	37.21	22.19	56.04	233.15	34.19	14.01	30.19	150.4
Fill Dirt (Loads)	0	0	0	7	1	0	0	31
Pavement Management Inspections (Locations)	0	0	0	0	0	0	0	0
Base Rock (Tons)	2	11	27	109	29	7	20	92
Concrete (Cubic Yards)	31	0	1	51	3	3.75	0.75	21.75
Sidewalk Repairs	10	0	2	38	7	4	1	27
Curb And Gutter Repairs	2	0	0	9	1	0	0	9
Temporary Sidewalk Repairs	21	20	95	394	38	41	13	419
Temp. Curb and Gutter Repairs	4	2	0	8	0	0	0	1
Asphalt To Recycler (Loads)	0	2	3	12	0	8	26	45
Concrete To Recycler (Loads)	0	2	3	10	0	7	19	37
Block Party Barricades (Locations)	1	0	0	9	9	0	1	27
Crackfill Material Applied (Lbs.)	960	7200	1020	9180	350	805	5460	6615
Asphalt Grindings (Cubic Yds.)	0	110	30	150	0	2	80	82

## MONTHLY STATUS REPORT

### Signs & Striping Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
<b>Sign Totals</b>								
Sign Posts "V" Installed	0	0	0	0	0	0	0	0
Sign Posts Square Installed	6	6	3	22	1	2	0	12
Stop Signs Installed	3	2	4	10	9	4	19	41
New Street Name Signs Installed	0	0	50	78	0	0	59	59
Street Name Signs Replaced (# Sections)	0	0	0	0	0	0	0	0
Street Name Signs Replaced (# Of Signs)	0	0	0	6	0	54	76	132
Jumbo Street Name Signs Installed	0	0	0	0	0	0	4	6
Various Signs	15	22	17	68	16	20	38	133
Parking Limit Signs Installed	5	8	3	22	23	5	0	34
Speed Limit Signs Installed	0	2	0	10	2	2	2	21
Custom Signs Installed	4	3	22	29	0	0	0	0
<b>Paint Totals: Gallons</b>								
White	0	0	0	2,162	123	0	0	3,014
Yellow	0	0	0	1,055	0	0	0	1,500
Black	0	0	0	40	0	0	0	115
Red	24	0	0	202	0	0	0	0
Green	0	0	0	1	0	0	0	0
Blue	0	0	0	0	0	0	0	0
<b>Thermalplastic Totals: Lbs.</b>								
White	0	0	0	2,825	3,300	0	0	4,500
Yellow	0	0	0	1,350	1,100	0	0	1,100
<b>Painting Activities</b>								
Stenciled Sections Painted	0	0	0	0	12	0	0	31
Laneline Striping (Feet)	0	0	0	1,326,430	0	0	0	1,832,586
Red Curb Sections Painted	8	0	0	61	0	0	0	0
Signalized Intersections Refreshed	0	0	0	22	13	0	0	16
Reflective Beads (Pounds)	0	0	0	25,082	915	0	0	22,838
Raised Pavement Markers Installed	148	0	0	1,118	0	0	0	0

**FLEET MAINTENANCE SECTION**

**Fleet Maintenance Performance:**

	<b>October 2020</b>	<b>November 2020</b>	<b>December 2020</b>
Scheduled Labor Hours	1,011	852	1,075
Percentage	79%	70%	72%
Unscheduled Labor Hours	267	368	408
Percentage	21%	30%	28%
Total Hours	1,278	1,220	1,483
Percentage	100%	100%	100%

**Preventive Maintenance:**

	<b>October 2020</b>	<b>November 2020</b>	<b>December 2020</b>
PM's Scheduled	153	134	196
PM's Performed	153	134	196
Percentage	100%	100%	100%

**Fleet Work Order Activity:**

	<b>October</b>	<b>November</b>	<b>December</b>
Work Orders	609	502	720
Labor Hours	1278	1220	1482
Work Order Parts	\$ 98,086.00	\$ 84,537.00	\$ 120,219.00
OTC Parts	\$ 5,417.00	\$ 8,180.00	\$ 18,295.00
Shop Labor	\$ 124,878.00	\$ 119,189.00	\$ 146,274.00
Sublets & Misc. Charges	\$ 89,084.00	\$ 70,073.00	\$ 188,654.00
Parts Returns	\$ (6,175.00)	\$ (4,035.00)	\$ (7,762.00)
Fuel	\$ 100,720.00	\$ 90,021.00	\$ 98,651.00
Credits	\$ (933.00)	\$ (162.00)	\$ -
<b>Total Fleet Charges</b>	<b>\$ 411,077.00</b>	<b>\$ 367,803.00</b>	<b>\$ 564,331.00</b>

**Overall Fleet Availability:**

<b>October</b>	<b>November</b>	<b>December</b>
85%	85%	85%

**Critical Departments - Equipment Availability:**

	<b>October</b>	<b>November</b>	<b>December</b>
Commercial Refuse	81%	100%	100%
Community Cleanup	65%	61%	62%
Residential Refuse	93%	92%	92%
Street Sweepers	91%	90%	89%
Stageline Buses	82%	78%	75%
Roundup Buses	100%	100%	100%
Fire Department Trucks	100%	100%	100%
Police – Personal	97%	100%	100%

**NEW EQUIPMENT RECEIVED**

<b>Section / Department</b>	<b>October</b>	<b>November</b>	<b>December</b>
Solid Waste			
Utilities			
Parks			
Streets			
Admin			

None.

## PARKS SECTION

### MONTHLY STATUS REPORT

#### Parks Maintenance Section

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
<b>Community Service Hours</b>	0	0	0	0	984	720	768	4464
Acres Mowed North City	115.06	37.26	37.26	533.58	124.95	42.02	37.8	550.14
Acres Mowed Central City	153.86	46.08	46.08	707.6	130.88	78.6	78.6	733.71
Acres Mowed South City	97.59	35.22	33.97	499.51	104.91	32.65	32.37	494.16
<b>Total Acres Mowed</b>	366.51	118.56	117.31	1740.69	360.74	153.27	148.77	5712.21
Acres Fertilized North City	32.24	0	0	32.24	1.25	0	0	16.97
Acres Fertilized Central City	35	0	0	35	0	0	0	17.95
Acres Fertilized South City	32.22	1.9	0	34.46	2.01	0	0	6.1
<b>Total Acres Fertilized</b>	99.46	1.9	0	101.7	3.26	0	0	41.02
Acres Sprayed North City	0.66	2.79	0	7.56	2.34	0	0.66	7.42
Acres Spray Central City	4.5	334	0	361.75	1.188	1.98	3.16	21.615
Acres Sprayed South City	1.98	2.51	1.89	17.45	3.1	0.86	0.26	9.21
<b>Total Acres Sprayed</b>	7.14	339.3	1.89	386.76	6.628	2.84	4.08	38.245
# Of Irrigation Repairs North City	94	68	31	367	34	47	18	341
# Of Irrigation Repairs Central City	55	72	45	528	89	124	79	502
# Of Irrigation Repairs South City	54	159	179	740	88	123	78	486
<b>Total # Of Irrigation Repairs</b>	203	299	255	1635	211	294	175	1329
# Of Trees Maintained By City	260	240	225	1475	220	230	150	980
# Of Trees Maintained By Contract	0	0	60	121	0	0	0	0
<b>Total # Of Trees Maintained</b>	260	240	285	1596	220	230	150	980
# Of Trees / Shrubs Replaced North City	0	0	91	91	0	0	3	3
# Of Trees / Shrubs Replaced Central City	0	0	718	718	0	0	0	0
# Of Trees / Shrubs Replaced South City	0	0	1292	1292	0	0	0	0
<b>Total # Of Trees / Shrubs Replaced</b>	0	0	2101	2101	0	0	3	3
# Of Trees / Shrubs Planted North City	0	0	2	2	0	1	0	1
# Of Trees / Shrubs Planted Central City	0	0	0	15	0	0	0	16
# Of Trees / Shrubs Planted South City	0	0	21	21	0	0	0	0
<b>Total # Of Trees / Shrubs Planted</b>	0	0	23	38	0	1	0	17



Damage Incidents to Landscape North City	1	0	0	1	0	0	1	2
Damage Incidents to Landscape Central City	0	0	0	1	0	0	0	1
Damage Incidents to Landscape South City	0	3	0	5	0	0	2	3
<b>Total Damage Incidents to Landscape</b>	1	3	0	7	0	0	3	6
Damage Incidents to Facilities North City	0	0	0	0	0	0	0	1
Damage Incidents to Facilities Central City	1	0	0	1	0	0	0	4
Damage Incidents to Facilities South City	1	1	1	3	0	0	0	0
<b>Total Damage Incidents to Facilities</b>	2	1	1	4	0	0	0	5
Complaints Resolved North City	60	39	29	302	44	47	18	226
Complaints Resolved Central City	50	41	22	324	55	58	19	335
Complaints Resolved South City	42	31	9	186	25	12	8	171
<b>Total Complaints Resolved</b>	152	111	60	812	124	117	45	732
Street Lights / Security Lights Repaired	61	24	2	165	3	3	3	40
# Pruning Notices Issued	4	6	4	29	9	4	4	43

## SOLID WASTE DIVISION

### Collections Unit

#### Commercial Collection

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Working Days	22	21	23	132	23	21	22	132
Average Weekly Tips	3,692	3,704	3,701		3,632	3,639	3,645	
Average Daily Tips Per Route	123	123	123		121	121	122	
Tons Delivered To Landfill Monthly	1,712	1,858	1,804	10,267	1,764	1,640	2,061	10,513
Tons Delivered to Landfill Weekly	389	442	392		383	390	468	
Average Vehicle Miles Weekly	1,512	1,781	1,531		1,642	1,492	1,775	

#### Residential Collection

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Working Days	22	21	23	132	23	21	22	132
Tons Delivered To Landfill Monthly	2,755	2,690	3,192	16,930	2,379	2,325	2,666	14,445
Average Customers Weekly	33,568	33,629	33,690		32,551	35,592	32,665	
Average Customers Daily Per Route	839	841	842		814	815	824	
Tons Delivered To Landfill Weekly	626	640	694		517	554	606	
Average Vehicle Miles Weekly	2,770	2,476	2,569		2,600	2,397	2,640	

#### **Residential Containers: New Delivery and Replacement**

	October 2020	November 2020	December 2020
<b>New Containers</b>			
Household	104	61	61
Greenwaste	104	61	61
Recycling	104	61	61
<b>Additional Containers</b>			
Household	10	10	8
Greenwaste	4	2	9

Recycling	3	3	1
<b>Replacement Carts</b>			
Household	65	38	47
Greenwaste	71	62	97
Recycling	63	24	41
<b>Replacement Lids</b>			
Household	8	3	5
Greenwaste	9	8	12
Recycling	69	61	67

### **Street Sweeping Unit**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Working Days	20	17	20	114	19	18	19	115
Total Miles Swept	4,865	4,330	5,206	27,750	5,496	4,546	6,136	31,683
Average Miles Swept Weekly	1,216	1,274	1,302		1,374	1,263	1,615	
Average Miles Swept Daily	243	255	260		275	253	323	

### **Spills**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Oil	3	1	1	10	5	6	7	38
Cement / Rocks	1	0	1	3	8	8	5	39
Glass	4	3	3	12	12	11	10	67
Other	2	0	0	4	15	18	20	96

### **Community Clean-Up**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	YTD	OCT	NOV	DEC	YTD
Truck Loads To Landfill	112	77	77	589	116	75	88	594
Tons Delivered To Landfill	697	474	542	3,729	679	474	592	3,629
Truck Loads To Recycler (Wood)	46	66	88	301	37	42	52	234
Tons Of Wood Recycled	316	505	670	2,137	199	282	372	1,422
Mileage	5,371	4,760	4,890	29,257	6,174	4,170	5,033	29,893
Loader Hours	231	194	167	1,221	235	153	179	1,188
Tons Of Metal To Recycler	5	5	11	36	21	10	11	81

**Landfill Unit****Landfill Tonnage**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Working Days	22	21	23	132	23	21	22	132
Tons Delivered	5,164	5,022	5,538	30,930	4,784	4,443	5,319	28,587
Average Weekly Tons	1,174	1,196	1,204	1,171	1,040	1,058	1,209	1,083
Average Daily Tons	235	239	241	234	208	212	242	217

**Greenwaste Recycling**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Residential Units Serviced	101,267	97,303	107,101	607,294	100,790	92,090	96,553	580,421
Average Units Serviced Weekly	23,015	23,167	23,283		21,911	21,926	21,944	
Average Participation Rate (%)	69%	69%	69%	69%	67%	67%	67%	68%
Tons	1,729	1,539	2,054	10,149	1,518	1,532	1,957	9,336
% Of Waste Diverted	23%	22%	25%	23%	22%	24%	25%	23%

**Recycling**

Summary of Activities	2020				2019			
	OCT	NOV	DEC	FYTD	OCT	NOV	DEC	FYTD
Average Single-Family Participation Rate (%)	81%	81%	81%	81%	79%	82%	80%	80%
Weekly % Of Multi-Family Recycling Toters Serviced	73%	69%	78%	74%	70%	76%	65%	71%
% Of Waste Diverted	7%	7%	8%	7%	7%	7%	7%	7%
Single-Family Residential Units Serviced	120,112	114,205	125,880	716,078	118,726	110,992	114,768	683,167
Paper (Tons)	345	341	426	2,140	303	284	369	1,844
Tin, Glass, Plastic (Tons)	186	184	230	1,156	164	154	200	996
Aluminum Cans (Tons)	3	3	4	20	3	3	3	17
Oil (Gallons)	0	0	400	1,555	205	0	0	580

Prepared by: Kristen Freberg, Management Analyst

Reviewed by: City Manager *RF*



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: April 19, 2021

SUBJECT: Consider Actions related to Annexation of Territory (Annexation #68, T6304-Southeast Corner of Barstow and Agua Dulce) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

a. Consider Approval - Res. 21-\_\_\_\_, A Resolution annexing territory (Annexation #68) (T6304-Southeast Corner of Barstow and Agua Dulce) 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 #68) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

b. Consider Approval - Res. 21-\_\_\_\_, 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).

**Staff:** Jay Schengel, Finance Director

**Recommendation:** Approve

ATTACHMENTS: 1. Resolution of Annexation  
2. Resolution Declaring Results

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

- That the Council holds a public hearing and approves actions related to the Annexation of Territory (Annexation #68) to Community Facilities District No. 2004-1.
- Consider Approval – Res. 21-\_\_\_\_, A Resolution of annexation of territory (Annexation #68) 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. 21-\_\_\_\_, 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 #68 (ROI) to annex territory to the CFD on March 15, 2021. The ROI set a public hearing for April 19, 2021. 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 #68 (ROI) to annex territory to the CFD. The ROI set a public hearing for April 19, 2021. 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 \$260.08 for single family residential and \$224.55 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 interested person 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 calling a special property owner election. Once the election is called, the City Clerk tabulates the ballots. If the property owners of two-thirds (2/3) of the property within the proposed boundaries vote in favor of the CFD, then the Council can take action to direct the recording of Notice of Special Tax Lien. A unanimous vote is required to have the election the same night as approval of the resolution of annexation. 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.

Prepared by: Steve Nourian, Senior Accounting Systems Technician

Reviewed by: City Manager *SN*

**RESOLUTION NO. 21-****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. 68**

**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 15, 2021, 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. 68 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 1**



**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. 68 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. 21-33 adopted by this Council for the District on March 15, 2021 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 to 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 April 19, 2021, in the regular meeting place of this Council, City Council Chambers, City Hall, 1033 5<sup>th</sup> 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 April 19, 2021, 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 held on April 19, 2021, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

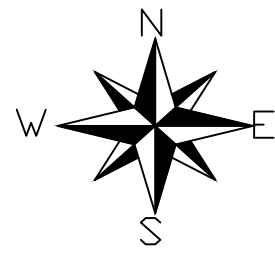
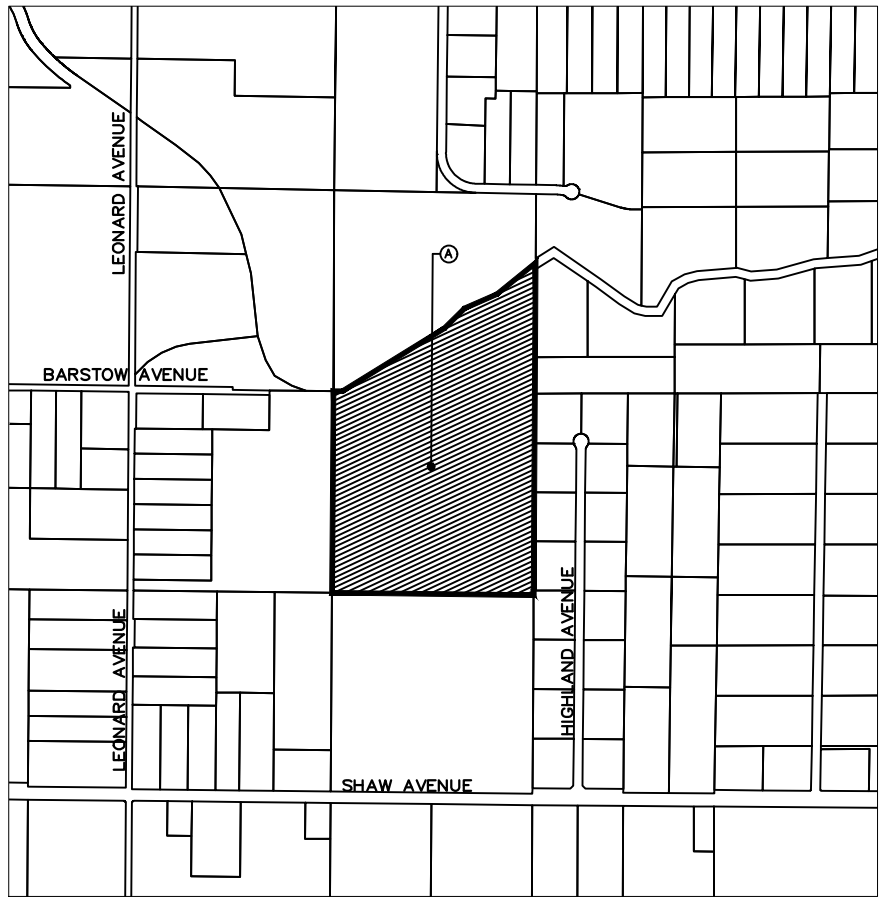
DATED: April 19, 2021

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk



LEGEND  
 \_\_\_\_\_ PARCEL  
 ■■■■■ ANNEXATION BOUNDARY  
 (A) APN 554-052-10

FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 68 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY ITS RESOLUTION NO. 21-\_\_\_\_\_.

\_\_\_\_\_  
 JOHN HOLT  
 CITY CLERK  
 CITY OF CLOVIS

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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

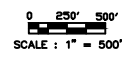
REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO 2004-1 (POLICE AND FIRE SERVICES) OF THE CITY OF CLOVIS RECORDED WITH THE FRESNO COUNTY RECORDER'S OFFICE ON FEBRUARY 19, 2004, IN BOOK 40 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 57.

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. 68

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



CITY OF CLOVIS  
 COUNTY OF FRESNO  
 STATE OF CALIFORNIA

**RESOLUTION NO. 21-****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. 68**

**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 Attachment A of Attachment 2; 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. 21-33, 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 April 19, 2021.
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 (2/3) 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.

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 April 19, 2021 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**CITY OF CLOVIS  
Community Facilities District No. 2004-1  
(Police and Fire Services)  
Annexation No. 68**

**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:

<b>Qualified Landowner Votes</b>	<b>Votes Cast</b>	<b>YES</b>	<b>NO</b>
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**City of Clovis  
Community Facilities District No. 2004-1  
(Police and Fire Services), Annexation No. 68  
Special Tax Annexation Election,  
April 19, 2021.**

**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. 21-\_\_\_ of the City of Clovis, adopted by its Council on April 19, 2021?

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND** this \_\_\_\_ day of \_\_\_\_\_ 2021.

CITY OF CLOVIS

By: \_\_\_\_\_  
City Clerk



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: April 19, 2021

SUBJECT: Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.

a. Consider Approval - Res. 21-\_\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2020-005.

b. Consider Introduction - Ord. 21-\_\_\_\_, R2020-005, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.

**Staff:** Ricky Caperton, Senior Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Conceptual Site Plan
2. Conceptual Elevations
3. March 25, 2021 Planning Commission Staff Report
4. Review and Comments from Agencies
5. Public Comments
6. Draft Planning Commission Minutes
7. Draft Resolution, CEQA
8. Draft Ordinance, R2020-005

### CONFLICT OF INTEREST

Councilmember Bob Whalen attends The Well Community Church who is the applicant of proposed Rezone R2020-005.

## RECOMMENDATION

Planning Commission and staff recommend that the City Council approve the following:

- Approve an environmental finding of a mitigated negative declaration for Rezone R2020-005; and
- Approve Rezone R2020-005.

## EXECUTIVE SUMMARY

Although multiple entitlements are required for the Project, approval of the Initial Study Mitigated Negative Declaration and consideration of Rezone R2020-005 are the only items for consideration by the City Council.

The applicant proposes the development of a church campus with three (3) structures totaling ±80,000 square-feet on property located north of Nees Avenue, between Minnewawa and Clovis Avenues, as shown below in **Figure 1**. The Project would include the construction of a ±28,000 square-foot auditorium/sanctuary, ±26,000 square-foot children's classroom, and ±26,000 square-foot office building. The Project would also include site improvements such as sidewalks along Nees, Minnewawa, and Clovis Avenues, as well as ±170,000 square-feet of outdoor playfields and ±515 vehicular parking stalls. As part of the request, applications for a rezone, conditional use permit, and site plan review were submitted.

Rezone R2020-005 is a request to amend a portion of the site's zoning from the R-A (Single-Family Residential Very Low Density) to the R-1-7500 (Single-Family Residential Low Density) zone district. This rezone is considered a "cleanup" in order to bring the site's zoning into consistency with the 2014 Clovis General Plan land use designation. No residential development is proposed as part of the Project. Conditional Use Permit CUP2020-006 is a request to allow a church use at the site, and Site Plan Review SPR2020-008 is for approval of the site layout, elevations, and to ensure conformity with other applicable development standards.



The Planning Commission is the approving body for conditional use permits, unless appealed or requested for consideration by City Council. Because the March 25, 2021 Planning Commission approval of CUP2020-006 was not appealed, nor was a request made for the Council to consider CUP2020-006, the conditional use permit need not be considered by the Council. The site plan review is reviewed administratively at the staff level and is also not for consideration by Planning Commission or Council unless appealed.

The Planning Commission considered the Project at its March 25, 2021 meeting and adopted resolutions in support in a 5-0 for approval of the Initial Study Mitigated Negative Declaration, Conditional Use Permit CUP2020-006, and recommended approval of Rezone 2020-005. Additional details summarizing the Planning Commission meeting are provided below under the "Planning Commission Comments" section.



**FIGURE 1**  
**Project Location**



-  = Project Site (±53 acres)
-  = Limits of Project (±23 acres)



**BACKGROUND**

- General Plan Designation: Low Density Residential
- Existing Zoning: R-A (Single-Family Residential Very Low Density)
- Lot Size: ±23 acres (portion of overall ±53-acre site)
- Current Land Use: Rural Residential / Agricultural Production
- Adjacent Land Uses:
  - North: Low Density Single-Family Residential
  - South: Low Density Single-Family Residential
  - East: Rural Residential
  - West: Public Facility (High School)
- Previous Entitlements: GPA85-01D, GPA93-14

The subject property was the former site of an agricultural operation (Wawona Frozen Foods) which grew and packed fruit for many years until the property changed ownership to the The Well Community Church.

Overall, the site is approximately 53 acres; however, the Project proposes development on only a portion of the site (approximately 23 acres) for construction of a new church campus, as shown in **Attachments 1 and 2**.

Some packing operations associated with the former ownership group would continue on property north of the Project site and is considered a legal non-conforming use. If approved, part of the site preparation would include removing several acres of orchards along Nees Avenue; however, the existing home near the northeast corner of Minnewawa and Nees Avenues would remain as part of the Project.

### **PROPOSAL AND ANALYSIS**

As part of the request, the applicant seeks a rezone which is described in more detail below. While the other requested entitlements (CUP2020-006 and SPR2020-008) are not for consideration by Council, a brief summary of the operational characteristics of the Project are described below for informational purposes. A more complete and detailed discussion of the Project operations is provided in the March 25, 2021 Planning Commission staff report included as **Attachment 3**.

#### **Rezone (R2020-005)**

A rezone is required to bring the property's zone district into conformance with its Low Density Residential (2.1 to 4.0 dwelling units per acre) General Plan land use designation. At the time the General Plan was updated in 2014, the City did not complete a comprehensive rezoning program whereby the zoning for all properties was changed to match the new General Plan land use designations. Some properties retain their "original" zoning, resulting in instances where there is an inconsistency between the 2014 General Plan land use designation and the zoning. The intent at the time was to require these parcels to rezone at the time future development occurred.

In the case of the subject property, the site is currently zoned R-A (Single-Family Residential Very Low Density) in the 2014 Clovis General Plan; however, this is an inconsistent zone district for the Low Density Residential land use designation. Therefore, a rezone is needed to correct this inconsistency.

Although the Project does not propose any housing development at the site, Rezone R2020-005 seeks to amend a portion of the overall site from the R-A to the R-1-7500 zone district. This change will create consistency between the general plan designation and zoning for the Project site, allowing the conditional use permit to move forward. It is worth noting that R-1-7500 is the same zone district as the single-family neighborhoods north and south of the subject property. At this time, R2020-005 would only rezone a portion of the overall site (approximate rezone area shown in the shaded area above in **Figure 1**) and if and when other areas of the site are proposed for future development, a rezone action would be required to bring the remaining areas of the site into consistency.

Further, while the Project proposes a non-residential use on residentially designated land, approval of the rezone would not affect the status of housing for purposes of meeting or complying with the City's housing production obligation.

### **Project Operations**

In addition to the primary use as a church, ancillary uses such as a childcare center for its members, and other special events (i.e. weddings, funeral services, trainings, and other functions commonly associated with church-related uses). Events may also include the use of live music, occurring indoors and/or outdoors depending on the event. The Project also includes an outdoor multi-use sports field.

Hours of operation would be seven (7) days per week with services on Sundays, Mondays, Wednesdays, and Thursdays, in addition to whenever special events would be held. On a typical Sunday church service, ±3,000 total members may attend throughout all three (3) service times, and ±350 attendees during weekday evening gatherings. During these services, ±500 children may be present in the childcare building.

The church anticipates employing between ±55 to ±75 full-time employees in addition to volunteers during church programs and events. During church services, anywhere from 25 employees and 25 volunteers may be present, and approximately 50 employees and 15 volunteers during non-service hours for day-to-day administrative activities and campus maintenance.

As shown in **Attachment 1**, the site proposes a total of four (4) points of access, including two along Nees Avenue, one each along Minnewawa and Clovis Avenues. The number of driveways would aid in the disbursement of vehicles after church services and events. Although the "main entrance" would be the two driveways along Nees Avenue, the ability to enter and exit from Minnewawa and Clovis Avenues will improve the overall circulation. City staff determined the circulation is adequate for the site. Also, pedestrian paths and sidewalks would be constructed along the Project's frontage. This will increase pedestrian connectivity, safety, and circulation in the surrounding area.

### **Review and Comments by Agencies**

The project was distributed to all City Divisions as well as outside agencies, including Caltrans, 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 Wildlife, 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. Please refer to **Attachment 4** for correspondence from other departments and/or agencies.

### **Public Comments**

Although comments received were attributed more to the operations of the Project, not necessarily the request for rezone, they are provided nonetheless for consideration. As provided in **Attachment 5**, staff received correspondence from the public. In general, questions and comments related to proposed operations and traffic circulation. As described in more detail above, the site would have four (4) points of access which will aid in the disbursement of vehicles along Minnewawa, Nees, and Clovis Avenues.

As a church use, Sundays would result in the most trips before and after services; however, with the number of access points it is not expected to cause a significant impact. Weekday services may also experience minor increases in traffic, although weekday evening services are not typically as heavily attended as Sunday service. Further, these elevated times of traffic would be temporary as churchgoers arrive and depart from the site. The times of church services would also not conflict with traffic from Buchanan High School.

The City published notice of this public hearing in The Business Journal on Wednesday, April 7, 2021.

### **Planning Commission Comments**

The Planning Commission considered the Project on Thursday, March 25, 2021. The Commission recommended approval by a vote of 5-0. No members of the public spoke in opposition to the Project. The draft Planning Commission minutes for the Project are provided in **Attachment 6**.

### **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 mitigated negative declaration (a written statement announcing that this project will not have a significant effect on the environment).

The complete Initial Study/Mitigated Negative Declaration and associated technical appendices can be found on the City's website (<https://cityofclovis.com/planning-and-development/planning/ceqa/>). In summary, environmental impacts were determined to be less than significant with implementation of mitigation measures for Aesthetics, Biological Resources, Cultural Resources, Geological Resources, Transportation, and Tribal Cultural Resources.

### **Consistency with 2014 Clovis General Plan Goals and Policies**

Staff has evaluated the project in light of the General Plan Land Use 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 and redevelopment in a responsible manner. The goals and policies seek to encourage and foster economic opportunities that support jobs for the area.

Land Use Element

**Goal 5:** A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

Policy 1.2 Open to changes. Be open to potential changes in land use, circulation, and development standards to reposition areas identified on Figure LU-5 if necessary for revitalization and redevelopment.

Circulation Element

**Goal 3:** A complete system of trails and pathways accessible to all residents.

Policy 1.5 Neighborhood connectivity. The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses).

Policy 5.5 Pedestrian access. Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Public Facilities and Services Element

**Goal 5:** A community that promotes a physical, social, and business environment that improves the health a

**FISCAL IMPACT**

None.

**REASON FOR RECOMMENDATION**

The project would meet the 2014 Clovis General Plan goals and policies, identified above, by redeveloping an existing infill site with access to utilities already serving the area. The project also provides an opportunity to increase pedestrian and circulation enhancements in the immediate vicinity of the site by construction sidewalks, curb, and gutter in areas currently void of these enhancements. These improvements would help to connect the existing neighborhood to the north to other existing pedestrian infrastructure.

In addition to meeting many of the stated goals and policies of the General Plan, the required findings for granting a rezone can also be made, as described below. For these reasons, Planning Commission and staff recommend that the City Council approve R2020-005 and approve the finding of a Mitigated Negative Declaration.

**Rezone R2020-005**

The findings to consider when making a decision on a rezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.

*As described above under the General Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the circulation enhancements and connectivity of the circulation pattern surrounding the site. The Project also adds a neighborhood and community serving use to the area.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations. Further, the Project would be adequately served by water and sewer.*

3. The proposed amendment is internally consistent with other applicable provisions of the Development Code.

*The Project was reviewed by other City departments and was determined to be consistent with Development Code standards, such as street widths, sidewalk width, and other provisions of the Development Code. Where inconsistencies occurred, the Project has been or will be conditioned to meet City standards through the site plan review process.*

4. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

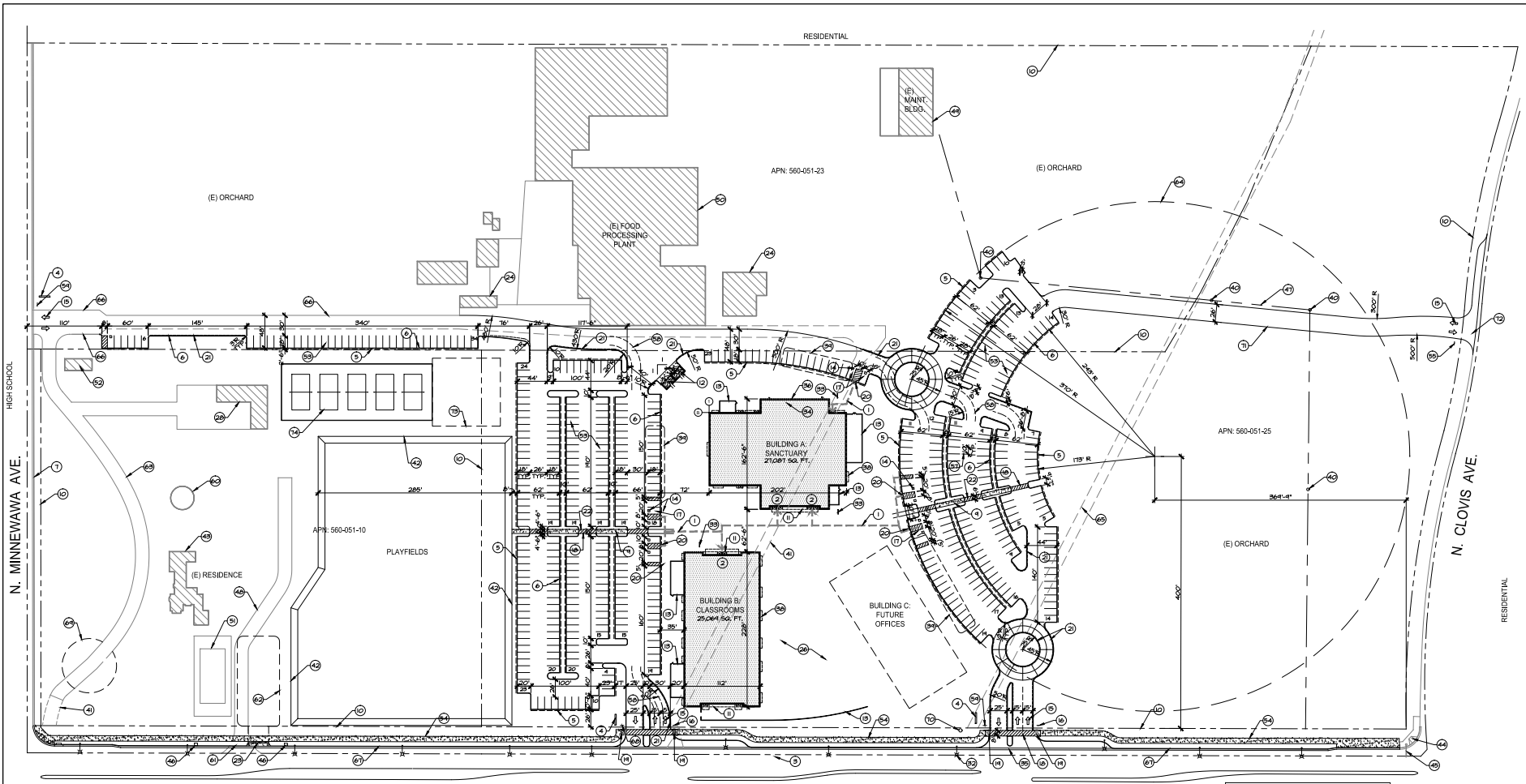
*The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by residential uses and although the use is not residential itself, it is on a parcel that can adequately be served by utilities and accessed by its members.*

**ACTIONS FOLLOWING APPROVAL**

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.

Prepared by: Ricky Caperton, Senior Planner

Reviewed by: City Manager *[Signature]*



PROJECT INFORMATION	
SITE ADDRESS:	NEES AVE BY MINNEWAWA AND CLOVIS AVENUES CLOVIS, CA 95041
SITE PLAN REVIEW NO.:	X
APN:	560-051-10, 23, 25
EXISTING USE:	AGRICULTURAL/FOOD PROCESSING
ZONING:	R1-7000
GENERAL PLAN:	L-LOW DENSITY & M-MEDIUM DENSITY RESIDENTIAL
SITE AREA:	47.417 ACRES
BUILDING AREA:	BUILDING A: SANCTUARY 27,087 SQ. FT. BUILDING B: CLASSROOMS 29,261 SQ. FT. TOTAL BUILDING AREA: 52,566 SQ. FT.
COVERAGE:	N/A
BUILDING HEIGHT:	ONE STORY; SEE EXTERIOR ELEVATIONS
TYPE OF CONST.:	1-B HV SPRINKLERS
OCCUPANCY GROUP:	B & AS
PARKING REQUIRED:	ONE SPACE PER 40 SQ. FT. OF SANCTUARY AREA (5,850 SQ. FT. / 40 SQ. FT.) = 146 SPACES
PARKINGS PROVIDED:	BICYCLE PARKING REQUIRED: STANDARD STALLS: 442 ACCESSIBLE STALLS: 11 CLEAN AIR STALLS: 41 TOTAL STALLS: 494
E.V. CHARGING STATIONS REQUIRED:	444 X 25 = 25
(PROVISION MADE FOR FUTURE INSTALLATION)	

**KEYNOTES**

- ACCESSIBLE PATH OF TRAVEL (15% MAX. CROSS SLOPE, 3% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- ACCESSIBLE MAIN BUILDING ENTRANCE (TYPE HAND FOR SIGNAGE)
- AC STREET PAVEMENT; SEE CIVIL PLANS
- MONUMENT SIGN W/ LIGHTING (SEWER SEPARATE PERMIT) SEE ELECTRICAL PLANS
- INDICATES 2'-0" BUMPER OVERHANG; TYP. LANDSCAPE PLANTING WITH BUMPER OVERHANG AREA TO BE LIMITED TO LOW-GROWING PLANTS
- 6" RAISED CONCRETE CURB; TYP. SEE DETAILS B & W/AVG
- 8" CONCRETE CURB & GUTTER
- LANDSCAPING; SEE LANDSCAPE PLANS
- CONCRETE SUBSIDEWALK, 1:20 MAX. SLOPE & 1/8" MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS B & W/AVG LIGHT BROOM FINISH; TYP. PROVIDE FIBER EXPANSION JOINT WHERE WALKWAY MEETS BUILDING FOOTINGS MIN. 1/8" SLOPE AWAY FROM BUILDING
- INDICATES (E) PROPERTY LINE; TYP.
- INDICATES ROOF OVERHANG ABOVE; TYP.
- ACCESSIBLE TYPE III TRU EXCEEDING CITY OF CLOVIS
- MN 9 FT. HIGH CONCRETE MASONRY
- INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN; TYP. AT ALL ACCESSIBLE PARKING STALLS NOT TO BE LOCATED WITHIN 2FT. BUMPER OVERHANGS; SEE DETAIL 5/AVG
- PAINTED WHITE DIRECTIONAL ARROW; TYP. SEE DETAIL 5/AVG
- PARKING ENTRANCE SIGN; SEE DETAIL 4/AVG
- ACCESSIBLE ACCESS AISLE ACROSS DRIVE AISLE WITH 4" PAINTED WHITE STRIPES; TYP. SEE DETAIL 5/AVG
- INDICATES ACCESSIBLE MANNING; TYP. MN 3'-0" HIDE IN DIRECTION OF TRAVEL; TYP. SEE DETAIL 5/AVG
- ACCESSIBLE CURB RAMP; TYP. SEE ENLARGED PLAN AND DETAIL 5/AVG
- DASHED LINE INDICATES DRIVE AISLES WITH RED PAINTED CURB IDENTIFYING IN 3" HIGH LETTERS AS "NO PARKING FIRE LANE"; TYP. PER CALIFORNIA VEHICLE CODE, SECTION 22500. LOCATE LETTERING AT MAX. 50 FEET OR PROVIDE APPROVED SIGN EVERY 50 FT.
- PAVEMENT TO BE FLUSH WITH SIDEWALK; TYP. AT HALFSWY THROUGH PARKING
- FUTURE APPROACH PER CITY OF CLOVIS
- HARDSCAPE; SEE LANDSCAPE PLANS
- SEPARATE TOOLBOX & K-6 PLAYGROUND STRUCTURES W/ SYNTHETIC TURF & PADDED BASE
- CONCRETE MON STRIP; SEE LANDSCAPING
- 8" COLORED CONCRETE; TYP. SEE LANDSCAPE PLANS
- LIGHT BOLLARD; TYP. SEE LANDSCAPING & ELECT. PLANS
- BLEC. TRANSFORMER AND SWITCHGEAR IN CHU ENCLOSURE
- POLE LIGHT; TYP. SEE ELECTRICAL PLANS
- REBORN BIKE RACK; 4 BICYCLES; TYP AT 3 LOCATIONS
- LOCKED LONG-TERM BICYCLE PARKING W/ PERMANENTLY ANCHORED TRACKS FOR MN, 3 BICYCLES; SEE FLOOR PLAN
- CONCRETE GUTTER; SEE OFF-SITE IMPROVEMENT PLANS
- FIRE SPRINKLER RISER; SEE PLUMBING DRAWINGS
- FIRE HYDRANT; SEE CIVIL DRAWINGS
- BUILDING CANOPY; TYP.
- FUTURE E.V. CHARGING STATION PER (SEE SIGN)
- STATIONS TO BE REVIEWED UNDER SEPARATE PERMIT
- (E) POWER POLE TO REMAIN
- DASHED LINE INDICATES (E) ASPHALT PAVEMENT TO BE REMOVED
- INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN TO BE USED AS PLAYFIELDS
- (E) RESIDENCE TO REMAIN
- CORNER CURB CUT PER CITY OF CLOVIS SFD; SEE CIVIL PLANS
- (E) SIGNAL POLE TO REMAIN
- (E) UTILITY BOX TO REMAIN
- OVERHEAD POWER LINES TO REMAIN
- INDICATES PORTION OF (E) ASPHALT DRIVEWAY TO REMAIN
- (E) MAINTENANCE BUILDING TO REMAIN
- (E) FOOD PROCESSING PLANT TO REMAIN
- (E) TENNIS COURT TO REMAIN
- (E) FRUIT STAND TO REMAIN
- ASPHALT PAVEMENT PER CITY OF CLOVIS (35%) AT ALL IN PAVEMENT AREAS; SEE CIVIL PLANS
- CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY; SEE OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 10' DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- LOCATION OF FIRE DEPT. CONNECTION; SEE CIVIL AND ORDERED APPROVAL FIRE PROTECTION PLANS
- PARKING STALLS LOCATED ON CURVE TO BE MIN. 10 FT. HIDE AT INSIDE RADIUS; TYP.
- INDICATES 48 FT. HIDE OUTSIDE TURNING RADIUS; TYP. FOR FIRE APPARATUS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE. MONI 30" STATE STD. "RIGHT TURN ON RED" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POLE
- (E) CAROUSEL TO REMAIN
- (E) DRIVE APPROACH TO BE REMOVED; SEE OFF-SITE IMPROVEMENT PLANS
- FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (E) RESIDENCE; NOT IN THIS PERMIT
- (E) DRIVEWAY TO REMAIN
- INDICATES OUTER PARKING RADIUS FOR FUTURE PARKING IMPROVEMENTS
- INDICATES (E) IRRIGATION CANAL TO BE ROUTED UNDERGROUND; SEE CIVIL PLANS
- EDGE OF (E) ASPHALT PAVEMENT
- STREET MIDDING, CURB, GUTTER, & SIDEWALK
- TO BE DEVELOPED BY THE CITY OF CLOVIS PER OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- INDICATES FUTURE TURN AROUND; NOT IN THIS PERMIT
- (E) IRRIGATION STANDPIPE TO REMAIN
- TEMPORARY VEHICLE ACCESS TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TEMPORARY DRIVEWAY APPROACH TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TRUCK COVERED AREA
- INDICATES SAND VOLLEYBALL COURT LAYOUT

**CLEAN AIR VEHICLE PARKING NOTE:**  
PROVIDE 41 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 5/AVG. CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOT (CALGREEN 5.106.5.2)

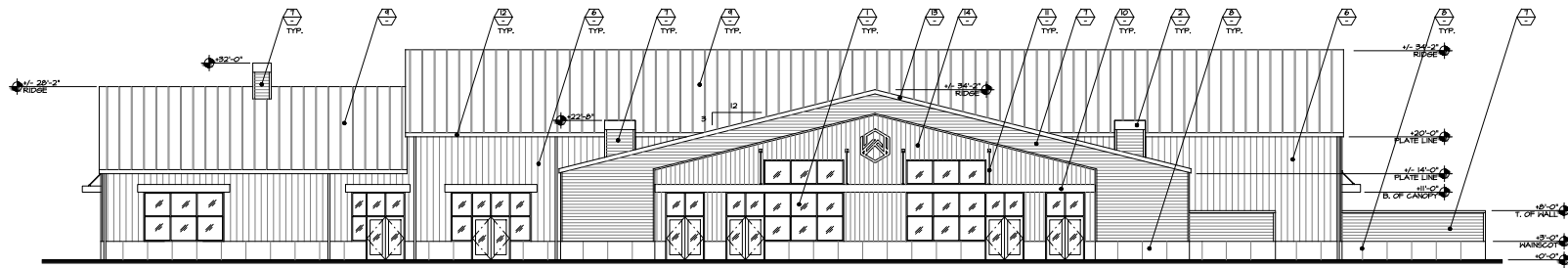


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07/12/2023	DWG. SUBMITTAL, PACKAGE
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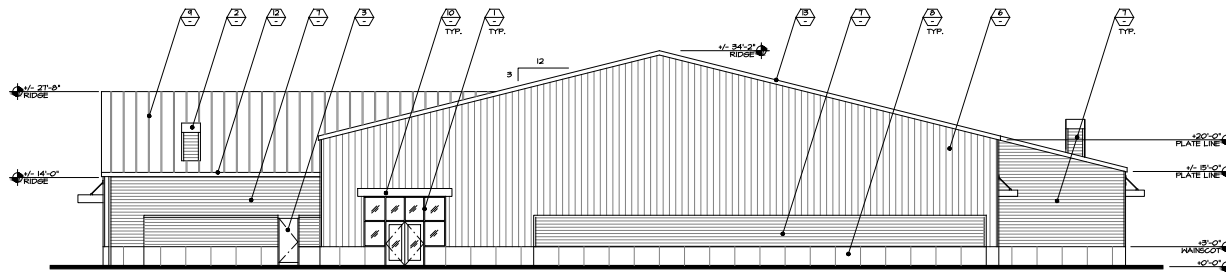
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PHASE ONE DEVELOPMENT PLANS FOR:  
THE WELL COMMUNITY CHURCH  
CLOVIS AVE. AND NEES AVE.  
CLOVIS, CA

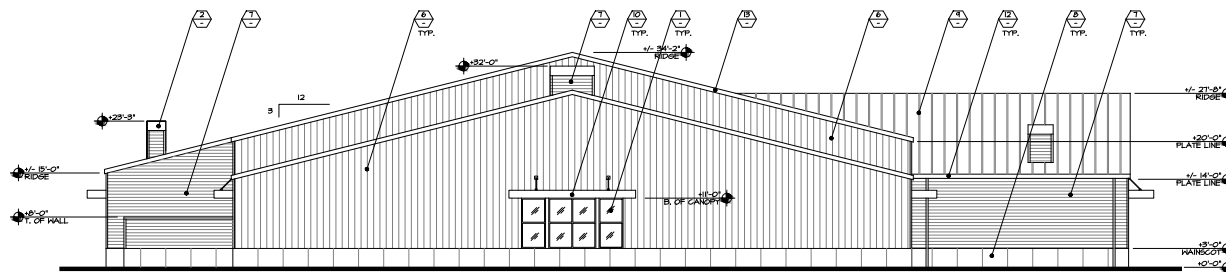
**ATTACHMENT 1**



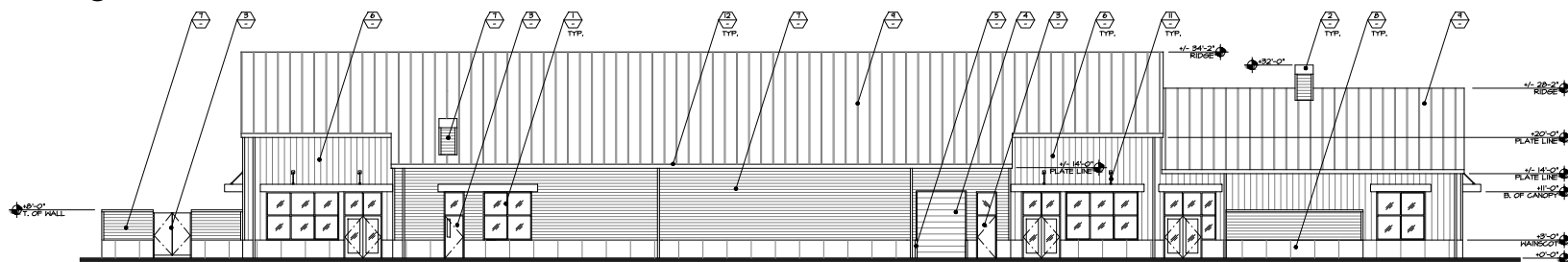
**A** BUILDING A - SOUTH ELEVATION



**B** BUILDING A - EAST ELEVATION



**C** BUILDING A - WEST ELEVATION



**D** BUILDING A - NORTH ELEVATION

**EXTERIOR FINISH SCHEDULE** (MATERIAL MK.)

MARK/MATERIAL	DESCRIPTION
1	ALUMINUM STOREFRONT SYSTEM 4 1/2" CLEAR ANOD. ALUM.
2	SHEET METAL CAP FLASHING PREFINISHED
3	HOLLOW METAL DOOR & FRAME FACTORY PRIMED
4	ROLL-UP SERVICE DOOR FRAME FACTORY PRIMED
5	4" DIA. STEEL CRASH POST CONCRETE FILLED; SEE DETAIL XXXXX
6	VERTICAL METAL SIDING PREFINISHED
7	HORIZONTAL METAL SIDING PREFINISHED
8	FLAT PANEL METAL SIDING STIPPLE FINISH
9	STANDING SEAM METAL ROOF PREFINISHED
10	ALUMINUM CANOPY FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE FACTORY PRIMED
12	METAL GUTTER & DOWNPOUT PREFINISHED
13	RAKE TRIM PREFINISHED; MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING PREFINISHED

**EXTERIOR PAINTING SCHEDULE**

THE FOLLOWING ITEMS SHALL BE PAINTED:

STEEL CRASH POSTS (SAFETY YELLOW)  
 ROLL-UP SERVICE DOOR & FRAME  
 ROOF ENCLLOSURE BRACE  
 CANOPY ROD BRACE  
 HOLLOW METAL DOOR & FRAME

THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED BY SPECIFICATIONS:

STOREFRONT SYSTEM AND DOORS  
 VERTICAL PREFINISHED METAL SIDING  
 HORIZONTAL PREFINISHED METAL SIDING  
 STANDING SEAM ROOFING  
 FLAT PANEL METAL SIDING  
 ALUMINUM CANOPY  
 SHEET METAL CAP FLASHING



DATE	DESCRIPTION
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09/09/2020	COP SUBMITTAL PACKAGE

PHASE ONE DEVELOPMENT PLANS FOR:  
 THE WELL COMMUNITY CHURCH  
 CLOVIS AVE. AND NEES AVE.  
 CLOVIS, CA

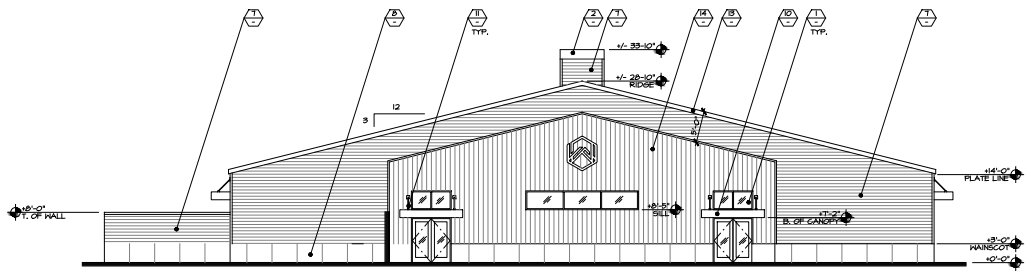
BUILDING A - EXTERIOR ELEVATIONS

# ATTACHMENT 2

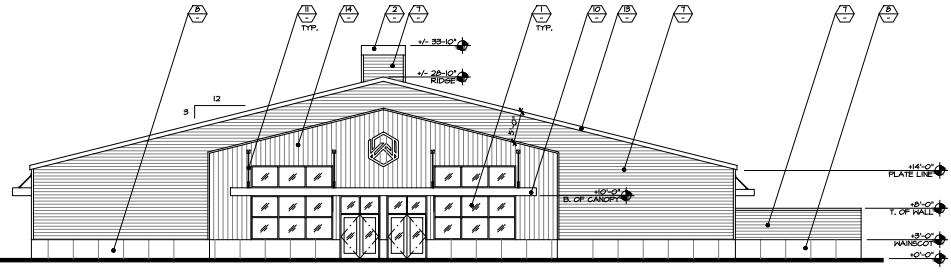
BUILDING A - EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

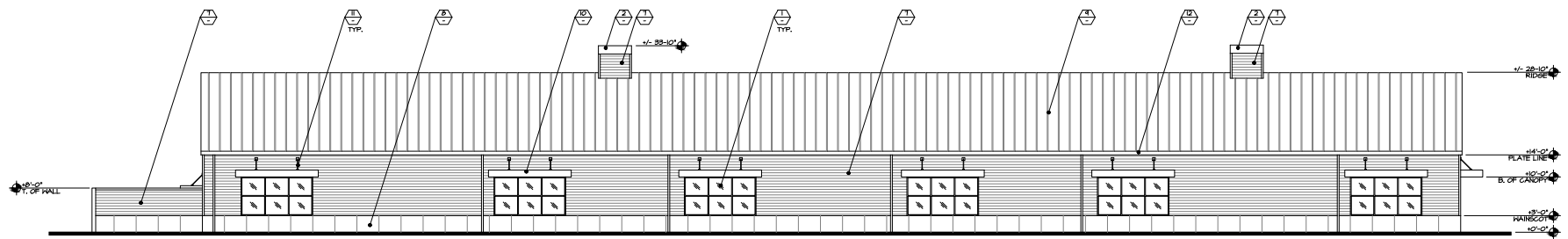




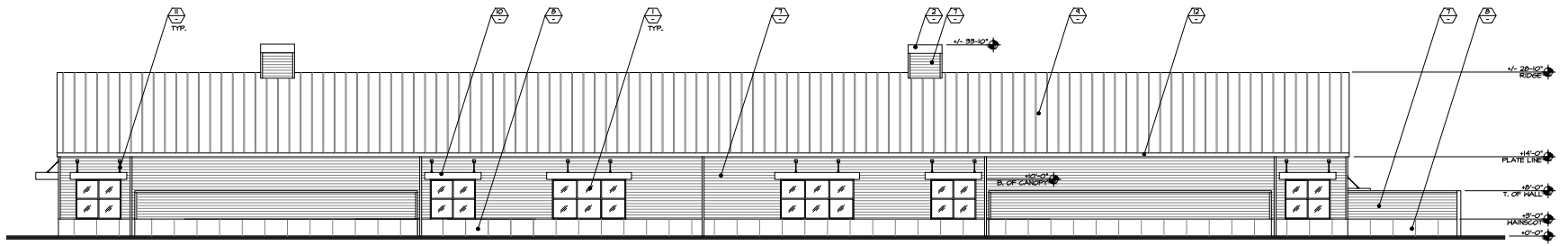
A BUILDING B - SOUTH ELEVATION



B BUILDING B - NORTH ELEVATION



C BUILDING B - EAST ELEVATION



D BUILDING B - WEST ELEVATION

EXTERIOR FINISH SCHEDULE		MATERIAL MK.
MARK/MATERIAL	DESCRIPTION	
1	ALUMINUM STOREFRONT SYSTEM	
2	SHEET METAL GAP FLASHING	4 1/2" CLEAR ANOD. ALUM.
3	HOLLOW METAL DOOR & FRAME	FACTORY PRIMED
4	ROLL-UP SERVICE DOOR & FRAME	FACTORY PRIMED
5	4" DIA. STEEL GRASH POST	CONCRETE FILLED, SEE DETAIL XX'AWX
6	VERTICAL METAL SIDING	PREFINISHED
7	HORIZONTAL METAL SIDING	PREFINISHED
8	FLAT PANEL METAL SIDING	STIPPLE FINISH
9	STANDING SEAM METAL ROOF	PREFINISHED
10	ALUMINUM CANOPY	FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE	FACTORY PRIMED
12	METAL GUTTER & DOWNSPOUT	PREFINISHED
13	RAKE TRIM	PREFINISHED, MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING	PREFINISHED

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED: STEEL GRASH POSTS (SAFETY YELLOW) ROLL-UP SERVICE DOOR & FRAME METAL ENCLOSURE GATE CANOPY ROSS BRACE HOLLOW METAL DOOR & FRAME	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS: STOREFRONT SYSTEM AND DOORS VERTICAL PREFINISHED METAL SIDING HORIZONTAL PREFINISHED METAL SIDING STANDING SEAM ROOFING FLAT PANEL METAL SIDING ALUMINUM CANOPY SHEET METAL GAP FLASHING



DATE	DESCRIPTION
07/17/2020	DWG. SUBMITTAL PACKAGE
09/09/2020	COP SUBMITTAL PACKAGE

PHASE ONE DEVELOPMENT PLANS FOR:  
 THE WELL COMMUNITY CHURCH  
 CLOVIS AVE. AND NEES AVE.  
 CLOVIS, CA

BUILDING B - EXTERIOR ELEVATIONS

By the use of the seal, the architect certifies that he/she is duly licensed and in good standing with the State of California, and that the work herein was prepared by him/her or under his/her direct supervision and control, and that he/she is a duly licensed and in good standing architect with the State of California.



# CITY of CLOVIS

## REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission  
 FROM: Planning and Development Services  
 DATE: March 25, 2021  
 SUBJECT: Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.

a. Consider Approval - Res. 21-\_\_\_, A request to approve an environmental finding of a Mitigated Negative Declaration for Rezone R2020-005, and CUP2020-006.

b. Consider Approval - Res. 21-\_\_\_, R2020-005, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.

c. Consider Approval - Res. 21-\_\_\_, CUP2020-006, A request to approve a conditional use permit for a church use.

**Staff:** Ricky Caperton, AICP, Senior Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Conditions of Approval
2. Conceptual Site Plan
3. Conceptual Elevations
4. Review and Comments from Agencies
5. Public Comments
6. Draft Resolution, Initial Study Mitigated Negative Declaration
7. Draft Resolution, R2020-005
8. Draft Resolution, CUP2020-006

### CONFLICT OF INTEREST

Planning Commissioners have no conflict of interest; however, Councilman Bob Whalen attends The Well Church.

## ATTACHMENT 3

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the following, subject to conditions of approval as applicable and included in **Attachment 1**:

- Approve an environmental finding of a mitigated negative declaration for Rezone R2020-005, and Conditional Use Permit CUP2020-006;
- Approve Rezone R2020-005; and
- Approve Conditional Use Permit CUP2020-006

**EXECUTIVE SUMMARY**

The applicant proposes the development of a church campus with three (3) structures totaling ±80,000 square-feet on property located north of Nees Avenue, between Minnewawa and Clovis Avenues, as shown below in **Figure 1**. The Project would include the construction of a ±28,000 square-foot auditorium/sanctuary, ±26,000 square-foot children’s classroom, and ±26,000 square-foot office building. The Project would also include site improvements such as sidewalks along Nees, Minnewawa, and Clovis Avenues, as well as ±170,000 square-feet of outdoor playfields and ±515 vehicular parking stalls. As part of the request, applications for a rezone, conditional use permit, and site plan review have been submitted.

Rezone R2020-005 is a request to amend a portion of the site’s zoning from the R-A (Single-Family Residential Very Low Density) to the R-1-7500 (Single-Family Residential Low Density) zone district. This rezone is considered a “cleanup” in order to bring the site’s zoning into consistency with the 2014 Clovis General Plan land use designation. No residential development is proposed as part of the Project.

Conditional Use Permit CUP2020-006 is a request to allow a church use at the site, and Site Plan Review SPR2020-008 is for approval of the site layout, elevations, and to ensure conformity with other applicable development standards. It is important to note that the site plan review is reviewed administratively at the staff level, and is not part of the entitlements for consideration by the Planning Commission.



Approval of this request would allow the applicant to continue with the processing of required entitlements.

**BACKGROUND**

- General Plan Designation: Low Density Residential
- Existing Zoning: R-A (Single-Family Residential Very Low Density)
- Lot Size: ±23 acres (portion of overall ±53-acre site)
- Current Land Use: Rural Residential / Agricultural / Agricultural Production
- Adjacent Land Uses:
  - North: Low Density Single-Family Residential
  - South: Low Density Single-Family Residential
  - East: Rural Residential
  - West: Public Facility (High School)
- Previous Entitlements: GPA85-01D, GPA93-14

**FIGURE 1  
Project Location**



-  = Project Site (±53 acres)
-  = Limits of Project (±23 acres)



The subject property was the former site of an agricultural operation (Wawona Frozen Foods) which grew and packed fruit for many years until the property changed ownership to the The Well Community Church. Overall, the site is approximately 53 acres; however, the Project proposes development on only a portion of the site (approximately 23 acres) for construction of a new church campus.

Some packing operations associated with the former ownership group would continue on property north of the Project site and is considered a legal non-conforming use. Thus, the continued operations is not considered for inclusion as part of the current request under CUP2020-006.

If approved, part of the site preparation would include removing several acres of orchards along Nees Avenue; however, the existing home near the northeast corner of Minnewawa and Nees Avenues would remain as part of the Project.

## PROPOSAL AND ANALYSIS

As shown in **Attachment 2**, the applicant proposes the construction of three (3) structures, playfields, on-site vehicular parking, and pedestrian improvements on a portion of a larger site. As part of the request, the applicant seeks a rezone and conditional use permit. A site plan review is also required which is reviewed at the staff level. The following section describes these entitlements in greater detail.

### Rezone (R2020-005)

As part of the applicant's request, a rezone is required to bring the property's zone district into conformance with its Low Density Residential (2.1 to 4.0 dwelling units per acre) General Plan land use designation. At the time the General Plan was updated in 2014, the City did not complete a comprehensive rezoning program whereby the zoning for all properties was changed to match the new General Plan land use designations. Some properties retain their "original" zoning, resulting in instances where there is an inconsistency between the 2014 General Plan land use designation and the zoning. The intent at the time was to require these parcels to rezone at the time future development occurred.

In the case of the subject property, the site is currently zoned R-A (Single-Family Residential Very Low Density) in the 2014 Clovis General Plan; however, this is an inconsistent zone district for the Low Density Residential land use designation. Therefore, a rezone is needed to correct this inconsistency.

Although the Project does not propose any housing development at the site, Rezone R2020-005 seeks to amend a portion of the overall site from the R-A to the R-1-7500 zone district. This change will create consistency between the general plan designation and zoning for the Project site, allowing the conditional use permit to move forward. It is worth noting that R-1-7500 is the same zone district as the single-family neighborhoods north and south of the subject property. At this time, R2020-005 would only rezone a portion of the overall site (approximate rezone area shown in the shaded area above in **Figure 1**) and if and when other areas of the site are proposed for future development, a rezone action would be required to bring the remaining areas of the site into consistency.

### Conditional Use Permit (CUP2020-006)

The applicant requests approval of Conditional Use Permit CUP2020-006 for a church use on the subject property. According to Table 2-2 in Section 9.10.020 of the Clovis Municipal Code (CMC), churches are a permitted use in the R-1 zone districts with approval of a conditional use permit.

#### Church Operations

In addition to the primary use as a church, the applicant also seeks ancillary uses to the church as part of the CUP2020-006. This includes a childcare center for use by its members only during church gatherings and ministry services, special events such as weddings, funeral services, trainings, and other functions commonly associated with church-related uses. Events may also include the use of live music, occurring indoors and/or outdoors depending on the event. The Project also includes an outdoor multi-use sports field.

Hours of operation are anticipated to be generally from Monday to Thursday from 9:00 am to 5:00 pm, with church services primarily on Sunday at 9:00 am, 11:00 am, and 7:00 pm. Weekday ministry services are anticipated on Mondays from 6:00 pm to 8:00 pm, Wednesdays from 6:30 pm to 8:30 pm, and Thursdays from 6:00 pm to 8:00 pm. Although these are the anticipated hours, other church-related services and/or events may occur outside of these hours depending on the event.

On a typical Sunday church service, ±3,000 total members may attend throughout all three (3) service times, and ±350 attendees during weekday evening gatherings. During these services, ±500 children may be present in the childcare building.

The church anticipates employing between ±55 to ±75 full-time employees in addition to volunteers during church programs and events. During church services, anywhere from 25 employees and 25 volunteers may be present, and approximately 50 employees and 15 volunteers during non-service hours for day-to-day administrative activities and campus maintenance.

While not part of entitlements associated with the church, other portions of the site outside of the immediate Project area for consideration may continue limited operations related to food packing, transport, and agriculture associated with the site's previous operations (Wawona Foods). These continued operations are considered "grandfathered" in and not for consideration per se as part of the proposed Project.

#### Noise and Lighting

As part of the operations, CUP2020-006 would include the ability to hold uses typical of a church, including weddings and other gatherings (i.e. funeral services, celebrations, etc.) that could result in groups of people during evening hours. Some of these events, such as weddings, may include the use of musical equipment and/or live bands. Although these uses would be allowed if CUP2020-006 is approved, the applicant would be required to adhere to City noise and lighting standards.

For example, Section 5.27.602 of the Clovis Municipal Code (CMC) requires that elevated levels of noise shall not occur in a manner that would disturb the peace and quiet of any neighborhood between the hours of 11:00 pm and 7:00 am on Fridays and Saturdays and between 10:00 pm and 7:00 am on the other remaining days.

Also, Section 5.27.603 of the CMC states that no person shall use or operate any apparatus that intensifies or amplifies the human voice or other sound between the hours of 11:00 pm and 7:00 am on Fridays and Saturdays and between 10:00 pm and 7:00 am on the other remaining days. Thus, if music does occur as part of the church services or events, it would be restricted between those hours.

As it relates to light, the section 9.24.040 of the CMC requires that site lighting shall be shielded and directed away from adjoining properties. Thus, any lighting used at night shall not "spill" onto adjacent properties.

Recommended conditions of approval for the adherence to City noise and lighting standards have been added to ensure compliance during operation of the church.

### Vehicle Circulation and Parking

As shown in **Attachment 2**, the site proposes a total of four (4) points of access, including two along Nees Avenue, one each along Minnewawa and Clovis Avenues. The number of driveways would aid in the disbursement of vehicles after church services and events. Although the “main entrance” would be the two driveways along Nees Avenue, the ability to enter and exit from Minnewawa and Clovis Avenues will improve the overall circulation. Also, the City is anticipated to begin widening the north side of Nees Avenue between Minnewawa and Clovis Avenues this year to add an additional lane and pedestrian improvements (i.e. curb, gutter, sidewalk, and bike lanes) which will further help to enhance the flow of traffic in the immediate vicinity.

Pursuant to Chapter 9.32, Parking and Loading Standards, of the Clovis Municipal Code, churches require 1 parking space per 5 fixed seats or 1 space for every 40 square feet of gross assembly area. While the sanctuary building itself is ±28,000 square feet, the “assembly area” itself is ±16,000 square feet, thus, would require ±400 parking spaces. The conceptual site plan depicts ±515 spaces which would exceed the minimum required.

### Pedestrian Circulation

Currently, the site does not have sidewalks or improved pedestrian paths. However, as part of the Project, pedestrian sidewalks and/or paths will be constructed along Minnewawa and Clovis Avenues. Also, the City project which will widen Nees Avenue fronting the site will include sidewalks and pedestrian paths further providing increased pedestrian safety and connections between the adjacent neighborhoods.

### Site Design and Elevations

The R-1-7500 zone district allows for a maximum height of 35 feet. As shown in **Attachment 3**, conceptual elevations indicate a maximum building height of ±34 feet, 2 inches in height, thus, would meet this standard. Further, the conceptual elevations provided indicate that the proposed structures would have a modern barn-like character utilizing a variety of materials such as metal and glass. The applicant has already submitted for a site plan review for staff to review concurrently with R2020-005 and CUP2020-006. If approved, the site plan review will be finalized so that the applicant can proceed with building permits.

### **Review and Comments from Agencies**

The project was distributed to all City Divisions as well as outside agencies, including Caltrans, 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 Wildlife, 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. Please refer to **Attachment 4** for correspondence from other departments and/or agencies.

### **Public Comments**

As provided in **Attachment 5**, staff received correspondence from the public. In general, questions and comments related to proposed operations and traffic circulation. As described in more detail above, the site would have four (4) points of access which will aid in the disbursement of vehicles along Minnewawa, Nees, and Clovis Avenues.

As a church use, Sundays would result in the most trips just before and after services; however, with the number of access points it is not expected to cause a significant impact. Weekday services may also experience minor increases in traffic, although weekday evening services are not typically as heavily attended as Sunday service. Further, these elevated times of traffic would be temporary as churchgoers arrive and depart from the site. The times of church services would also not conflict with traffic from Buchanan High School.

### **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 mitigated negative declaration (a written statement announcing that this project will not have a significant effect on the environment). Recommendation of a proposed mitigated negative declaration does not necessarily mean this project will be approved.

The complete Initial Study/Mitigated Negative Declaration and associated technical appendices can be found on the City's website (<https://cityofclovis.com/planning-and-development/planning/ceqa/>). In summary, environmental impacts were determined to be found to be less than significant with implementation of mitigation measures for Aesthetics, Biological Resources, Cultural Resources, Geological Resources, Transportation, and Tribal Cultural Resources.

The City published notice of this public hearing in *The Business Journal* on Wednesday, March 3, 2021.

### **Consistency with 2014 Clovis General Plan Goals and Policies**

Staff has evaluated the project in light of the General Plan Land Use 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 and redevelopment in a responsible manner. The goals and policies seek to encourage and foster economic opportunities that support jobs for the area.

#### Land Use Element

**Goal 5:** A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

Policy 1.2 **Open to changes.** Be open to potential changes in land use, circulation, and development standards to reposition areas identified on Figure LU-5 if necessary for revitalization and redevelopment.

#### Circulation Element

**Goal 3:** A complete system of trails and pathways accessible to all residents.

Policy 1.5 **Neighborhood connectivity.** The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses).



Policy 5.5 **Pedestrian access.** Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Public Facilities and Services Element

**Goal 5:** A community that promotes a physical, social, and business environment that improves the health and well-being of its citizens.

**REASON FOR RECOMMENDATION**

The project would meet the 2014 Clovis General Plan goals and policies, identified above, by redeveloping an existing infill site with access to utilities already serving the area. The project also provides an opportunity to increase pedestrian and circulation enhancements in the immediate vicinity of the site by construction sidewalks, curb, and gutter in areas currently void of these enhancements. These improvements would help to connect the existing neighborhood to the north to other existing pedestrian infrastructure.

In addition to meeting many of the stated goals and policies of the General Plan, the required findings for granting a conditional use permit can also be made, as described below.

**Rezone R2020-005**

The findings to consider when making a decision on a rezone application include:

- 1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan

*As described above under the General Plan goals and policies, the Project meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the circulation enhancements and connectivity of the circulation pattern surrounding the site. The Project also adds a neighborhood and community serving use to the area.*

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

*The Project was determined not to be detrimental to the public interest, health, safety, convenience, or general welfare of the City. During review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations. Further, the Project would be adequately served by water and sewer.*

- 3. The proposed amendment is internally consistent with other applicable provisions of the Development Code

*The Project was reviewed by other City departments and was determined to be consistent with Development Code standards, such as street widths, sidewalk width, and other provisions of the Development Code. Where inconsistencies occurred, the Project has been or will be conditioned to meet City standards through the site plan review process.*

4. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.

*The Project is physically suitable for the type and intensity of Project proposed by the applicant. It is surrounded by residential uses and although the use is not residential itself, it is on a parcel that can adequately be served by utilities and accessed by its members.*

#### **Conditional Use Permit CUP2020-006**

The findings to consider when making a decision on a conditional use permit application include:

1. The proposed use is conditionally allowed within and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code.

*If approved, the project would be allowed within the zone district for which the property is located and would be in compliance with applicable provisions, subject to the conditions of approval. The project would undergo site plan review (SPR) to further ensure that the site layout and development standards are met and would not otherwise conflict with the development standards for the R-1-7500 (Single-Family Residential Low Density) zone district. During the SPR review, the height, setbacks, parking standards, and aesthetics would be reviewed to ensure that applicable standards are met.*

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

*If approved, the project would be in compliance with the 2014 Clovis General Plan, as described above in the staff report. The underlying General Plan land use designation of Low Density Residential would remain unchanged and the proposed use is acceptable within that designation, according to the 2014 Clovis General Plan.*

3. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

*The project is compatible with the existing uses and although the use is not a home, it is considered a neighborhood and community serving use. The project complements the surrounding area and would not be out of the ordinary as it relates to the character of a neighborhood. Further, the project would maintain the general circulation pattern of the existing area, and improve circulation between the subject site and the areas surrounding the site by constructing sidewalks and pedestrian paths.*

4. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

*The project would be placed on a site suitable for the size and shape of the parcel. As mentioned earlier in the staff report, the Project would only occupy a portion of the overall site. Although site details will be further reviewed and refined during the site plan review process, the project is anticipated to be adequately accommodated on the parcel.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*The project would comply with all applicable public health standards. Further, the site is considered infill since it is substantially surrounded by other urban uses where utilities already serve the general area. Although modifications and/or upgrades may be required to the existing infrastructure, the overall site can be adequately served. Details and final approval will occur during engineering review if approved and the project moves forward. This review would ensure utility services are sufficient to accommodate the project and impose conditions for upgrades as needed.*

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

*As identified above under the California Environmental Quality Act heading of this staff report, the Project was determined not to result in any significant impacts with implementation of mitigation measures. Therefore, the Project has been reviewed in compliance with CEQA.*

#### **ACTIONS FOLLOWING APPROVAL**

If approved, the rezone entitlement will continue to the City Council for consideration, and subsequently will continue with site plan review.

#### **FISCAL IMPACT**

None.

#### **NOTICE OF HEARING**

Property owners within 600 feet notified: 224

Prepared by: Ricky Caperton, AICP, Senior Planner

Reviewed by:



\_\_\_\_\_  
Dave Merchen  
City Planner

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit CUP2020-006**

**Planning Division Comments**

(Ricky Caperton, Senior Planner – 559-324-2347)

1. This Project is subject to the development standards of the 2014 Clovis General Plan, Herndon-Shepherd Specific Plan, and the Clovis Development Code.
2. Conditional Use Permit CUP2020-006 approves the use of a church on a portion of property located at the northeast corner of Minnewawa and Nees Avenues.
3. CUP2020-006 is not transferable to another location.
4. In addition to church services, CUP2020-006 allows for ancillary uses commonly associated with churches, including, but not limited to, weddings, funeral services, and other celebrations commonly held at church sites.
5. CUP2020-006 allows for the use of outdoor music and lighting subject to compliance with City of Clovis Municipal Code sections related to noise (Sections 9.22.080, 5.27.602, and 5.27.603) and/or lighting (Section 9.24.040).
6. No outdoor music (live and/or recorded) or amplified sound shall occur beyond the hours of 11:00 p.m. and 7:00 a.m. on Friday or Saturday and between 10:00 p.m. and 7:00 a.m. on other days.
7. Use of outdoor speakers and/or music equipment shall be facing in a direction that minimizes potential significant noise impacts to adjacent residential.
8. There shall be no church services or related functions other than in the areas shown in the site plan included as **Attachment A**.
9. All parking related to the church and its functions shall occur on site.
10. Parking shall comply with the provisions of Chapter 9.32 of the Clovis Municipal Code for the size and number of vehicular stalls, as well as the development standards.
11. Bicycle parking and storage shall be per the California Green Building Code.
12. Any site improvements shall require approval of a site plan review and other necessary entitlements and/or permits.
13. All signs for this use shall comply with the Clovis Sign Ordinance and require separate sign permits. Temporary signs shall be per Code and the use of mascots and sign waivers shall be prohibited. No signage shall be allowed in the outdoor patio/porch

14. tasting area, including on the main building or using the patio/porch fence for signage advertisement.
15. The applicant shall consult with the City of Clovis Building Division on any building code requirements. All conditions of this Conditional Use Permit shall be addressed prior to operation of the facility.
16. The applicant shall maintain no fewer than  $\pm 515$  parking stalls on site.
17. CUP2020-006 does not allow for the use of food trucks at the subject property. The use of food trucks would require a separate Administrative Use Permit.

### **Fire Department Conditions**

(Rick Fultz, Department Representative – 559-324-2214)

### **Provide Site Plan with the Following**

18. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
19. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
20. **Fire Lane:** The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
21. **Perimeter Fire Walking Access:** Walking access is required to reach building openings within two-hundred feet (200') of a paved surface designed to fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of four feet (4') in width if they are used in the walking access path. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for access. Additional paved access will be required to meet the access requirement to be within 200' of all openings from a paved surface. A decorative sidewalk a minimum of 26' in width with fire department access signage that supports a minimum gross vehicle weight of 80,000 pounds may be used to provide approved access. The access shall have permanent signage that states "EMERGENCY VEHICLE ACCESS"
22. **Fire Apparatus Access Roads (26'):** Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14'). Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code.

Approved fire apparatus access shall be provided to the existing residence being converted to a commercial building.

23. **Aerial Fire Apparatus Access Road for Sanctuary:** At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of this road shall be approved by the fire code official. The additional access for emergency vehicles can be utilized for aerial fire apparatus set up area.
24. **Commercial Fire Hydrant:** The applicant shall install approx. Six (6) 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
25. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

### **Systems Fire Protection**

26. **Fire Sprinkler – 2,500 Square Feet:** The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation. Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).
27. **Clovis Municipal Code – Amendments to Fire Code 4.4.102 (i):** Notwithstanding any other provision of this Code, a Standard Automatic Sprinkler System shall be installed and maintained in all group A, B, E, F, I, L, M, S and U Occupancies exceeding 2,500 square feet in gross floor area. When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure. In existing buildings where an automatic sprinkler system does not exist, and a change in the character of occupancy or use is made to a more hazardous use, as determined by the building official or the fire official, as defined by the Building Code or the floor area is increased, and the gross floor area exceeds the areas set forth in this subsection before or after the addition or change, an approved automatic sprinkler system shall be installed throughout the structure. In

existing buildings where an automatic sprinkler system does not exist and a change in the character of occupancy or use is made to an equal or less hazardous use, and an automatic sprinkler system is not installed, an approved fire alarm system shall be installed and continuously monitored by an approved station. The existing residence that is being converted to a commercial building and will be required to be equipped with fire sprinklers.

- 28. Underground Fire Service Line Installation:** Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.
- 29. FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.
- 30. Monitored Sprinklers:** All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.
- 31. Fire Alarm System:** The applicant shall install a manual or automatic fire alarm system per 2019 CFC 907.2.9.1 when actuated, the alarm initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components. 2019 CFC 907.2.1.1 In Group A Occupancies with an occupant load of 1000 or more a voice / alarm evacuation communication system is required.

### **Building Information**

- 32. Residential Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8. Building numbers shall:
- Be a minimum of twelve inches (12”) tall.
  - Be a minimum of one and one-half inches (1½”) principal stroke width.
  - Be located above any eaves or walkway coverings, if possible.
  - Face the street in which it is addressed, if possible.
- 33.** Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

**San Joaquin Valley Air Pollution Control District**

(Georgia Stewart, SJVAPCD Representative – 559-230-5937)

34. The Applicant shall refer to the attached San Joaquin Valley Air Pollution Control District correspondence. If the list is not attached, please contact the SJVAPCD for the list of requirements.

**Fresno Metropolitan Flood Control District**

(Anthony Zaragoza, FMFCD Representative – 559-456-3292)

35. The Applicant shall refer to the attached Fresno Metropolitan Flood Control District correspondence. If the list is not attached, please contact the FMFCD for the list of requirements.

**Fresno Irrigation District**

(Chris Lundeen, FID Representative – 559-233-7161 ext. 7410)

36. The Applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the FID for the list of requirements.

**County of Fresno Health Department Conditions**

(Kevin Tsuda, County of Fresno Health Department Representative – 559-600-3271)

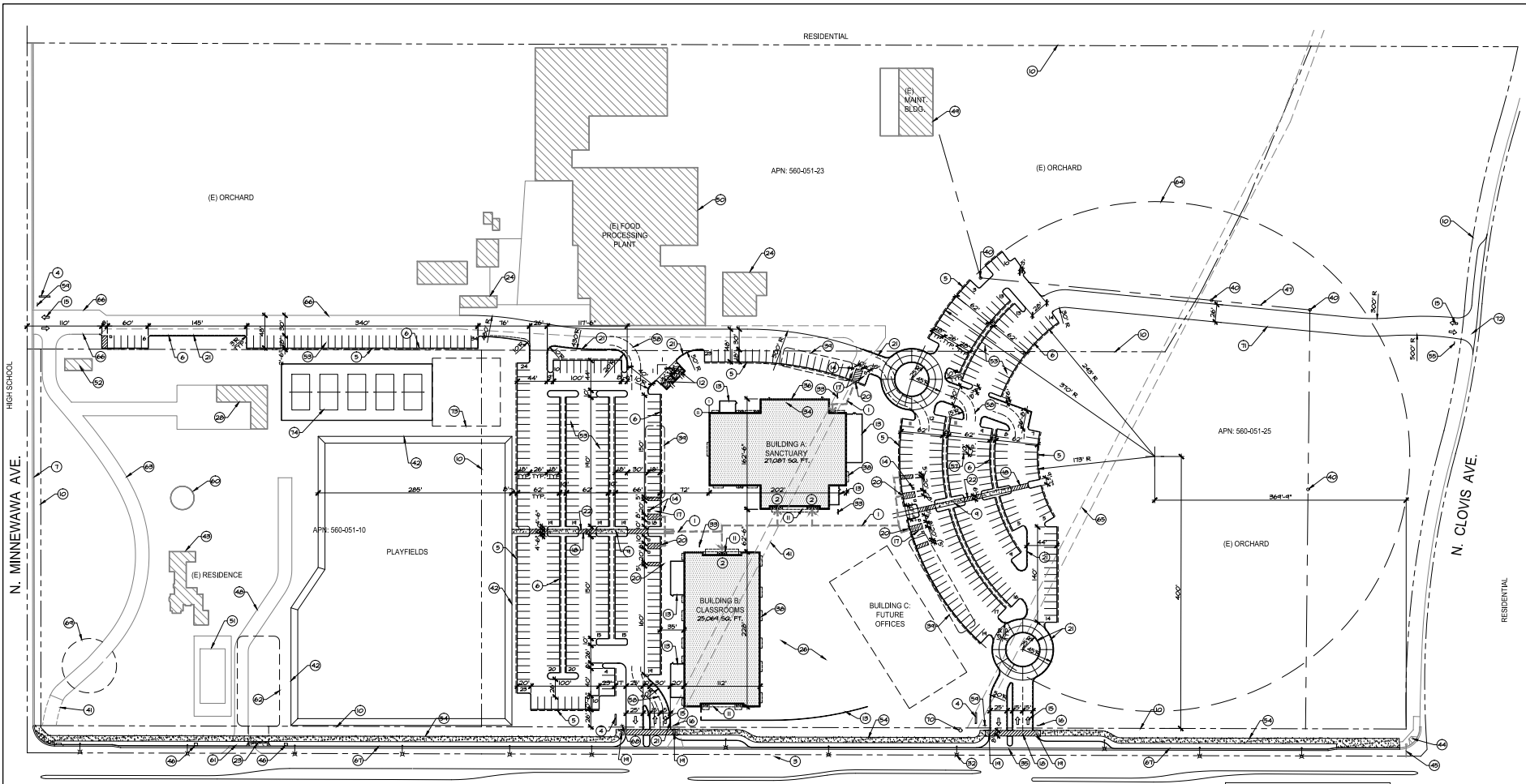
37. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

**Department of Transportation (Caltrans) Conditions**

(David Padilla, Caltrans Representative – 559-445-5421)

38. The Applicant shall refer to the attached Department of Transportation correspondence. If the list is not attached, please contact the Caltrans for the list of requirements.





PROJECT INFORMATION	
SITE ADDRESS:	NEES AVE BY MINNEWAWA AND CLOVIS AVENUES CLOVIS, CA 95041
SITE PLAN REVIEW NO.:	X
APN:	560-051-10, 23, 25
EXISTING USE:	AGRICULTURAL/FOOD PROCESSING
ZONING:	R1-7000
GENERAL PLAN:	L-LOW DENSITY & M-MEDIUM DENSITY RESIDENTIAL
SITE AREA:	47.417 ACRES
BUILDING AREA:	BUILDING A: SANCTUARY 27,087 SQ. FT. BUILDING B: CLASSROOMS 29,261 SQ. FT. TOTAL BUILDING AREA: 52,566 SQ. FT.
COVERAGE:	N/A
BUILDING HEIGHT:	ONE STORY; SEE EXTERIOR ELEVATIONS
TYPE OF CONST.:	11-B HV SPRINKLERS
OCCUPANCY GROUP:	B & AS
PARKING REQUIRED:	ONE SPACE PER 40 SQ. FT. OF SANCTUARY AREA (5,850 SQ. FT. / 40 SQ. FT.) = 146 SPACES
PARKINGS PROVIDED:	BICYCLE PARKING REQUIRED: STANDARD STALLS: 442 ACCESSIBLE STALLS: 11 CLEAN AIR STALLS: 41 TOTAL STALLS: 494
E.V. CHARGING STATIONS REQUIRED:	444 x 25 = 25 (PROVISION MADE FOR FUTURE INSTALLATION)

**KEYNOTES**

- ACCESSIBLE PATH OF TRAVEL (15% MAX. CROSS SLOPE, 3% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- ACCESSIBLE MAIN BUILDING ENTRANCE (TYPE HAND FOR SUGAR)
- AC STREET PAVEMENT; SEE CIVIL PLANS
- MONUMENT SIGN HV LIGHTING GARDER SEPARATE PERMIT; SEE ELECTRICAL PLANS
- INDICATES 2'-0" BUMPER OVERHANG TYP. LANDSCAPE PLANTING WITH BUMPER OVERHANG AREA TO BE LIMITED TO LOW-HANGING PLANTS
- 6" RAISED CONCRETE CURB, TYP. SEE DETAILS B & W/AVG
- CONCRETE CURB & GUTTER
- LANDSCAPING; SEE LANDSCAPE PLANS
- CONCRETE SUBSIDEWALK, 1:20 MAX. SLOPE & 1/8" MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS B & W/AVG LIGHT BROOM FINISH TYP. PROVIDE FIBER EXPANSION JOINT WHERE WALKWAY MEETS BUILDING FOOTINGS MIN. 1/8" SLOPE AWAY FROM BUILDING
- INDICATES (E) PROPERTY LINE, TYP.
- INDICATES ROOF OVERHANG ABOVE, TYP.
- ACCESSIBLE TYPE III TRU EXCEEDING CITY OF CLOVIS
- MN 8 FT. HIGH CONCRETE MASONRY
- INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN TYP. AT ALL ACCESSIBLE PARKING STALLS NOT TO BE LOCATED WITHIN 2FT. BUMPER OVERHANGS; SEE DETAIL 5/AVG
- PAINTED WHITE DIRECTIONAL ARROW, TYP. SEE DETAIL 5/AVG
- PARKING ENTRANCE SIGN; SEE DETAIL 4/AVG
- ACCESSIBLE ACCESS AISLE ACROSS DRIVE AISLE WITH 4" PAINTED WHITE STRIPES, TYP. SEE DETAIL 5/AVG
- INDICATES ACCESSIBLE MANNING, TYP. MN 3'-0" HIDE IN DIRECTION OF TRAVEL, TYP. SEE DETAIL 5/AVG
- ACCESSIBLE CURB RAMP, TYP. SEE ENLARGED PLAN AND DETAIL 5/AVG
- DASHED LINE INDICATES DRIVE AISLES WITH RED PAINTED CURB IDENTIFYING IN 3" HIGH LETTERS AS "NO PARKING FIRE LANE", TYP. PER CALIFORNIA VEHICLE CODE, SECTION 22500. LOCATE LETTERING AT MAX. 50 FEET OR PROVIDE APPROVED SIGN EVERY 50 FT.
- PAVEMENT TO BE FLUSH WITH SIDEWALK, TYP. AT HALFWAY THROUGH PARKING
- FUTURE APPROACH PER CITY OF CLOVIS
- HARDSCAPE; SEE LANDSCAPE PLANS
- SEPARATE TOOLBOX & K-6 PLAYGROUND STRUCTURES W/ SYNTHETIC TURF & PADDED BASE
- CONCRETE MON STRIP; SEE LANDSCAPING
- COLORED CONCRETE, TYP. SEE LANDSCAPE PLANS
- LIGHT BOLLARD, TYP. SEE LANDSCAPING & ELECT. PLANS
- BLEC. TRANSFORMER AND SWITCHGEAR IN CHU ENCLOSURE
- POLE LIGHT, TYP. SEE ELECTRICAL PLANS
- REBORN BIKE RACK; 4 BICYCLES, TYP AT 3 LOCATIONS
- LOCKED LONG-TERM BICYCLE PARKING W/ PERMANENTLY ANCHORED TRACKS FOR MN, 3 BICYCLES; SEE FLOOR PLAN
- CONCRETE GUTTER; SEE OFF-SITE IMPROVEMENT PLANS
- FIRE SPRINKLER RISER; SEE PUMPING DRAWINGS
- FIRE HYDRANT; SEE CIVIL DRAWINGS
- BUILDING CANOPY, TYP.
- FUTURE E.V. CHARGING STATION PER (SEE SIGNING
- STATIONS TO BE REVIEWED UNDER SEPARATE PERMIT
- (E) POWER POLE TO REMAIN
- DASHED LINE INDICATES (E) ASPHALT PAVEMENT TO BE REMOVED
- INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN TO BE USED AS PLAYFIELDS
- (E) RESIDENCE TO REMAIN
- CORNER CURB CUT PER CITY OF CLOVIS SFD; SEE CIVIL PLANS
- (E) SIGNAL POLE TO REMAIN
- (E) UTILITY BOX TO REMAIN
- (E) OVERHEAD POWER LINES TO REMAIN
- INDICATES PORTION OF (E) ASPHALT DRIVEWAY TO REMAIN
- (E) MAINTENANCE BUILDING TO REMAIN
- (E) FOOD PROCESSING PLANT TO REMAIN
- (E) TENNIS COURT TO REMAIN
- (E) FRUIT STAND TO REMAIN
- ASPHALT PAVEMENT PER CITY OF CLOVIS (35%) AT ALL IN PAVEMENT AREAS; SEE CIVIL PLANS
- CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY; SEE OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- LOCATION OF FIRE DEPT. CONNECTION; SEE CIVIL AND ORDERED APPROVAL FIRE PROTECTION PLANS
- PARKING STALLS LOCATED ON CURVE TO BE MIN. 10 FT. HIDE AT INSIDE RADIUS, TYP.
- INDICATES 48 FT. HIDE OUTSIDE TURNING RADIUS, TYP. FOR FIRE APPARATUS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE; 180" STATE STD. "RIGHT TURN ON RED" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POLE
- (E) CAROUSEL TO REMAIN
- (E) DRIVE APPROACH TO BE REMOVED; SEE OFF-SITE IMPROVEMENT PLANS
- FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (E) RESIDENCE; NOT IN THIS PERMIT
- (E) DRIVEWAY TO REMAIN
- INDICATES OUTER PARKING RADIUS FOR FUTURE PARKING IMPROVEMENTS
- INDICATES (E) IRRIGATION CANAL TO BE ROUTED UNDERGROUND; SEE CIVIL PLANS
- EDGE OF (E) ASPHALT PAVEMENT
- STREET MIDDING, CURB, GUTTER, & SIDEWALK
- TO BE DEVELOPED BY THE CITY OF CLOVIS PER OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- INDICATES FUTURE TURN AROUND NOT IN THIS PERMIT
- (E) IRRIGATION STANDPIPE TO REMAIN
- TEMPORARY VEHICLE ACCESS TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TEMPORARY DRIVEWAY APPROACH TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TRUCK COVERED AREA
- INDICATES SAND VOLLEYBALL COURT LAYOUT

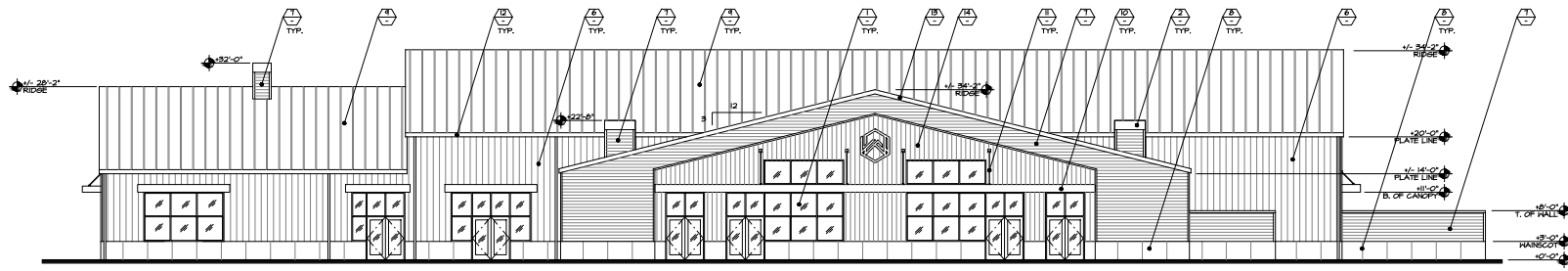
**CLEAN AIR VEHICLE PARKING NOTE:**  
PROVIDE 41 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 5/AVG; CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOT (CALGREEN 5.106.5.2)



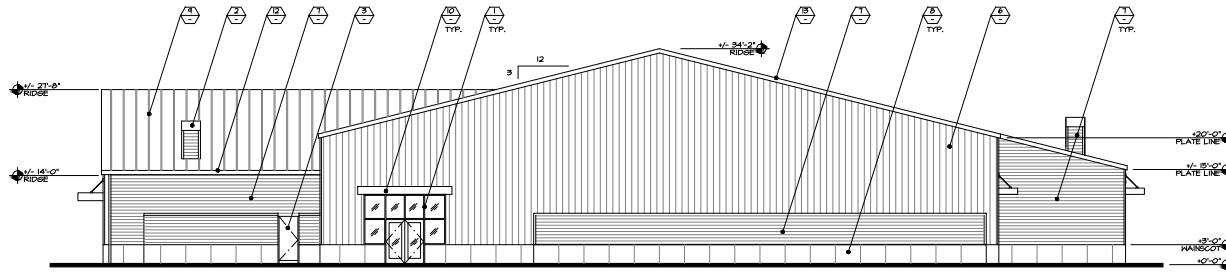
DATE	DESCRIPTION
07/12/2023	DWG. SUBMITTAL, PACKAGE
09/06/2023	COP. SUBMITTAL, PACKAGE

DATE	DESCRIPTION
07/12/2023	DWG. SUBMITTAL, PACKAGE
09/06/2023	COP. SUBMITTAL, PACKAGE

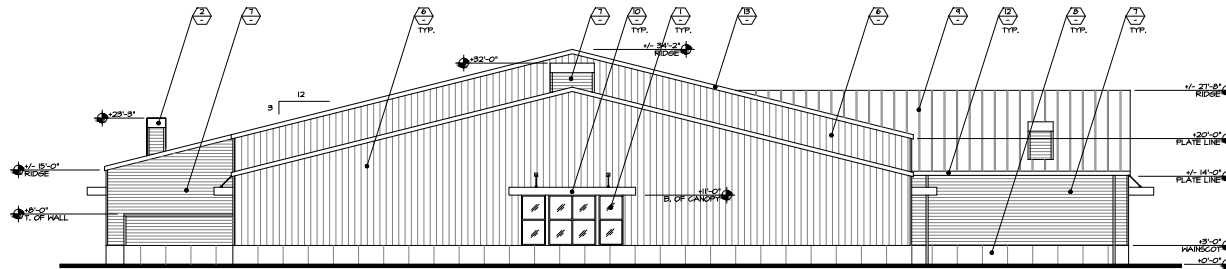
PHASE ONE DEVELOPMENT PLANS FOR:  
**THE WELL COMMUNITY CHURCH**  
CLOVIS AVE. AND NEES AVE.  
CLOVIS, CA



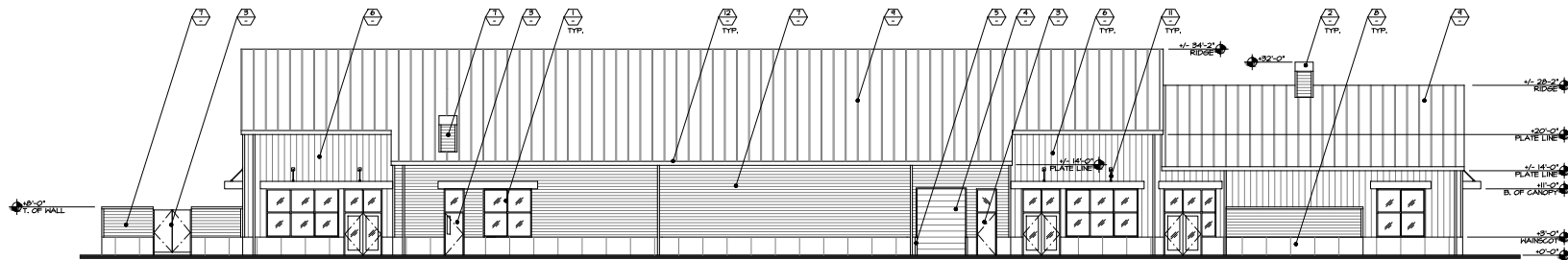
**A** BUILDING A - SOUTH ELEVATION



**B** BUILDING A - EAST ELEVATION



**C** BUILDING A - WEST ELEVATION



**D** BUILDING A - NORTH ELEVATION

EXTERIOR FINISH SCHEDULE		⊕ MATERIAL MK.
MARK/MATERIAL	DESCRIPTION	
1	ALUMINUM STOREFRONT SYSTEM	4 1/2" CLEAR ANOD. ALUM.
2	SHEET METAL CAP FLASHING	PREFINISHED
3	HOLLOW METAL DOOR & FRAME	FACTORY PRIMED
4	ROLL-UP SERVICE DOOR FRAME	FACTORY PRIMED
5	4" DIA. STEEL CRASH POST	CONCRETE FILLED; SEE DETAIL XXXXX
6	VERTICAL METAL SIDING	PREFINISHED
7	HORIZONTAL METAL SIDING	PREFINISHED
8	FLAT PANEL METAL SIDING	STIPPLE FINISH
9	STANDING SEAM METAL ROOF	PREFINISHED
10	ALUMINUM CANOPY	FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE	FACTORY PRIMED
12	METAL GUTTER & DOWNPOUT	PREFINISHED
13	RAKE TRIM	PREFINISHED; MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING	PREFINISHED

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED:	THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCHUP AS REQUIRED BY SPECIFICATIONS:
STEEL CRASH POSTS (SAFETY)	STOREFRONT SYSTEM AND DOORS
YELLOW ROLL-UP SERVICE DOOR & FRAME	VERTICAL PREFINISHED METAL SIDING
ROOF ENCLASURE BRACE	HORIZONTAL PREFINISHED METAL SIDING
CANOPY ROD BRACE	STANDING SEAM ROOFING
HOLLOW METAL DOOR & FRAME	FLAT PANEL METAL SIDING
	ALUMINUM CANOPY
	SHEET METAL CAP FLASHING

# ATTACHMENT 3

BUILDING A - EXTERIOR ELEVATIONS

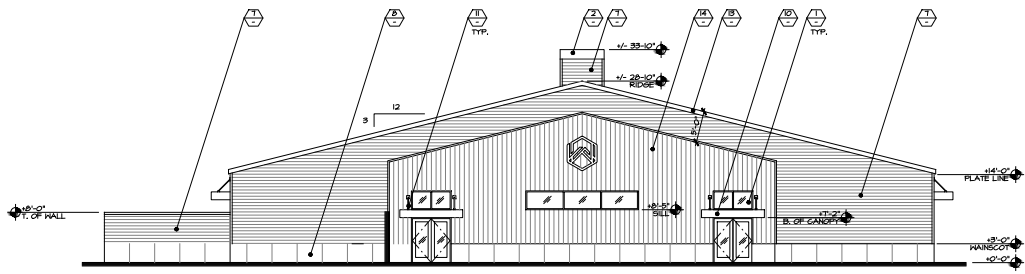
SCALE: 1/8" = 1'-0"



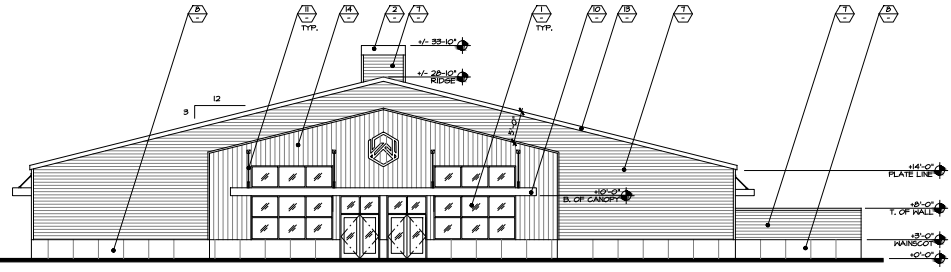
DATE	DESCRIPTION	DESIGNER	DATE
07/12/2023	ISSUE	DAC. SUBMITTAL PACKAGE	
09/05/2023	REVISION	COP SUBMITTAL PACKAGE	

PHASE ONE DEVELOPMENT PLANS FOR:  
**THE WELL COMMUNITY CHURCH**  
 CLOVIS AVE. AND NEES AVE.  
 CLOVIS, CA

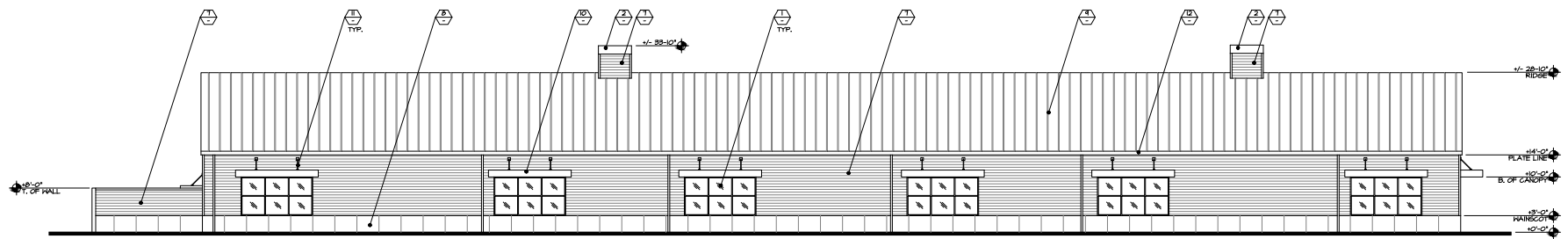
BUILDING A - EXTERIOR ELEVATIONS



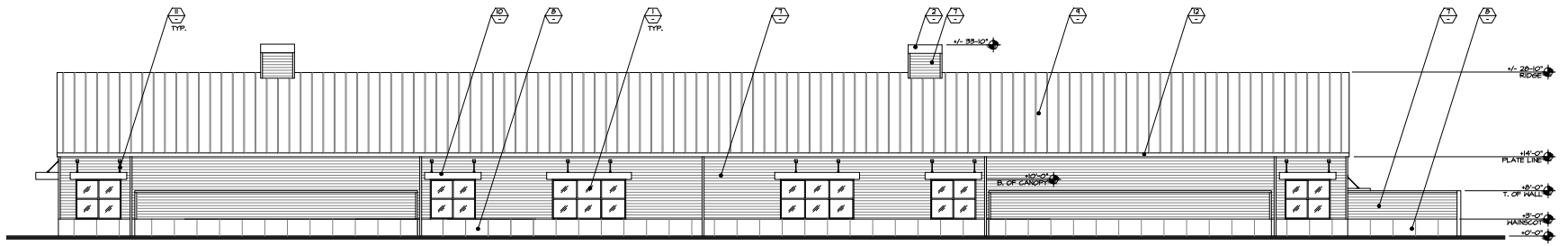
A BUILDING B - SOUTH ELEVATION



B BUILDING B - NORTH ELEVATION



C BUILDING B - EAST ELEVATION



D BUILDING B - WEST ELEVATION

BUILDING B - EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE

MARK/MATERIAL	DESCRIPTION
1	ALUMINUM STOREFRONT SYSTEM 4 1/2" CLEAR ANOD. ALUM.
2	SHEET METAL GAP FLASHING PREFINISHED
3	HOLLOW METAL DOOR & FRAME FACTORY PRIMED
4	ROLL-UP SERVICE DOOR & FRAME FACTORY PRIMED
5	4" DIA. STEEL GRASS POST CONCRETE FILLED, SEE DETAIL XX'AWX
6	VERTICAL METAL SIDING PREFINISHED
7	HORIZONTAL METAL SIDING PREFINISHED
8	FLAT PANEL METAL SIDING STIPPLE FINISH
9	STANDING SEAM METAL ROOF PREFINISHED
10	ALUMINUM CANOPY FLAT ALUM. FASCIA PANEL
11	CANOPY BRACE FACTORY PRIMED
12	METAL GUTTER & DOWNSPOUT PREFINISHED
13	RAKE TRIM PREFINISHED, MATCH GUTTER PROFILE
14	VERTICAL WOOD SIDING PREFINISHED

EXTERIOR PAINTING SCHEDULE

THE FOLLOWING ITEMS SHALL BE PAINTED:  
 STEEL GRASS POSTS (SAFETY YELLOW)  
 ROLL-UP SERVICE DOOR & FRAME  
 HEAVY ENCLOSURE GATE  
 CANOPY ROSS BRACE  
 HOLLOW METAL DOOR & FRAME

THE FOLLOWING ITEMS DO NOT REQUIRE FIELD PAINTING, EXCEPT FOR TOUCH-UP AS REQUIRED IN SPECIFICATIONS:  
 STOREFRONT SYSTEM AND DOORS  
 VERTICAL PREFINISHED METAL SIDING  
 HORIZONTAL PREFINISHED METAL SIDING  
 STANDING SEAM ROOFING  
 FLAT PANEL METAL SIDING  
 ALUMINUM CANOPY  
 SHEET METAL GAP FLASHING



NO.	DATE	DESCRIPTION
1	07/12/2020	DWG. SUBMITTAL PACKAGE
2	09/09/2020	CDP SUBMITTAL PACKAGE

PHASE ONE DEVELOPMENT PLANS FOR:  
 THE WELL COMMUNITY CHURCH  
 CLOVIS AVE. AND NEES AVE.  
 CLOVIS, CA

BUILDING B - EXTERIOR ELEVATIONS

By the use of the seal and signature of the architect, the architect certifies that these plans were prepared by him or her, or under his or her direct supervision and control, and that he or she is a duly licensed architect in the State of California.



# CITY OF CLOVIS FIRE DEPARTMENT

1233 Fifth Street, Clovis, CA 93612 · (559) 324-2200

AGENDA ITEM NO. 12.



SPR 2020-008 COMMENTS

The Well Church

North West corner of Clovis and Nees

## Provide site plan with the following

**Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

**Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.

**Fire Lane:** The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.

**Perimeter Fire Walking Access:** Walking access is required to reach building openings within two-hundred feet (200') of a paved surface designed to fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of four feet (4') in width if they are used in the walking access path. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for access.

Additional paved access will be required to meet the access requirement to be within 200' of all openings from a paved surface. A decorative sidewalk a minimum of 26' in width with fire department access signage that supports a minimum gross vehicle weight of 80,000 pounds may be used to provide approved access. The access shall have permanent signage that states "EMERGENCY VEHICLE ACCESS"

**Fire Apparatus Access Roads (26'):** Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14').

Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code

Approved fire apparatus access shall be provided to the existing residence being converted to a commercial building.

**Aerial Fire Apparatus Access Road for Sanctuary:** At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of this road shall be approved by the fire code official. The additional access for emergency vehicles can be utilized for aerial fire apparatus set up area.

**Commercial Fire Hydrant:** The applicant shall install approx. \_\_\_\_

**6** \_\_\_\_\_ 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

**Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

### **Systems Fire Protection**

**Fire Sprinkler – 2,500 Square Feet:** The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation.

**Clovis Municipal Code – Amendments to Fire Code 4.4.102 (i):** Notwithstanding any other provision of this Code, a Standard Automatic Sprinkler System shall be installed and maintained in all group A, B, E, F, I, L, M, S and U Occupancies exceeding 2,500 square feet in gross floor area. When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure. In existing buildings where an automatic sprinkler system does not exist, and a change in the character of occupancy or use is made to a more hazardous use, as determined by the building official or the fire official, as defined by the Building Code or the floor area is increased, and the gross floor area exceeds the areas set forth in this subsection before or after the addition or change, an approved automatic sprinkler system shall be installed throughout the structure. In existing buildings where an automatic sprinkler system does not exist and a change in the character of occupancy or use is made to an equal or less hazardous use, and an automatic sprinkler system is not installed, an approved fire alarm system shall be installed and continuously monitored by an approved station.

The existing residence that is being converted to a commercial building and will be required to be equipped with fire sprinklers.

**Underground Fire Service Line Installation:** Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.

**FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1. This will be reviewed and approved by the Clovis Fire Department before installation.

**Monitored Sprinklers:** All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.

**Fire Alarm System:** The applicant shall install a manual or automatic fire alarm system per 2019 CFC 907.2.9.1 when actuated, the alarm-initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components.

2019 CFC 907.2.1.1 In Group A Occupancies with an occupant load of 1000 or more a voice / alarm evacuation communication system is required.

### **Building Information**

**Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8.

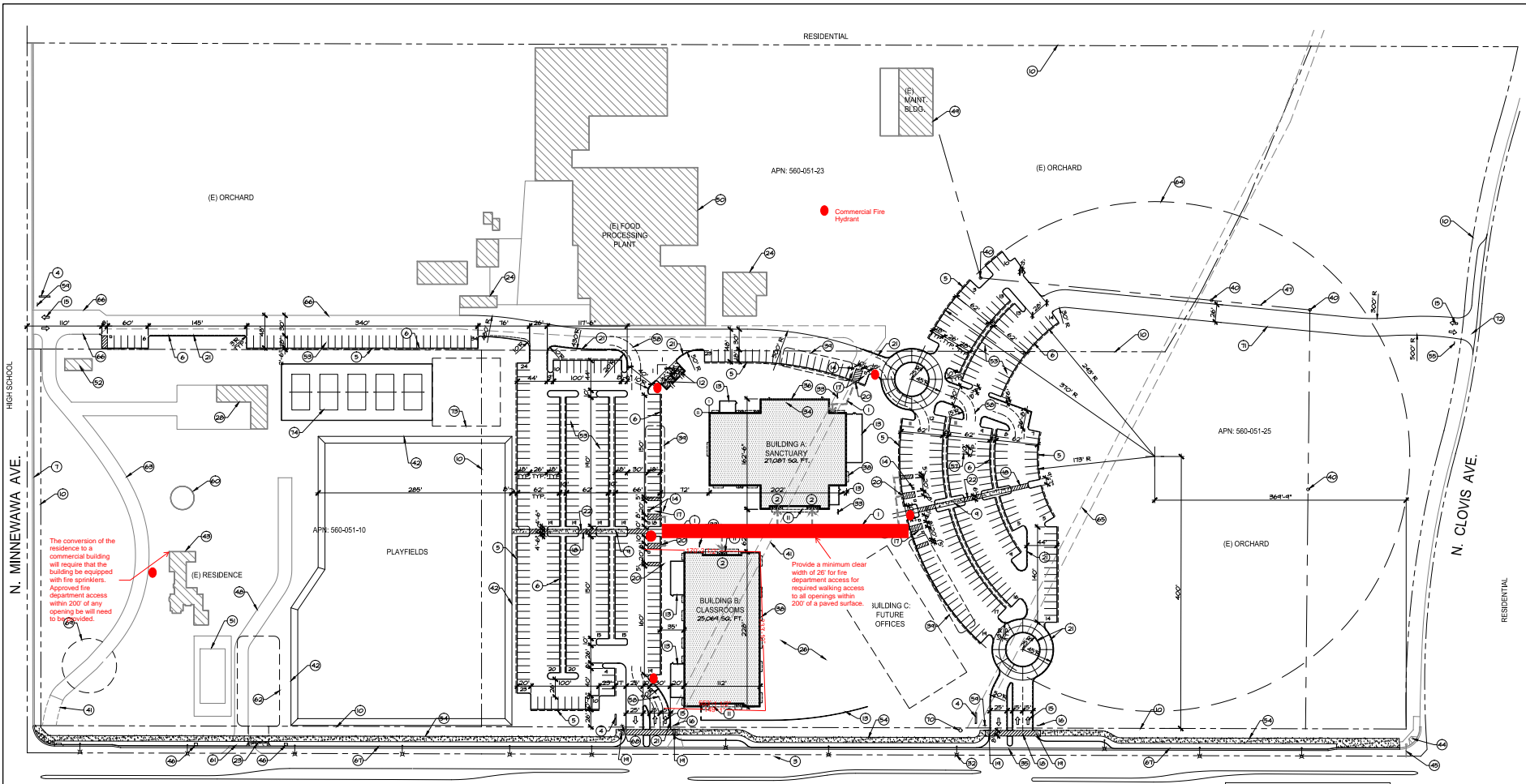
Building numbers shall:

1. Be a minimum of twelve inches (12") tall.
2. Be a minimum of one and one-half inches (1½") principal stroke width.
3. Be located above any eaves or walkway coverings, if possible.
4. Face the street in which it is addressed, if possible.

Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

Plan Check Comments by:

Gary Sawhill  
Deputy Fire Marshal  
(559) 324-2224  
[sawhill@cityofclovis.com](mailto:sawhill@cityofclovis.com)



The conversion of the residence to a commercial building will require that the building be equipped with fire sprinklers. Approved fire department access within 200' of any opening be will need to be provided.

APN: 560-051-23

APN: 560-051-25

APN: 560-051-10

PROJECT INFORMATION	
SITE ADDRESS:	NEES AVE BY MINNEWAWA AND CLOVIS AVENUES CLOVIS, CA 95041
SITE PLAN REVIEW NO.:	X
APN:	560-051-10, 23, 25
EXISTING USE:	AGRICULTURAL/FOOD PROCESSING
ZONING:	R1-7000
GENERAL PLAN:	L-LOW DENSITY & M-MEDIUM DENSITY RESIDENTIAL
SITE AREA:	47.417 ACRES
BUILDING AREA:	BUILDING A: SANCTUARY 21,087 SQ. FT. BUILDING B: CLASSROOMS 25,044 SQ. FT. TOTAL BUILDING AREA: 52,566 SQ. FT.
COVERAGE:	N/A
BUILDING HEIGHT:	ONE STORY; SEE EXTERIOR ELEVATIONS
TYPE OF CONST.:	1-B W/ SPRINKLERS
OCCUPANCY GROUP:	B & AS
PARKING REQUIRED:	ONE SPACE PER 40 SQ. FT. OF SANCTUARY AREA (5,265 SQ. FT. / 40 SQ. FT.) = 131 SPACES
PARKINGS PROVIDED:	BICYCLE PARKING REQUIRED: STANDARD STALLS: 442 ACCESSIBLE STALLS: 11 CLEAN AIR STALLS: 41 TOTAL STALLS: 494
E.V. CHANGING STATIONS REQUIRED:	444 X 25 = 25 (PROVISION MADE FOR FUTURE INSTALLATION)

**KEYNOTES**

- ACCESSIBLE PATH OF TRAVEL (15% MAX. CROSS SLOPE, 3% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- ACCESSIBLE MAN BUILDING ENTRANCE (TYPE HAND FOR SIGNAGE)
- AC STREET PAVEMENT; SEE CIVIL PLANS
- MONUMENT SIGN W/ LIGHTING (SEER SEPARATE PERMIT) SEE ELECTRICAL PLANS
- INDICATES 2" O.P. BUMPER OVERHANG; TYP. LANDSCAPE PLANTING WITHIN BUMPER OVERHANG AREA TO BE LIMITED TO LOW-GROWING PLANTS
- 6" RAIRED CONCRETE CURB, TYP. SEE DETAILS B & 8/WAYS
- CONCRETE CURB & GUTTER
- LANDSCAPING; SEE LANDSCAPE PLANS
- CONCRETE SLAB/SIDWALK, 1:20 MAX. SLOPE & 1/8" MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS 6 & 11/WAYS; LIGHT BROOM FINISH; TYP. PROVIDE FIBER EXPANSION JOINT WHERE WALKWAY MEETS BUILDING FOOTINGS MIN. 1/8" SLOPE AWAY FROM BUILDING
- INDICATES (E) PROPERTY LINE, TYP.
- INDICATES ROOF OVERHANG ABOVE, TYP.
- ACCESSIBLE TYPE III TRASH ENCLOSURE EXCEEDING CITY OF CLOVIS STD. M-2
- MN 8" H.P. HIGH CONCRETE MASONRY ENCLOSURE
- INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN, TYP. AT ALL ACCESSIBLE PARKING STALLS; NOT TO BE LOCATED WITHIN 2FT. BUMPER OVERHANGS; SEE DETAIL 5/WAYS
- PAINTED WHITE DIRECTIONAL ARROW, TYP. SEE DETAIL 4/WAYS
- PARKING ENTRANCE SIGN; SEE DETAIL 4/WAYS
- ACCESSIBLE PARKING STALL, TYP. OF 11 STALLS; SEE DETAIL 5/WAYS
- ACCESSIBLE ACCESS AISLE ACROSS DRIVE AISLE WITH 4" PAINTED WHITE STRIPES, TYP. SEE DETAIL 5/WAYS
- INDICATES ACCESSIBLE MANNING, TYP. MN 3" O.P. HIDE IN DIRECTION OF TRAVEL, TYP. SEE DETAIL 5/WAYS
- CONCRETE CURB RAMP, TYP. SEE ENLARGED PLAN AND DETAIL 6/WAYS
- DASHED LINE INDICATES DRIVE AISLES WITH RED PAINTED CURB IDENTIFYING IN 3" HIGH LETTERS AS "NO PARKING FIRE LANE", TYP. PER CALIFORNIA VEHICLE CODE, SECTION 22500; LOCATE LETTERING AT MAX. 50 FEET OR PROVIDE APPROVED SIGN EVERY 50 FT.
- PAVEMENT TO BE FLUSH WITH SIDEWALK, TYP. AT HALCYON THROUGH-PARKING
- DRIVEWAY APPROACH PER CITY OF CLOVIS STANDARDS; SEE CIVIL DRAWINGS
- AGRICULTURE RELATED STRUCTURE
- HARDSCAPE; SEE LANDSCAPE PLANS
- SEPARATE TODDLER 1 K-6 PLAYGROUND STRUCTURES W/ SYNTHETIC TURF & PADDED BASE
- CONCRETE HOV STRIPS; SEE LANDSCAPING
- STORAGE BUILDING TO REMAIN
- COLORLED CONCRETE, TYP. SEE LANDSCAPE PLANS
- LIGHT BOLLARD, TYP. SEE LANDSCAPING & ELEC. PLANS
- BLEC. TRANSFORMER AND SWITCHGEAR IN CHU ENCLOSURE
- POLE LIGHT, TYP. SEE ELECTRICAL PLANS
- REBORN BIKE RACK, 4 BICYCLES, TYP. AT 3 LOCATIONS
- LOCKED LONG-TERM BICYCLE PARKING W/ PERMANENTLY ANCHORED TRACKS FOR MN 3 BICYCLES; SEE FLOOR PLAN
- CONCRETE GUTTER; SEE OFF-SITE IMPROVEMENT PLANS
- FIBER SPRINKLER RISER; SEE PUMPING DRAWINGS
- FIRE HYDRANT; SEE CIVIL DRAWINGS
- BUILDING CANOPY, TYP.
- FUTURE E.V. CHANGING STATION PER CALIFORNIA C.A.S.3.2 (25 TOTAL); SEE ELECTRICAL PLANS, FUTURE CHANGING STATIONS TO BE REVIEWED UNDER SEPARATE PERMIT
- POWER POLE TO REMAIN
- DASHED LINE INDICATES (E) ASPHALT PAVEMENT TO BE REMOVED
- INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN TO BE USED AS PLAYFIELDS
- (E) RESIDENCE TO REMAIN
- CORNER CURB CUT PER CITY OF CLOVIS STD.; SEE CIVIL PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE; SIGN MUST BE STATE STD. "RIGHT TURN ON 1" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POST
- OVERHEAD POWER LINES TO REMAIN
- INDICATES PORTION OF (E) ASPHALT DRIVEWAY TO REMAIN
- MAINTENANCE BUILDING TO REMAIN
- FOOD PROCESSING PLANT TO REMAIN
- TENNIS COURT TO REMAIN
- FRUIT STAND TO REMAIN
- ASPHALT PAVEMENT PER CITY OF CLOVIS (35%) AT ALL IN PAVEMENT AREAS; SEE CIVIL PLANS
- CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY; SEE OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- LOCATION OF FIRE DEPT. CONNECTION; SEE CIVIL AND OFFERED APPROVAL FIRE PROTECTION PLANS
- PARKING STALLS LOCATED ON CURVE TO BE MIN. 10 FT. HIDE AT INSIDE RADIUS, TYP.
- INDICATES 48 FT. HIDE OUTSIDE TURNING RADIUS, TYP. FOR FIRE APPARATUS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE; SIGN MUST BE STATE STD. "RIGHT TURN ON 1" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POST
- CAROUSEL TO REMAIN
- DRIVE APPROACH TO BE REMOVED; SEE OFF-SITE IMPROVEMENT PLANS
- FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (E) RESIDENCE; NOT IN THIS PERMIT
- DRIVEWAY TO REMAIN
- INDICATES OUTER PARKING RADIUS FOR FUTURE PARKING IMPROVEMENTS
- INDICATES (E) IRRIGATION CANAL TO BE ROUTED UNDERGROUND; SEE CIVIL PLANS
- EDGE OF (E) ASPHALT PAVEMENT
- STREET MEDIAN, CURB, GUTTER, & SIDEWALK
- TO BE DEVELOPED BY THE CITY OF CLOVIS PER OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- INDICATES FUTURE TURN AROUND; NOT IN THIS PERMIT
- IRRIGATION STANDPIPE TO REMAIN
- TEMPORARY VEHICLE ACCESS TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF CAROL GARBER
- TEMPORARY DRIVEWAY APPROACH TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF CAROL GARBER
- TRUCK COVERED AREA
- INDICATES SAND VOLLEYBALL COURT LAYOUT

**CLEAN AIR VEHICLE PARKING NOTE:**  
PROVIDE 41 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 5/WAYS; CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOT (CALGREEN 5.106.5.2)



NO.	DATE	DESCRIPTION
1	07/12/2023	DWG. SUBMITTAL PACKAGE
2	09/06/2023	COP. SUBMITTAL PACKAGE

NO.	DATE	DESCRIPTION

PHASE ONE DEVELOPMENT PLANS FOR:  
THE WELL COMMUNITY CHURCH  
CLOVIS AVE. AND NEES AVE.  
CLOVIS, CA

SITE PLAN

SCALE: 1" = 60'-0"

January 19, 2021

Ricky Caperton  
City of Clovis  
Planning & Development Services Dept.  
1033 Fifth Street  
Clovis, CA 93612

**Project: Rezone (R2020-005), Site Plan Review (SPR2020-008), and Conditional Use Permit (CUP2020-006) – The Well Community Church**

**District CEQA Reference No: 20201091**

Dear Mr. Caperton:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Clovis (City). The project consists of a request to (1) rezone the site from R-A (Single Family Very Low Density to R-1-7500 Zone District (Single Family residential – 7500), (2) a Site Plan Review, and (3) a Conditional Use Permit for a church campus (Project). The approximately 23-acre Project site is located on the north side of West Nees Avenue between North Minnewawa Avenue and North Clovis Avenue in Clovis, CA (APN: 560-051-10, -23 and -25).

**Project Scope**

The Project consists of the construction of a sanctuary (approximately 27,000 sq. ft.), a children’s classroom (approximately 26,000 sq. ft.) and a future office building (approximately 26,000 sq. ft.). The Project proposes approximately 494 parking stalls. The Project will include sports and recreational fields totally approximately 14 acres in area. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585



Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: [https://www.valleyair.org/transportation/GAMAQI\\_12-26-19.pdf](https://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf)

The District offers the following comments:

## **1) Project Related Criteria Pollutant Emissions**

### **1a) Construction Emissions:**

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

### **1b) Health Risk Screening/Assessment**

Located east of the Project, are residents and the New Hope Community Church. Located directly south of the Project is a residential development. Located west of the Project, is Garfield Elementary School and the Veterans Memorial Stadium. North of the Project is a business and residential development. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

The Health Risk Assessment should evaluate the risk associated with sensitive receptors (elementary school, residents and workers) in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TAC's identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at: [http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS).

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at: [http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

### **1c) Ambient Air Quality Analysis**

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

### **2) District Rules and Regulation**

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), and New and Modified Stationary Source Review (Rule 2201).

#### **2a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent

by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

**2b) District Rule 9510 (Indirect Source Review)**

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

**2c) District Regulation VIII (Fugitive PM10 Prohibitions)**

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm).

## **2d) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

## **3) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Georgia Stewart by e-mail at [Georgia.Stewart@valleyair.org](mailto:Georgia.Stewart@valleyair.org) or by phone at (559) 230-5937.

Sincerely,



Brian Clements  
Director of Permit Services

AM: gs

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 12.

Page 1 of 4

**PUBLIC AGENCY**

RICKY CAPERTON  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

RUSSEL TAYLOR, THE WELL COMMUNITY  
CHURCH  
410 PARK CREEK DR.  
CLOVIS, CA 93611

PROJECT NO: **2020-006**

ADDRESS: **N. OF NEES AVE. BTWN. CLOVIS AVE. AND MINNEWAWA AVE.**

APN: **560-051-23, 25, 560-051-10**

SENT: **January 26, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BT	\$28,574.00	NOR Review *	\$903.00	To be paid prior to release of District comments to Public Agency and Developer.
CZ	\$101,910.00	Grading Plan Review *	\$4,594.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *		For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$130,484.00</b>		<b>Total Service Charge: \$5,497.00</b>		

\* The Development Review Service Charge shown above is associated with CL SPR 2020-008 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/21 based on the site plan submitted to the District on 12/23/20 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. 2020-006**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 12.

Page 2 of 4

CL  
CUP  
No. 2020-006

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 12.

Page 3 of 4

CL  
CUP  
No. 2020-006

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, 2014 (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.



Brent Sunamoto  
Assistant District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 1/26/2021 2:00:37 PM

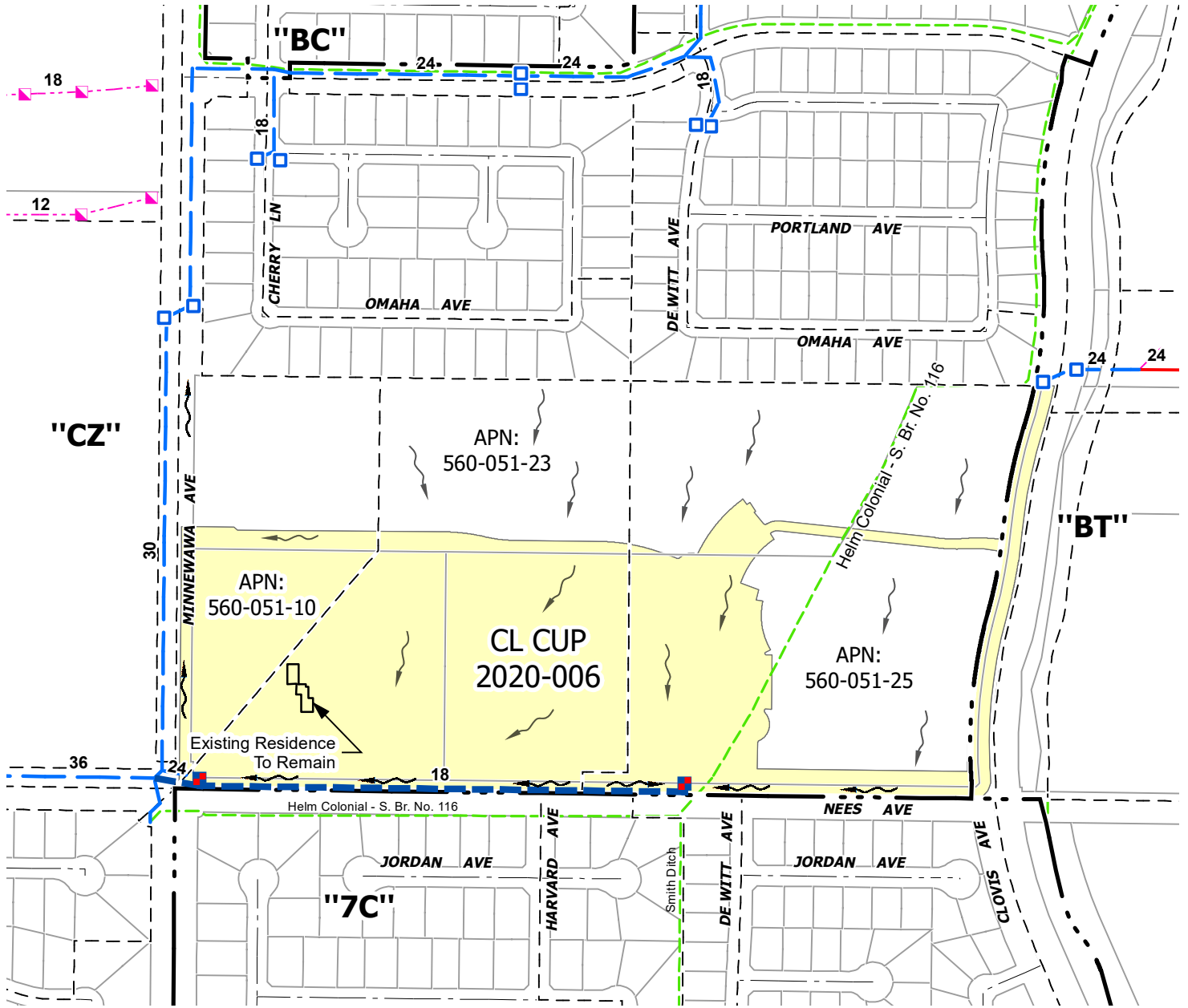


Anthony Zaragoza  
Engineer II

Digitally signed by Anthony Zaragoza Date: 1/26/2021 11:47:15 AM







**LEGEND**

- Master Plan Facilities To Be Constructed By City Of Clovis - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Direction Of Drainage
- Inlet Boundary
- Drainage Area Boundary



**CL CUP 2020-006**  
**DRAINAGE AREA "CZ"**



**EXHIBIT NO. 1**  
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a commercial type land use density. The developer shall be required to mitigate the impacts of the increased runoff from the proposed commercial type land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a commercial type density development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

At this time, the City of Clovis is proposing to install the Master Plan facilities shown on Exhibit No. 1 as part of a City of Clovis project to widen Nees Avenue. If those facilities are completed prior to development of this site, permanent drainage service will be available for the area located in Drainage Area "CZ". If the facilities are not constructed, the construction of these facilities will be a requirement of CL CUP 2020-006.

Temporary drainage service for the street area along Clovis Avenue is available through existing facilities.

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

APNs 560-051-10 and 560-051-25 are required to grant a drainage covenant to APN 560-051-23 to allow surface runoff to reach proposed Master Planned facilities located in Nees Avenue.

CL CUP 2020-006 shall not block the historical drainage pattern of the existing home and buildings to remain adjacent to the related project. The developer shall verify and/or provide improvements to the satisfaction of the District that runoff from the existing home and buildings has the ability to surface drain to adjacent streets.

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.



# City of Clovis

Department of Planning and Development Services  
CITY HALL - 1033 Fifth Street - Clovis, CA 93612

AGENDA ITEM NO. 12.

Distribution Date: **12/23/2020**

## PLANNING APPLICATION REQUEST FOR COMMENTS

**Project Manager - Ricky Caperton, AICP, Senior Planner**

### PLEASE ROUTE TO:

(In House)

- Planning Division
- Building Division
- Engineering Division
- Utilities Division
- Solid Waste Division
- Fire Department
- Police Department
- City Landscape Committee
- Legal Description Review
- Other (Specify)
- 

(Out-of-House)

- Fresno Irrigation District
- Fresno Metropolitan Flood Control Dist.
- Pacific Gas & Electric
- AT&T
- Clovis Unified School District
- Cal Trans
- SJV Unified Air Pollution Control Dist.
- State of California Department of Fish and Game
- LAFCO (when annexation is involved)
- County of Fresno Development
- Fresno County Environmental Health

Item(s): **CUP2020-006** Location: **North of Nees Avenue between Clovis & Minnewawa Avenues**

APN: **560-051-10, 23, 25** Zoning: **Public Facilities** General Plan: **Low Density Residential**

Name of Applicant: **The Well Community Church, Russel Taylor** Phone/Email: **(559)708-4046/ russ.t@ttcarchitects.com**

Applicant Address: **410 Park Creek Drive** City: **Clovis** State: **CA** Zip: **93611**

Previously Reviewed Under DRC: **DRC2020-031** Or Other Entitlement: \_\_\_\_\_

Project Description: **SEE ATTACHED PROJECT DESCRIPTION**

This item is tentatively scheduled for a public hearing to be considered by the **Planning Commission.**  
The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by **1/19/2020**

Please check one below:

- No Comments       Comments Attached       Comments e-mailed or saved on: \_\_\_\_\_

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department. They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): \_\_\_\_\_

**PLEASE RETURN TO:**  
**Ricky Caperton, AICP, Senior Planner**  
**Planning and Development Services Dept.**  
**1033 Fifth St., Clovis, CA 93612**  
**Phone: 324-2347 Fax: 324-2866**

**From:** Marc Varney <msv6@icloud.com>  
**Sent:** Tuesday, March 9, 2021 7:51 PM  
**To:** Ricky Caperton  
**Cc:** Kelsey George; Lily Cha  
**Subject:** Re: Meeting with Marc Varney

Hi Ricky,

Thank you very much to you and your colleagues Lily and Kelsey for meeting with me this afternoon to discuss the The Well Community Church project and its proposed mitigated negative declaration. I appreciate all the time you spent addressing my concerns and answering my questions.

I believe many of the issues that I raised are being addressed but would like to submit my comments to you for consideration by the Clovis Planning Commission at the upcoming hearing on March 25, 2021.

I have lived at 1126 N. Cherry Lane, Clovis for over 19 years. Our residence is less than one block from the proposed site for this project. I am not opposed to the Church project. Rather my comments and concerns arise from my interest in preserving and improving traffic safety for vehicles, bicycles and pedestrians in the area of the proposed project.

1. Westbound Nees Avenue between Minnewawa and Clovis Avenues should be widened from one lane to two through lanes prior to or concurrently with the Church project. This section of road has been a dangerous bottleneck for many years and the scene of several serious rear end type collisions over the time I have resided in the neighborhood. I understand this is already scheduled to be done.
2. Sidewalks should be constructed along the complete length of the west, south and east perimeters of the entire property bounded by Minnewawa, Nees and Clovis Avenues. These sidewalks should not be limited to only the perimeter of the 23 acres of the Church Project. I understand sidewalks are addressed in the mitigated negative declaration but I'm not certain the requirements are specific or clear enough.
3. Pedestrian crosswalks at the intersection of Minnewawa and Nees should be expanded to four crosswalks in all eight directions. There are presently just two crosswalks at this intersection which makes it difficult, dangerous and time consuming for pedestrians or bicyclists to cross these streets.
4. The two east bound lanes of Nees between Minnewawa and Clovis are in very bad condition with cracking and deteriorating asphalt. With increased construction traffic and eventually new church vehicle traffic this section of road will become unsafe because of street surface degradation. A road resurfacing of this section of Nees should be part of the mitigation plan.
5. The utility/electric poles on the north side of Nees between Minnewawa and Clovis should be removed and all utilities relocated underground. I understand this is planned to be done.

## ATTACHMENT 5

6. I am concerned with the accuracy of the traffic survey that was completed in this area. I have not viewed the report but would like to understand more about how accurate and realistic numbers for traffic were determined in light of COVID's impact on vehicle movements. The Buchanan Educational Complex has been closed to in classroom instruction for nearly one year. Living in this area I can assure you that the number of vehicles traveling along Minnewawa and Nees have been but a small fraction of what is normal. I ask that the Planning Commission makes certain that normal traffic numbers in this area are fairly and realistically represented in the submitted traffic survey. I am not confident this is the case.

7. Has the Clovis Police Department been approached concerning their capability to provide traffic control Officers at the Church's street entrances/exits during large events and gatherings? I ask because of what I have frequently observed driving past the CrossCity Christian Church at 2777 E Nees Ave. Many times I have seen one or possibly two Fresno Police Officers directing traffic entering or exiting the Church campus from Nees Ave. The Officers make it possible for traffic to safely pass through that area along Nees Ave. I believe it may be necessary for the Clovis Police Department to investigate this requirement. Fresno Police Department and CrossCity Christian Church representatives should be able to provide information concerning when they deem this Police service necessary.

8. Finally, I don't agree that a left turn onto southbound Minnewawa from the Well Church's east side exit near the present Wawona Fruit Stand should be allowed. Minnewawa is a heavily traveled street with a 45 mph speed limit that is rarely enforced. Traffic moves at a high rate of speed through the Minnewawa and Nees intersection. Northbound and southbound traffic on Minnewawa presents a high collision potential for vehicles trying to exit the Church Campus via a left turn south onto Minnewawa. If you investigate you will notice there are no left turns permitted onto Minnewawa from any neighborhood housing development exits on the east side of Minnewawa from Nees to Shepherd. Wawona Ranch Lane, Powers Ave and Serena Ave all permit only right turns onto northbound Minnewawa.

Thank you again very much for considering my concerns on the Well Church project. I would be happy to answer any questions.

Marc Varney

Sent from my iPad

On Mar 8, 2021, at 10:30 AM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

Meet at the Planning Department in the Sierra Conference Room.

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is

strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

<mime-attachment.ics>

**DRAFT  
RESOLUTION 21-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
APPROVING AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE  
DECLARATION FOR REZONE R2020-005 AND CONDITIONAL USE PERMIT CUP2020-  
006 PURSUANT TO CEQA GUIDELINES**

**WHEREAS**, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 and Conditional Use Permit CUP2020-006 for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

**WHEREAS**, in March 2021, the City of Clovis (“City”) caused to be prepared an initial study for the Project to evaluate potential environmental impacts, which is hereby incorporated by this reference; and

**WHEREAS**, on the basis of that study, it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

**WHEREAS**, a public notice was sent out to area residents within a minimum 600 feet of said property boundaries twenty-one (21) days prior to said hearing and the public review period occurred between March 3, 2021 and March 24, 2021; and

**WHEREAS**, on the basis of the initial study, a mitigated 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 CEQA Guidelines, 14 California Code of Regulations, sections 15000, et seq.; and

**WHEREAS**, the Planning Commission has independently reviewed, evaluated, and considered the CEQA analysis outlined in the staff report, initial study, mitigated negative declaration and all comments, written and oral, received from persons who reviewed the mitigated negative declaration, or otherwise commented on the Project (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The initial study and mitigated negative declaration for the Project are adequate, reflect the City’s independent judgment and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.
3. The initial study and mitigated negative declaration were presented to the Planning Commission and the Planning Commission has independently reviewed,



4. evaluated, and considered the Administrative Record prior to approving the Project.
5. On the basis of the whole record, there is no substantial evidence that the Project will have a significant effect on the environment.
6. The mitigated negative declaration is approved and the mitigation monitoring program set forth in **Attachment A**, including the mitigation measures identified therein and as described in the mitigated negative declaration is adopted.
7. The record of these proceedings shall be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and the custodian of the record shall be the City Planner or other person designated by the Planning and Development Services Director.
8. 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.
9. The basis for the findings is detailed in the March 25, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as evidence and comments presented in connection with the mitigated negative declaration.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 21-\_\_\_\_  
Date: March 25, 2021

\_\_\_\_\_  
Paul Hinkle, Chair

\_\_\_\_\_  
Renee Mathis, Secretary

**ATTACHMENT A:  
Mitigation Monitoring Program  
R2020-005 and CUP2020-006**

<b>Proposed Mitigation</b>	<b>Summary of Measure</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>	<b>Verification (Date and Initials)</b>
<b><i>Aesthetics</i></b>				
AES-1	The Project shall comply with Section 9.22.050, Exterior Light and Glare, of the Clovis Municipal Code (CMC or Development Code), which requires light sources to be shielded and that lighting does not spillover to adjacent properties.	City of Clovis Planning	<i>Plan Review</i>	
<b><i>Biological Resources</i></b>				
BIO-1	<b>Qualified Biological Monitor On-Site During Vegetation Removal.</b> A qualified biological monitor should be on-site during vegetation removal within the Project footprint.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-2	<b>Pre-Activity Surveys for Birds During Nesting Season.</b> For construction activities during February 15 through August 31, the applicant shall hire a qualified ornithologist to conduct pre-construction surveys for the presence of nesting birds at the Project site. The survey shall be conducted no more than seven (7) days prior to construction activities. The survey shall inspect all potential nesting areas for the presence of nests in or immediately adjacent to the impact areas. If an active nest is found, the applicant shall implement measures recommended by the ornithologist, which could include establishing a construction-	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	free buffer zone around the nest (typically 250 feet for raptors and 50 – 100 feet for other species).			
BIO-3	<b>Wetland Delineation.</b> To minimize impacts to Helm Colonial Ditch, a wetland delineation analysis shall be conducted prior to undergrounding and the start of construction to determine the status of the ditch. Based on the analysis findings, coordination with the appropriate agencies should be conducted.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Cultural Resources</b>				
CULT-1	<p>If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
CULT-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Geological Resources</b>				

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
GEO-1	<p>If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist and/or paleontologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist and/or paleontologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Transportation</b>				

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
TRAF-1	<p>West Site Access / Nees Avenue / Harvard Avenue: One dedicated right-turn lane exiting the site is recommended and two lanes entering the site are proposed. Per City requirements, construct a median worm to prevent left turns out of the driveway and left turns out from Harvard Avenue. The existing left-turn lanes on Nees Avenue will remain. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.</p>	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-2	<p>East Site Access / Nees Avenue / DeWitt Avenue: The intersection will remain as a full-access opening. One shared left-turn/through lane and one dedicated right-turn lane exiting the site are recommended, along with two proposed lanes entering the site. The proposed dedicated left-turn lane to be constructed in the existing Nees Avenue median for the eastbound-to-northbound left-turn movement into the site is recommended to be on the order of 150 feet long and should be maximized within the existing space available. The existing westbound left-turn lane (which turns left to southbound Harvard Avenue) to the west of the proposed lane should not be reduced in length. The proposed bay taper may be reduced below 120 feet, if necessary, to provide the recommended 150 feet</p>	City of Clovis Engineering	<i>Prior to Permits</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	of storage. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.			
TRAF-3	Minnewawa Avenue / Site Access: The existing full-access opening that currently serves as the driveway to the Wawona Packing Shed and Peach Tree Fruit Stand is recommended to remain in its existing condition, with the exception that striping to delineate separate left-turn and right-turn lanes exiting the site are recommended.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-4	Clovis Avenue / Site Access: The new right-in/right-out driveway is recommended to have one lane entering the site and one lane exiting the site. The proposed dedicated right-turn lane from southbound Clovis Avenue turning into the site is recommended to be 100 feet long.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-5	Left turns out of the Project site shall be temporarily prevented after large events on weekends. This can be accomplished with installation of traffic cones and similar temporary traffic control devices along with a right-turn-only	City of Clovis Engineering	<i>Prior to Permits</i>	
<b><i>Tribal Cultural Resources</i></b>				
TCR-1	If cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
TCR-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines,</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	



Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>			

**DRAFT  
RESOLUTION 21-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS  
RECOMMENDING APPROVAL TO REZONE APPROXIMATELY 23.00 ACRES FROM THE  
R-A (SINGLE-FAMILY RESIDENTIAL VERY LOW DENSITY) ZONE DISTRICT TO THE R-1-  
7500 (SINGLE-FAMILY RESIDENTIAL LOW DENSITY) ZONE DISTRICT FOR PROPERTY  
LOCATED NEAR THE NORTHEAST CORNER OF MINNEWAWA AND NEES AVENUES IN  
THE CITY OF CLOVIS, CALIFORNIA**

**LEGAL DESCRIPTION:**

See **Attachment A**

**WHEREAS**, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 to rezone approximately 23.00 acres from the R-A (single-family residential very low density) Zone District to the R-1-7500 (Single-family residential Low density) Zone District for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

**WHEREAS**, a public notice was sent out to area residents within a minimum 600 feet of said property boundaries twenty-one days prior to said hearing; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 25, 2021, to consider the project approval, at which time interested persons were given opportunity to comment on the project; and

**WHEREAS**, the Planning Commission 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 ("Administrative Record") relating to rezone R2020-005, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a mitigated negative declaration pursuant to CEQA guidelines; and

**WHEREAS**, the rezone is in keeping with the intent and purpose of the Zoning Ordinance.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.

- 4. The Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record and approved a mitigated negative declaration for the project pursuant to CEQA guidelines.
- 5. The Planning Commission does recommend approval of rezone R2020-005.
- 6. The basis for the findings is detailed in the March 25, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-\_\_\_\_  
DATED: March 25, 2021

\_\_\_\_\_  
Paul Hinkle, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary

**ATTACHMENT A**  
**Legal Description**

(Legal description to be finalized)

**DRAFT  
RESOLUTION 21-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING  
A CONDITIONAL USE PERMIT ALLOWING FOR A CHURCH USE ON PROPERTY  
LOCATED AT THE NORTHEAST CORNER OF MINNEWAWA AND NEES AVENUES**

**WHEREAS**, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Conditional Use Permit CUP2020-006 allowing for a church use for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

**WHEREAS**, a public notice was sent out to property owners within 600 feet of said property boundaries a minimum of twenty-one days prior to said hearing; and

**WHEREAS**, a duly noticed public hearing was held on March 25, 2021; and

**WHEREAS**, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a mitigated negative declaration pursuant to CEQA guidelines; and

**WHEREAS**, the Planning Commission has reviewed and considered the entire Administrative Record, including the staff report and all written materials submitted in connection with the request, the conditions attached as **Attachment A** to this Resolution and incorporated herein by this reference, and all the testimony presented during the public hearing.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,  
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The initial study and mitigated negative declaration for the Project are adequate, reflect the City's independent judgement and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.
2. The Project satisfies the required findings for approval of a conditional use permit, as follows:
  - a. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Development Code.
  - b. The proposed use is consistent with the General Plan and any applicable specific plan.
  - c. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.
  - d. The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed.

- e. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
  - f. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources because, as set forth above.
3. Without the conditions of approval set forth in **Attachment A** to this Resolution, the Commission could not make the findings necessary for approval of CUP2021-006.
  4. The basis for the findings is detailed in the March 25, 2021, staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing.
  5. CUP2021-006 is hereby approved with incorporation of the conditions of approval set forth in **Attachment A** to this Resolution.

\* \* \* \* \*

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on March 25, 2021, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 21-\_\_\_\_  
DATED: March 25, 2021

\_\_\_\_\_  
Paul Hinkle, Chair

ATTEST: \_\_\_\_\_  
Renee Mathis, Secretary



# CITY OF CLOVIS FIRE DEPARTMENT

1233 Fifth Street, Clovis, CA 93612 · (559) 324-2200



SPR 2020-008 COMMENTS  
The Well Church  
North West corner of Clovis and Nees

## **Provide site plan with the following**

**Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

**Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.

**Fire Lane:** The fire lanes curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.

**Perimeter Fire Walking Access:** Walking access is required to reach building openings within two-hundred feet (200') of a paved surface designed to fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of four feet (4') in width if they are used in the walking access path. Gates that are locked and are required for building access shall have a fire/police padlock or approved lock box with gate keys installed for access.

Additional paved access will be required to meet the access requirement to be within 200' of all openings from a paved surface. A decorative sidewalk a minimum of 26' in width with fire department access signage that supports a minimum gross vehicle weight of 80,000 pounds may be used to provide approved access. The access shall have permanent signage that states "EMERGENCY VEHICLE ACCESS"

**Fire Apparatus Access Roads (26'):** Fire apparatus access roads shall have an unobstructed width of not less than twenty-six feet (26') to all buildings and an unobstructed vertical clearance of not less than fourteen feet (14').

Access Roads greater than 150 feet in depth shall have an approved turn around, hammer head or cul-de-sac per Clovis Fire Department Standards and the California Fire Code

Approved fire apparatus access shall be provided to the existing residence being converted to a commercial building.

**Aerial Fire Apparatus Access Road for Sanctuary:** At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of this road shall be approved by the fire code official. The additional access for emergency vehicles can be utilized for aerial fire apparatus set up area.

**Commercial Fire Hydrant:** The applicant shall install approx. \_\_\_\_

**6** \_\_\_\_\_ 4 ½" x 4 ½" x 2 ½" approved Commercial Type hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

**Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

### **Systems Fire Protection**

**Fire Sprinkler – 2,500 Square Feet:** The applicant shall install an automatic fire sprinkler system in buildings exceeding 2,500 square feet in gross floor area, as per NFPA 13. When buildings have eaves or overhangs exceeding a distance of four feet (4') from the wall or support, the gross roof area shall be used to determine the need for automatic fire sprinklers, including covered walkways, patios, and porches. A Fire Department permit is required for an automatic fire sprinkler installation.

**Clovis Municipal Code – Amendments to Fire Code 4.4.102 (i):** Notwithstanding any other provision of this Code, a Standard Automatic Sprinkler System shall be installed and maintained in all group A, B, E, F, I, L, M, S and U Occupancies exceeding 2,500 square feet in gross floor area. When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure. In existing buildings where an automatic sprinkler system does not exist, and a change in the character of occupancy or use is made to a more hazardous use, as determined by the building official or the fire official, as defined by the Building Code or the floor area is increased, and the gross floor area exceeds the areas set forth in this subsection before or after the addition or change, an approved automatic sprinkler system shall be installed throughout the structure. In existing buildings where an automatic sprinkler system does not exist and a change in the character of occupancy or use is made to an equal or less hazardous use, and an automatic sprinkler system is not installed, an approved fire alarm system shall be installed and continuously monitored by an approved station.

The existing residence that is being converted to a commercial building and will be required to be equipped with fire sprinklers.

**Underground Fire Service Line Installation:** Installation shall be per Clovis Fire Standard #2.1. Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Clovis Fire Department. Prior to final acceptance, the underground fire service line shall be inspected, pressure tested and flushed in the presence of a Clovis Fire Department inspector. A permit is required to be on-site for all inspections requests. NOTE – When a fire pump is required by the overhead system demand, the FDC shall be connected on the discharge side of the fire pump.

**FDC Location:** The Fire Department Connection to the automatic fire sprinkler system shall be shown on the site utility plan. Installation shall be per Clovis Fire Standard #2.1.

This will be reviewed and approved by the Clovis Fire Department before installation.

**Monitored Sprinklers:** All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored for integrity.



**Fire Alarm System:** The applicant shall install a manual or automatic fire alarm system per 2019 CFC 907.2.9.1 when actuated, the alarm-initiation devices shall activate an alarm signal, which is audible throughout the building as per NFPA 72. Applicant shall submit plans for review and approval prior to installation of fire alarm components.

2019 CFC 907.2.1.1 In Group A Occupancies with an occupant load of 1000 or more a voice / alarm evacuation communication system is required.

### **Building Information**

**Address Numbers:** Address numbers shall be installed on every building as per adopted Clovis Fire Department Standard #1.8.

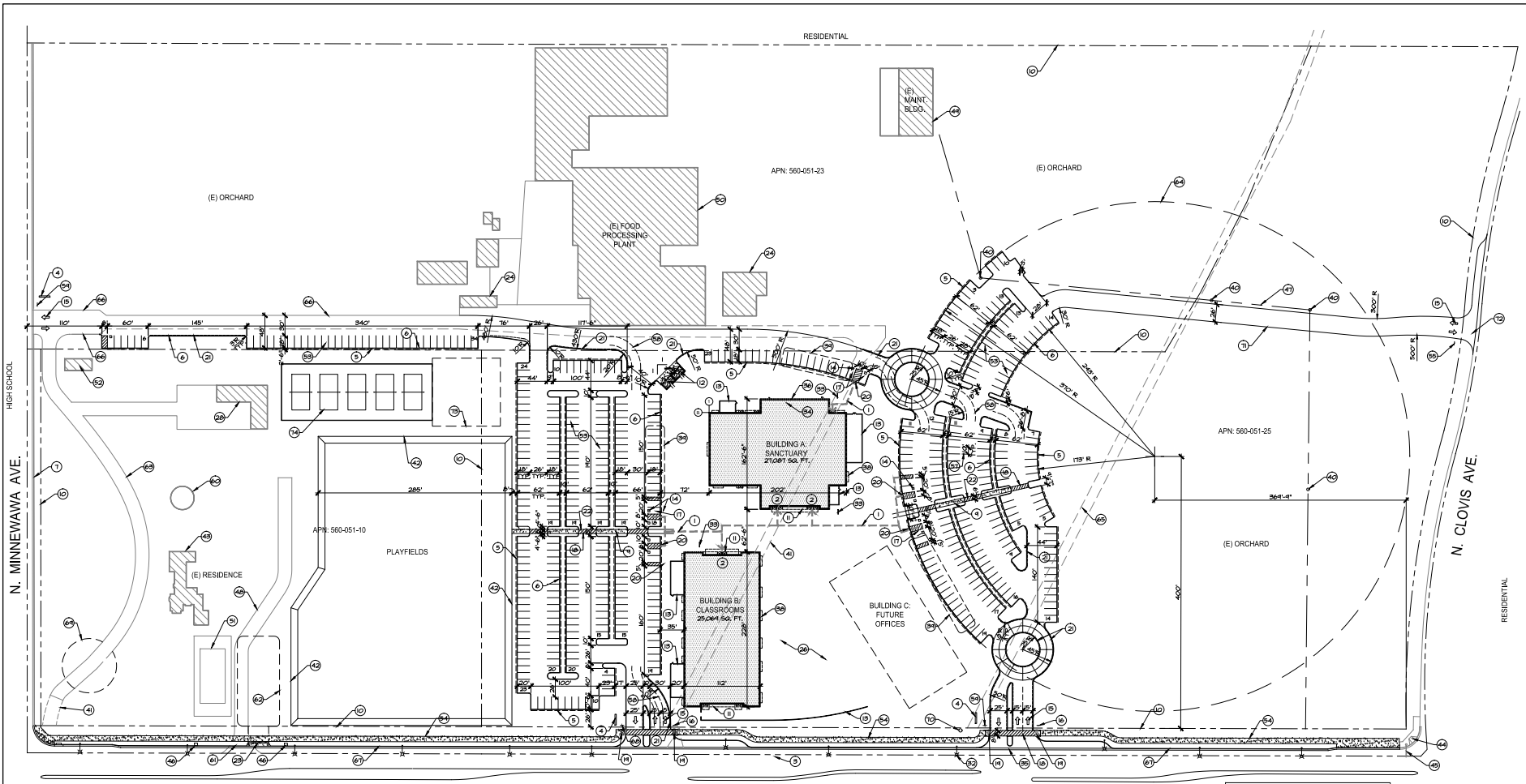
Building numbers shall:

1. Be a minimum of twelve inches (12") tall.
2. Be a minimum of one and one-half inches (1½") principal stroke width.
3. Be located above any eaves or walkway coverings, if possible.
4. Face the street in which it is addressed, if possible.

Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building Departments. When a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building further comments will be given.

Plan Check Comments by:

Gary Sawhill  
Deputy Fire Marshal  
(559) 324-2224  
[sawhill@cityofclovis.com](mailto:sawhill@cityofclovis.com)



PROJECT INFORMATION	
SITE ADDRESS: NEES AVE BY MINNEWAWA AND CLOVIS AVENUES CLOVIS, CA 95041	
SITE PLAN REVIEW NO.: X	
APN: 560-051-10, 23, 25	
EXISTING USE: AGRICULTURAL/FOOD PROCESSING	
ZONING: R1-7000	
GENERAL PLAN: L-LOW DENSITY & M-MEDIUM DENSITY RESIDENTIAL	
SITE AREA: ~ 41.7 ACRES	
BUILDING AREA: BUILDING A: SANCTUARY 27,087 SQ. FT. BUILDING B: CLASSROOMS 29,261 SQ. FT. TOTAL BUILDING AREA: 52,566 SQ. FT.	
COVERAGE: N/A	
BUILDING HEIGHT: ONE STORY; SEE EXTERIOR ELEVATIONS	
TYPE OF CONST.: I-B W/ SPRINKLERS	
OCCUPANCY GROUP: B & AS	
PARKING REQUIRED: ONE SPACE PER 40 SQ. FT. OF SANCTUARY AREA (5,850 SQ. FT. / 40 SQ. FT.) = 146 SPACES	
PARKINGS PROVIDED: BICYCLE PARKING REQUIRED:	
STANDARD STALLS: 442	SHORT-TERM, 444 X .25 = 25
ACCESSIBLE STALLS: 11	
CLEAN AIR STALLS: 41	LONG-TERM, 60 X .25 = 3
TOTAL STALLS: 494	
EV. CHARGING STATIONS REQUIRED: 444 X .25 = 25 (PROVISION MADE FOR FUTURE INSTALLATION)	

**KEYNOTES**

- ACCESSIBLE PATH OF TRAVEL (15% MAX. CROSS SLOPE, 3% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- ACCESSIBLE MAN BUILDING ENTRANCE (TYPE I) FOR SUBAREA
- AC STREET PAVEMENT; SEE CIVIL PLANS
- MONUMENT SIGN W/ LIGHTING (SEER SEPARATE PERMIT) SEE ELECTRICAL PLANS
- INDICATES 2'-0" BUMPER OVERHANG; TYP. LANDSCAPE PLANTING WITH BUMPER OVERHANG AREA TO BE LIMITED TO LONG-DRAINING PLANTS
- 6" RAISED CONCRETE CURB; TYP. SEE DETAILS B & W/AVGOS
- CONCRETE CURB & GUTTER
- LANDSCAPING; SEE LANDSCAPE PLANS
- CONCRETE SUBSIDEWALK, 1:20 MAX. SLOPE & 1/8" MAX. CROSS-SLOPE; SEE CIVIL DRAWINGS & DETAILS 6 & 11 (SLOPE LIGHT BROOM FINISH; TYP. PROVIDE FIBER EXPANSION JOINT WHERE WALKWAY MEETS BUILDING FOOTINGS MIN. 1/8" SLOPE AWAY FROM BUILDING)
- INDICATES (E) PROPERTY LINE; TYP.
- INDICATES ROOF OVERHANG ABOVE; TYP.
- INDICATES TYPE III TRASH ENCLOSURE EXCEEDING CITY OF CLOVIS STD. M-2
- MN 8 FT. HIGH CONCRETE MASONRY ENCLOSURE
- INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN; TYP. AT ALL ACCESSIBLE PARKING STALLS NOT TO BE LOCATED WITHIN 2FT. BUMPER OVERHANGS; SEE DETAIL 5/AVGOS
- PAINTED WHITE DIRECTIONAL ARROW; TYP. SEE DETAIL 5/AVGOS
- PARKING ENTRANCE SIGN; SEE DETAIL 4/AVGOS
- ACCESSIBLE PARKING STALL; TYP. OF II STALLS; SEE DETAIL 5/AVGOS
- ACCESSIBLE ACCESS AISLE ACROSS DRIVE AISLE WITH 4" PAINTED WHITE STRIPES; TYP. SEE DETAIL 5/AVGOS
- INDICATES ACCESSIBLE MANNING; TYP. MN 3'-0" HIDE IN DIRECTION OF TRAVEL; TYP. SEE DETAIL 5/AVGOS
- ACCESSIBLE CURB RAMP; TYP. SEE ENLARGED PLAN AND DETAIL 5/AVGOS
- DASHED LINE INDICATES DRIVE AISLES WITH RED PAINTED CURB IDENTIFYING IN 3" HIGH LETTERS AS "NO PARKING FIRE LANE"; TYP. PER CALIFORNIA VEHICLE CODE, SECTION 22500. LOCATE LETTERING AT MAX. 50 FEET OR PROVIDE APPROVED SIGN EVERY 50 FT.
- PAVEMENT TO BE FLUSH WITH SIDEWALK; TYP. AT HALTCWAY THROUGH PARKING
- DRIVEWAY APPROACH PER CITY OF CLOVIS STANDARDS; SEE CIVIL DRAWINGS
- AGRICULTURE RELATED STRUCTURE
- HARDSCAPE; SEE LANDSCAPE PLANS
- SEPARATE TOOLBOX & K-6 PLAYGROUND STRUCTURES W/ SYNTHETIC TURF & PADDED BASE
- CONCRETE MON STRIP; SEE LANDSCAPING
- COLORED CONCRETE; TYP. SEE LANDSCAPE PLANS
- LIGHT BOLLARD; TYP. SEE LANDSCAPING & ELECT. PLANS
- BLEC. TRANSFORMER AND SWITCHGEAR IN CHU ENCLOSURE
- POLE LIGHT; TYP. SEE ELECTRICAL PLANS
- REBORN BIKE RACK; 4 BICYCLES; TYP. AT 3 LOCATIONS
- LOCATED LONG-TERM BICYCLE PARKING W/ PERMANENTLY ANCHORED TRACKS FOR MN, 3 BICYCLES; SEE FLOOR PLAN
- CONCRETE GUTTER; SEE OFF-SITE IMPROVEMENT PLANS
- FIRE SPRINKLER RISER; SEE PUMPING DRAWINGS
- FIRE HYDRANT; SEE CIVIL DRAWINGS
- BUILDING CANOPY; TYP.
- FUTURE EV. CHARGING STATION PER CALIFORNIA GAS 3.2 (25 TOTAL) SEE ELECTRICAL PLANS, FUTURE CHARGING STATIONS TO BE REVIEWED UNDER SEPARATE PERMIT
- POWDER POLE TO REMAIN
- DASHED LINE INDICATES (E) ASPHALT PAVEMENT TO BE REMOVED
- INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN TO BE USED AS PLAYFIELDS
- (E) RESIDENCE TO REMAIN
- CORNER CURB CUT PER CITY OF CLOVIS STD.; SEE CIVIL PLANS
- (E) SIGNAL POLE TO REMAIN
- (E) UTILITY BOX TO REMAIN
- OVERHEAD POWER LINES TO REMAIN
- INDICATES PORTION OF (E) ASPHALT DRIVEWAY TO REMAIN
- (E) MAINTENANCE BUILDING TO REMAIN
- (E) FOOD PROCESSING PLANT TO REMAIN
- (E) TENNIS COURT TO REMAIN
- (E) FRUIT STAND TO REMAIN
- ASPHALT PAVEMENT PER CITY OF CLOVIS (35%) AT ALL IN PAVEMENT AREAS; SEE CIVIL PLANS
- CONCRETE SIDEWALK IN PUBLIC RIGHT-OF-WAY; SEE OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- LOCATION OF FIRE DEPT. CONNECTION; SEE CIVIL AND ORDERED APPROVAL FIRE PROTECTION PLANS
- PARKING STALLS LOCATED ON CURVE TO BE MIN. 10 FT. HIDE AT INSIDE RADIUS; TYP.
- INDICATES 45 FT. HIDE OUTSIDE TURNING RADIUS; TYP. FOR FIRE APPARATUS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE. MON. 30" STATE STD. "RIGHT TURN ON RED" SIGN IMMEDIATELY BELOW "STOP" SIGN ON SAME POLE
- (E) CAROUSEL TO REMAIN
- (E) DRIVE APPROACH TO BE REMOVED; SEE OFF-SITE IMPROVEMENT PLANS
- FUTURE ACCESSIBLE PARKING AT THE OF ANY PROPOSED WORK AT (E) RESIDENCE; NOT IN THIS PERMIT
- (E) DRIVEWAY TO REMAIN
- INDICATES OUTER PARKING RADIUS FOR FUTURE PARKING IMPROVEMENTS
- INDICATES (E) IRRIGATION CANAL TO BE ROUTED UNDERGROUND; SEE CIVIL PLANS
- EDGE OF (E) ASPHALT PAVEMENT
- STREET MIDDING, CURB, GUTTER, & SIDEWALK
- TO BE DEVELOPED BY THE CITY OF CLOVIS PER OFF-SITE IMPROVEMENT PLANS
- 30" STATE STD. "STOP" SIGN MOUNTED ON 2" DIA. GALV. POST W/ BOTTOM AT 1 FT. ABOVE GRADE
- INDICATES FUTURE TURN AROUND NOT IN THIS PERMIT
- (E) IRRIGATION STANDPIPE TO REMAIN
- TEMPORARY VEHICLE ACCESS TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TEMPORARY DRIVEWAY APPROACH TO BE REMOVED AT THE OF FUTURE DEVELOPMENT OF GARAGE GARAGE
- TRUCK COVERED AREA
- INDICATES SAND VOLLEYBALL COURT LAYOUT

**CLEAN AIR VEHICLE PARKING NOTE:**  
 PROVIDE 41 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS PER DETAIL 5/AVGOS. CLEAN AIR VEHICLE STALLS ARE TO BE DISTRIBUTED EVENLY THROUGHOUT PARKING LOT (CALGREEN 5.106.5.2)



DATE	DESCRIPTION
07/19/2023	DWG. SUBMITTAL PACKAGE
09/06/2023	COP. SUBMITTAL PACKAGE

DATE	DESCRIPTION

PHASE ONE DEVELOPMENT PLANS FOR:  
 THE WELL COMMUNITY CHURCH  
 CLOVIS AVE. AND NEES AVE.  
 CLOVIS, CA

January 19, 2021

Ricky Caperton  
City of Clovis  
Planning & Development Services Dept.  
1033 Fifth Street  
Clovis, CA 93612

**Project: Rezone (R2020-005), Site Plan Review (SPR2020-008), and Conditional Use Permit (CUP2020-006) – The Well Community Church**

**District CEQA Reference No: 20201091**

Dear Mr. Caperton:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Clovis (City). The project consists of a request to (1) rezone the site from R-A (Single Family Very Low Density to R-1-7500 Zone District (Single Family residential – 7500), (2) a Site Plan Review, and (3) a Conditional Use Permit for a church campus (Project). The approximately 23-acre Project site is located on the north side of West Nees Avenue between North Minnewawa Avenue and North Clovis Avenue in Clovis, CA (APN: 560-051-10, -23 and -25).

**Project Scope**

The Project consists of the construction of a sanctuary (approximately 27,000 sq. ft.), a children’s classroom (approximately 26,000 sq. ft.) and a future office building (approximately 26,000 sq. ft.). The Project proposes approximately 494 parking stalls. The Project will include sports and recreational fields totally approximately 14 acres in area. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: [https://www.valleyair.org/transportation/GAMAQI\\_12-26-19.pdf](https://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf)

The District offers the following comments:

## **1) Project Related Criteria Pollutant Emissions**

### **1a) Construction Emissions:**

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

### **1b) Health Risk Screening/Assessment**

Located east of the Project, are residents and the New Hope Community Church. Located directly south of the Project is a residential development. Located west of the Project, is Garfield Elementary School and the Veterans Memorial Stadium. North of the Project is a business and residential development. The existing single-family residence situated near the northeast corner of Nees and Minnewawa Avenues will remain and be used for office and administrative related functions of the church.

The Health Risk Assessment should evaluate the risk associated with sensitive receptors (elementary school, residents and workers) in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TAC's identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at: [http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS).

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at: [http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

### **1c) Ambient Air Quality Analysis**

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

### **2) District Rules and Regulation**

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), and New and Modified Stationary Source Review (Rule 2201).

#### **2a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent

by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

**2b) District Rule 9510 (Indirect Source Review)**

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

**2c) District Regulation VIII (Fugitive PM10 Prohibitions)**

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm).

## **2d) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

## **3) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Georgia Stewart by e-mail at [Georgia.Stewart@valleyair.org](mailto:Georgia.Stewart@valleyair.org) or by phone at (559) 230-5937.

Sincerely,



Brian Clements  
Director of Permit Services

AM: gs



**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

AGENDA ITEM NO. 12.

Page 1 of 4

**PUBLIC AGENCY**

RICKY CAPERTON  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

RUSSEL TAYLOR, THE WELL COMMUNITY  
CHURCH  
410 PARK CREEK DR.  
CLOVIS, CA 93611

PROJECT NO: **2020-006**

ADDRESS: **N. OF NEES AVE. BTWN. CLOVIS AVE. AND MINNEWAWA AVE.**

APN: **560-051-23, 25, 560-051-10**

SENT: **January 26, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BT	\$28,574.00	NOR Review *	\$903.00	To be paid prior to release of District comments to Public Agency and Developer.
CZ	\$101,910.00	Grading Plan Review *	\$4,594.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *		For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$130,484.00</b>		<b>Total Service Charge: \$5,497.00</b>		

\* The Development Review Service Charge shown above is associated with CL SPR 2020-008 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/21 based on the site plan submitted to the District on 12/23/20 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. 2020-006**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 12.

Page 2 of 4

CL  
CUP  
No. 2020-006

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 12.

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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, 2014 (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.



Brent Sunamoto  
Assistant District Engineer, RCE

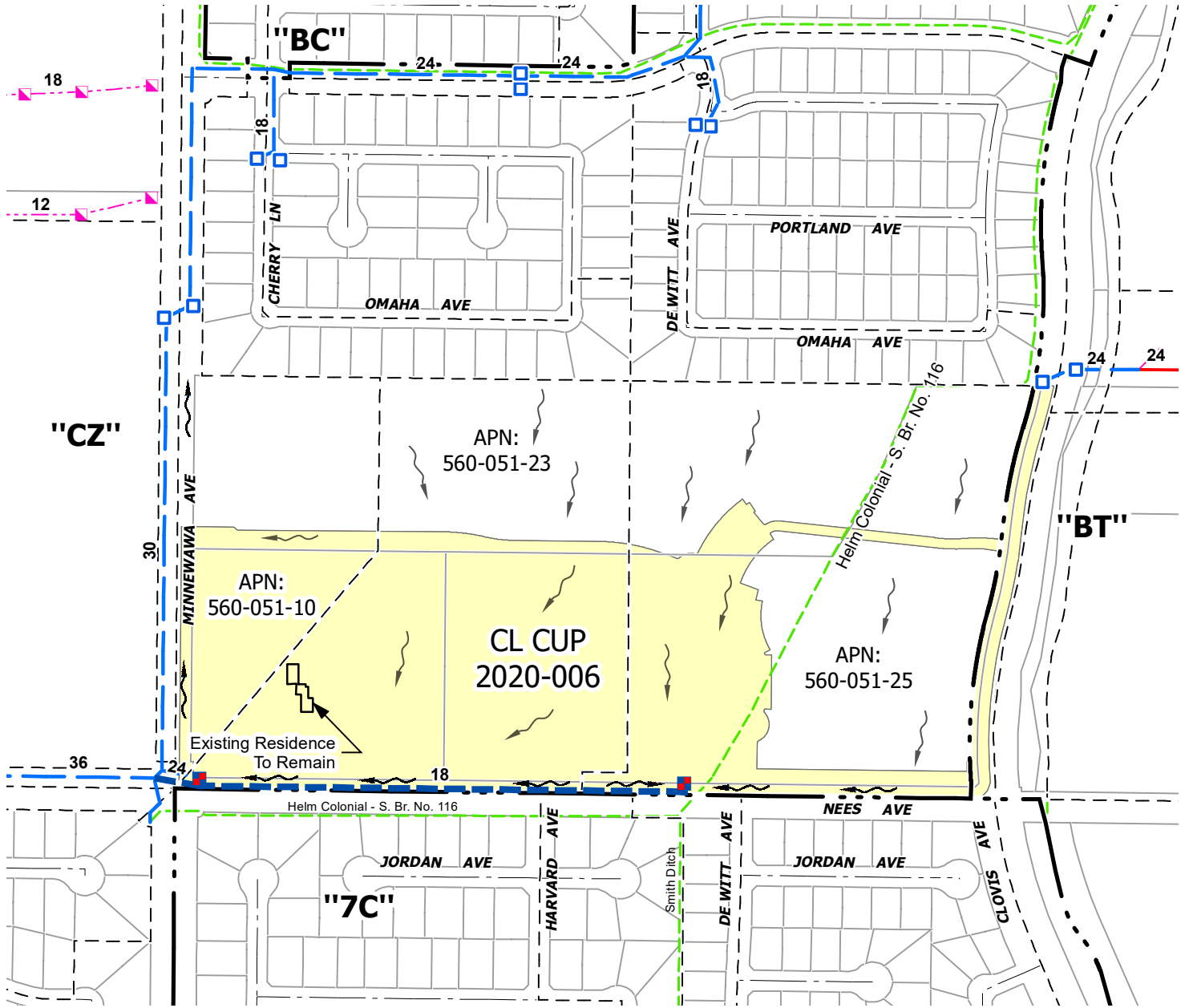
Digitally signed by Brent Sunamoto Date: 1/26/2021 2:00:37 PM



Anthony Zaragoza  
Engineer II

Digitally signed by Anthony Zaragoza Date: 1/26/2021 11:47:15 AM





**LEGEND**

- Master Plan Facilities To Be Constructed By City Of Clovis - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Direction Of Drainage
- Inlet Boundary
- Drainage Area Boundary



1" = 400'

**CL CUP 2020-006**  
**DRAINAGE AREA "CZ"**



**EXHIBIT NO. 1**  
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a commercial type land use density. The developer shall be required to mitigate the impacts of the increased runoff from the proposed commercial type land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a commercial type density development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

At this time, the City of Clovis is proposing to install the Master Plan facilities shown on Exhibit No. 1 as part of a City of Clovis project to widen Nees Avenue. If those facilities are completed prior to development of this site, permanent drainage service will be available for the area located in Drainage Area "CZ". If the facilities are not constructed, the construction of these facilities will be a requirement of CL CUP 2020-006.

Temporary drainage service for the street area along Clovis Avenue is available through existing facilities.

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

APNs 560-051-10 and 560-051-25 are required to grant a drainage covenant to APN 560-051-23 to allow surface runoff to reach proposed Master Planned facilities located in Nees Avenue.

CL CUP 2020-006 shall not block the historical drainage pattern of the existing home and buildings to remain adjacent to the related project. The developer shall verify and/or provide improvements to the satisfaction of the District that runoff from the existing home and buildings has the ability to surface drain to adjacent streets.

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.



# City of Clovis

AGENDA ITEM NO. 12.

Department of Planning and Development Services  
CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **12/23/2020**

## PLANNING APPLICATION REQUEST FOR COMMENTS

**Project Manager - Ricky Caperton, AICP, Senior Planner**

### PLEASE ROUTE TO:

(In House)

- Planning Division
- Building Division
- Engineering Division
- Utilities Division
- Solid Waste Division
- Fire Department
- Police Department
- City Landscape Committee
- Legal Description Review
- Other (Specify)
- 

(Out-of-House)

- Fresno Irrigation District
- Fresno Metropolitan Flood Control Dist.
- Pacific Gas & Electric
- AT&T
- Clovis Unified School District
- Cal Trans
- SJV Unified Air Pollution Control Dist.
- State of California Department of Fish and Game
- LAFCO (when annexation is involved)
- County of Fresno Development
- Fresno County Environmental Health

Item(s): CUP2020-006 Location: North of Nees Avenue between Clovis & Minnewawa Avenues

APN: 560-051-10, 23, 25 Zoning: Public Facilities General Plan: Low Density Residential

Name of Applicant: The Well Community Church, Russel Taylor Phone/Email: (559)708-4046/ russ.t@ttcarchitects.com

Applicant Address: 410 Park Creek Drive City: Clovis State: CA Zip: 93611

Previously Reviewed Under DRC: DRC2020-031 Or Other Entitlement: \_\_\_\_\_

Project Description: **SEE ATTACHED PROJECT DESCRIPTION**

This item is tentatively scheduled for a public hearing to be considered by the Planning Commission.  
The attached information is circulated for your comments. Please attach your comments and recommendations in condition form and return to the project manager by 1/19/2020

Please check one below:

- No Comments       Comments Attached       Comments e-mailed or saved on: \_\_\_\_\_

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department. They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): \_\_\_\_\_

**PLEASE RETURN TO:**  
**Ricky Caperton, AICP, Senior Planner**  
**Planning and Development Services Dept.**  
**1033 Fifth St., Clovis, CA 93612**  
**Phone: 324-2347 Fax: 324-2866**

**From:** Marc Varney <msv6@icloud.com>  
**Sent:** Tuesday, March 9, 2021 7:51 PM  
**To:** Ricky Caperton  
**Cc:** Kelsey George; Lily Cha  
**Subject:** Re: Meeting with Marc Varney

Hi Ricky,

Thank you very much to you and your colleagues Lily and Kelsey for meeting with me this afternoon to discuss the The Well Community Church project and its proposed mitigated negative declaration. I appreciate all the time you spent addressing my concerns and answering my questions.

I believe many of the issues that I raised are being addressed but would like to submit my comments to you for consideration by the Clovis Planning Commission at the upcoming hearing on March 25, 2021.

I have lived at 1126 N. Cherry Lane, Clovis for over 19 years. Our residence is less than one block from the proposed site for this project. I am not opposed to the Church project. Rather my comments and concerns arise from my interest in preserving and improving traffic safety for vehicles, bicycles and pedestrians in the area of the proposed project.

1. Westbound Nees Avenue between Minnewawa and Clovis Avenues should be widened from one lane to two through lanes prior to or concurrently with the Church project. This section of road has been a dangerous bottleneck for many years and the scene of several serious rear end type collisions over the time I have resided in the neighborhood. I understand this is already scheduled to be done.
2. Sidewalks should be constructed along the complete length of the west, south and east perimeters of the entire property bounded by Minnewawa, Nees and Clovis Avenues. These sidewalks should not be limited to only the perimeter of the 23 acres of the Church Project. I understand sidewalks are addressed in the mitigated negative declaration but I'm not certain the requirements are specific or clear enough.
3. Pedestrian crosswalks at the intersection of Minnewawa and Nees should be expanded to four crosswalks in all eight directions. There are presently just two crosswalks at this intersection which makes it difficult, dangerous and time consuming for pedestrians or bicyclists to cross these streets.
4. The two east bound lanes of Nees between Minnewawa and Clovis are in very bad condition with cracking and deteriorating asphalt. With increased construction traffic and eventually new church vehicle traffic this section of road will become unsafe because of street surface degradation. A road resurfacing of this section of Nees should be part of the mitigation plan.
5. The utility/electric poles on the north side of Nees between Minnewawa and Clovis should be removed and all utilities relocated underground. I understand this is planned to be done.

## ATTACHMENT 5



6. I am concerned with the accuracy of the traffic survey that was completed in this area. I have not viewed the report but would like to understand more about how accurate and realistic numbers for traffic were determined in light of COVID's impact on vehicle movements. The Buchanan Educational Complex has been closed to in classroom instruction for nearly one year. Living in this area I can assure you that the number of vehicles traveling along Minnewawa and Nees have been but a small fraction of what is normal. I ask that the Planning Commission makes certain that normal traffic numbers in this area are fairly and realistically represented in the submitted traffic survey. I am not confident this is the case.

7. Has the Clovis Police Department been approached concerning their capability to provide traffic control Officers at the Church's street entrances/exits during large events and gatherings? I ask because of what I have frequently observed driving past the CrossCity Christian Church at 2777 E Nees Ave. Many times I have seen one or possibly two Fresno Police Officers directing traffic entering or exiting the Church campus from Nees Ave. The Officers make it possible for traffic to safely pass through that area along Nees Ave. I believe it may be necessary for the Clovis Police Department to investigate this requirement. Fresno Police Department and CrossCity Christian Church representatives should be able to provide information concerning when they deem this Police service necessary.

8. Finally, I don't agree that a left turn onto southbound Minnewawa from the Well Church's east side exit near the present Wawona Fruit Stand should be allowed. Minnewawa is a heavily traveled street with a 45 mph speed limit that is rarely enforced. Traffic moves at a high rate of speed through the Minnewawa and Nees intersection. Northbound and southbound traffic on Minnewawa presents a high collision potential for vehicles trying to exit the Church Campus via a left turn south onto Minnewawa. If you investigate you will notice there are no left turns permitted onto Minnewawa from any neighborhood housing development exits on the east side of Minnewawa from Nees to Shepherd. Wawona Ranch Lane, Powers Ave and Serena Ave all permit only right turns onto northbound Minnewawa.

Thank you again very much for considering my concerns on the Well Church project. I would be happy to answer any questions.

Marc Varney

Sent from my iPad

On Mar 8, 2021, at 10:30 AM, Ricky Caperton <[rcaperton@ci.clovis.ca.us](mailto:rcaperton@ci.clovis.ca.us)> wrote:

Meet at the Planning Department in the Sierra Conference Room.

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is

strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message.

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Received

AGENDA ITEM NO. 12.

APR 14 2021

ADMN/CITYMGR

# Law Offices of JANE WOODCOCK

Attorneys  
Jane Woodcock \*

530 Dewitt Avenue, Suite 102  
Clovis, CA 93612  
(559) 323-2560  
Fax: (559) 323-2563

Mailing Address  
P.O. Box 27980  
Fresno, CA 93729-7980  
jane@woodcocklaw.com

\* Certified by the State Bar of California Board of  
Legal Specialization as a Specialist in Workers'  
Compensation Law

April 9, 2021

CITY OF CLOVIS  
1033 - 5<sup>th</sup> Street  
Clovis, CA 93612

RE: **Notice of Public Hearing on 04/19/21 @ 6:00 p.m.**

Dear Sir or Madame:

I am in receipt of the Notice of Public Hearing documenting the Clovis City Council meeting of April 19, 2021, at 6:00 p.m. in regards to property located at the northeast corner of Nees and Minnewawa Avenues.

I have lived at 1196 North Cherry Lane in Clovis since June 2000. My lot is approximately a half acre. In addition, my backyard is on the southeast corner of Nees and Minnewawa Avenue. Furthermore, even though my backyard is large, the church group who is temporarily meeting at their future home at the northeast corner of Nees and Minnewawa has made it impossible for me to go in my backyard due to the level of the noise. At this point, I hear the people who speak and the music in my home. I believe the excessive noise levels are detrimental to my health and the safety of all individuals in this vicinity.

The excessive noise is a public nuisance and is annoying to me. In fact, I cannot even go sit in my courtyard which is surrounded by my home due to this noise.

Has anyone from the City visited this location on Sunday mornings to test the level of the noise coming from the Well Community Church? The noise consisting of voices and music is intrusive, disturbing and at a very high noise level.

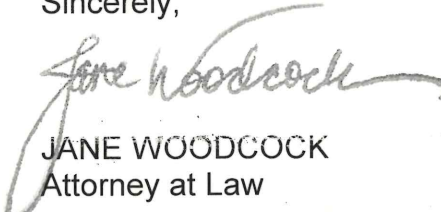
Since I am unable to attend this City Council meeting, I wanted to voice my concerns and object to their request to re-zone the 23 acres in question. In order to make an informed decision that will affect the residents of this area, I would recommend that the City make a visit to this area on Sunday mornings.

CITY OF CLOVIS

April 9, 2021  
Page 2

Your assistance in taking into consideration the above complaint in making your decision would be appreciated.

Sincerely,



JANE WOODCOCK  
Attorney at Law

JW/hlc

CLOVIS PLANNING COMMISSION MINUTES  
March 25, 2021

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hinkle in the Clovis Council Chamber.

Flag salute led by Commissioner Cunningham.

Present: Commissioners Antuna, Bedsted, Cunningham, Hatcher, Chair Hinkle

Absent: None

Staff: Renee Mathis, Planning and Development Services Director  
Dave Merchen, City Planner  
Ricky Caperton, Senior Planner  
George Gonzalez, Senior Planner  
Kelsey George, Assistant Planner  
Emily Lane, Assistant Planner  
Maria Spera, Planning Technician II  
Gene Abella, Civil Engineer  
Colleen Vidinoff, Engineer II  
Wesley Carlson, City Attorney

MINUTES

1. The Commission approved the February 25, 2021, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Dave Merchen introduced Assistant Planner Emily Lane.

PLANNING COMMISSION MEMBERS COMMENTS

None.

COMMUNICATIONS AND REFERRALS

Item of correspondence relating to Agenda Item X-2.

BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

3. Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.
  - a. Consider Approval, **Res. 21-05**, A request to approve an environmental finding of a Mitigated Negative Declaration for R2020-005, and CUP2020-006.

- b. Consider Approval, **Res. 21-06, R2020-005**, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.
- c. Consider Approval, **Res. 21-07, CUP2020-006**, A request to approve a conditional use permit for a church use.

Senior Planner Ricky Caperton presented the staff report.

Commissioner Cunningham requested more information regarding a complaint or concern expressed by a neighbor about traffic turning left onto Minnewawa Avenue. Senior Planner Caperton provided information.

At this point, the Chair opened the floor to the applicant.

Brad Bell of 8887 N. Matus Avenue, Fresno, provided information on the project.

Commissioner Cunningham inquired as to service attendance numbers. Mr. Bell provided an estimate.

Commissioner Cunningham sought and received confirmation that a traffic study had not been performed for their Maple and Nees Avenues site, expressing his concern regarding traffic on Minnewawa Avenues. John Roland of Peters Engineering Group, 682 Pollasky Avenue provided information based on the traffic study for the site and the behavior of drivers.

Chair Hinkle inquired as to the accesses for trucks related to the use of the northern portion of the site. Mr. Roland provided information.

Chair Hinkle inquired as to any plans for property east of Clovis Avenue. Mr. Bell responded that there is neither planning nor funding for that property.

Chair Hinkle inquired as to the purpose of dirt being piled up in the northeast corner of the property. Mr. Bell provided information.

Chair Hinkle inquired as to whether there would be vehicle charging stations in the parking lot. The project architect responded to the question off mike, indicating that the site would be wired for charging stations, but charging stations were not planned to be installed.

Chair Hinkle then addressed the hours of operation with the applicant team and staff.

At this point, the Chair opened the floor to those in favor.

Bill Smittcamp of 1564 N. Middleburg Lane spoke in favor of the project.

At this point, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve an environmental finding of a Mitigated Negative Declaration for R2020-005 and CUP2020-006. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve R2020-005. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve CUP2020-006 with modification to the hours of operation for outdoor activities. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

Senior Planner Caperton withdrew a request to cancel the April Planning Commission meeting, as new projects came in recently that were able to be scheduled for that meeting.

ADJOURNMENT AT 6:46 P.M. UNTIL the Planning Commission meeting on April 15, 2021.

---

Paul Hinkle, Chair

**RESOLUTION 21-\_\_\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION FOR REZONE R2020-005 PURSUANT TO CEQA GUIDELINES**

**WHEREAS**, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

**WHEREAS**, in March 2021, the City of Clovis (“City”) caused to be prepared an initial study for the Project to evaluate potential environmental impacts, which is hereby incorporated by this reference; and

**WHEREAS**, on the basis of that study, it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

**WHEREAS**, a public notice was sent out to area residents within a minimum 600 feet of said property boundaries for a public review period occurring between March 3, 2021 and March 24, 2021; and

**WHEREAS**, on the basis of the initial study, a mitigated 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 CEQA Guidelines, 14 California Code of Regulations, sections 15000, et seq.; and

**WHEREAS**, the City Council has independently reviewed, evaluated, and considered the CEQA analysis outlined in the staff report, initial study, mitigated negative declaration and all comments, written and oral, received from persons who reviewed the mitigated negative declaration, or otherwise commented on the Project (“Administrative Record”).

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The initial study and mitigated negative declaration for the Project are adequate, reflect the City’s independent judgment and analysis, and have been completed in compliance with CEQA and the CEQA Guidelines.



3. The initial study and mitigated negative declaration were presented to the City Council and the City Council has independently reviewed, evaluated, and considered the Administrative Record prior to approving the Project.
4. On the basis of the whole record, there is no substantial evidence that the Project will have a significant effect on the environment.
5. The mitigated negative declaration is approved and the mitigation monitoring program set forth in **Attachment A**, including the mitigation measures identified therein and as described in the mitigated negative declaration is adopted.
6. The record of these proceedings shall be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and the custodian of the record shall be the City Planner or other person designated by the Planning and Development Services Director.
7. 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.
8. The basis for the findings is detailed in the April 19, 2021 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as evidence and comments presented in connection with the mitigated negative declaration.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 19, 2021, by the following vote, to wit.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

DATED: April 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**ATTACHMENT A:  
Mitigation Monitoring Program  
R2020-005 and CUP2020-006**

<b>Proposed Mitigation</b>	<b>Summary of Measure</b>	<b>Monitoring Responsibility</b>	<b>Timing</b>	<b>Verification (Date and Initials)</b>
<b><i>Aesthetics</i></b>				
AES-1	The Project shall comply with Section 9.22.050, Exterior Light and Glare, of the Clovis Municipal Code (CMC or Development Code), which requires light sources to be shielded and that lighting does not spillover to adjacent properties.	City of Clovis Planning	<i>Plan Review</i>	
<b><i>Biological Resources</i></b>				
BIO-1	<b>Qualified Biological Monitor On-Site During Vegetation Removal.</b> A qualified biological monitor should be on-site during vegetation removal within the Project footprint.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-2	<b>Pre-Activity Surveys for Birds During Nesting Season.</b> For construction activities during February 15 through August 31, the applicant shall hire a qualified ornithologist to conduct pre-construction surveys for the presence of nesting birds at the Project site. The survey shall be conducted no more than seven (7) days prior to construction activities. The survey shall inspect all potential nesting areas for the presence of nests in or immediately adjacent to the impact areas. If an active nest is found, the applicant shall implement measures recommended by the ornithologist, which could include establishing a construction-	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	free buffer zone around the nest (typically 250 feet for raptors and 50 – 100 feet for other species).			
BIO-3	<b>Wetland Delineation.</b> To minimize impacts to Helm Colonial Ditch, a wetland delineation analysis shall be conducted prior to undergrounding and the start of construction to determine the status of the ditch. Based on the analysis findings, coordination with the appropriate agencies should be conducted.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Cultural Resources</b>				
CULT-1	<p>If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
CULT-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Geological Resources</b>				

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
GEO-1	<p>If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist and/or paleontologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist and/or paleontologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
<b>Transportation</b>				

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
TRAF-1	<p>West Site Access / Nees Avenue / Harvard Avenue: One dedicated right-turn lane exiting the site is recommended and two lanes entering the site are proposed. Per City requirements, construct a median worm to prevent left turns out of the driveway and left turns out from Harvard Avenue. The existing left-turn lanes on Nees Avenue will remain. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.</p>	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-2	<p>East Site Access / Nees Avenue / DeWitt Avenue: The intersection will remain as a full-access opening. One shared left-turn/through lane and one dedicated right-turn lane exiting the site are recommended, along with two proposed lanes entering the site. The proposed dedicated left-turn lane to be constructed in the existing Nees Avenue median for the eastbound-to-northbound left-turn movement into the site is recommended to be on the order of 150 feet long and should be maximized within the existing space available. The existing westbound left-turn lane (which turns left to southbound Harvard Avenue) to the west of the proposed lane should not be reduced in length. The proposed bay taper may be reduced below 120 feet, if necessary, to provide the recommended 150 feet</p>	City of Clovis Engineering	<i>Prior to Permits</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	of storage. The proposed dedicated right-turn lane from westbound Nees Avenue turning into the site is recommended to be at least 125 feet long. To improve the efficiency and safety of the two entering lanes, it is recommended that an island be constructed to provide a physical barrier separating vehicles turning left into the site from vehicles simultaneously turning right into the site from the opposite direction. A similar existing configuration can be observed at the Herndon Avenue entrance to the Trading Post Shopping Center at the southeast corner of Herndon and Clovis Avenues.			
TRAF-3	Minnewawa Avenue / Site Access: The existing full-access opening that currently serves as the driveway to the Wawona Packing Shed and Peach Tree Fruit Stand is recommended to remain in its existing condition, with the exception that striping to delineate separate left-turn and right-turn lanes exiting the site are recommended.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-4	Clovis Avenue / Site Access: The new right-in/right-out driveway is recommended to have one lane entering the site and one lane exiting the site. The proposed dedicated right-turn lane from southbound Clovis Avenue turning into the site is recommended to be 100 feet long.	City of Clovis Engineering	<i>Prior to Permits</i>	
TRAF-5	Left turns out of the Project site shall be temporarily prevented after large events on weekends. This can be accomplished with installation of traffic cones and similar temporary traffic control devices along with a right-turn-only	City of Clovis Engineering	<i>Prior to Permits</i>	
<b><i>Tribal Cultural Resources</i></b>				
TCR-1	If cultural or archaeological materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
TCR-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines,</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	



Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondence, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p>			

**ORDINANCE 21-\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTION 9.08.020 AND 9.86.010 OF THE CLOVIS MUNICIPAL CODE TO RECLASSIFY APPROXIMATELY 23.00 ACRES OF LAND FROM THE R-A (SINGLE-FAMILY RESIDENTIAL VERY LOW DENSITY) ZONE DISTRICT TO THE R-1-7500 (SINGLE-FAMILY RESIDENTIAL LOW DENSITY) ZONE DISTRICT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF MINNEWAWA AND NEES AVENUES**

LEGAL DESCRIPTION:

See **Attachment A**

**WHEREAS**, the project proponent, Jeremy Vanderlinden, The Well Community Church, 2044 E. Nees Avenue, Fresno, CA 93720, has submitted an application for Rezone R2020-005 to rezone approximately 23.00 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the R-1-7500 (Single-Family Residential Low Density) Zone District for property located near the northeast corner of Minnewawa and Nees Avenues, in the City of Clovis, California; and

**WHEREAS**, the proposed rezone was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

**WHEREAS**, the Planning Commission held a noticed public hearing on March 25, 2021, to consider the project approval, at which time interested persons were given opportunity to comment on the project; and

**WHEREAS**, the Planning Commission voted and recommended that the City Council approve rezone R2020-005; and

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

**WHEREAS**, the City published a Notice of the City Council Public Hearing for April 19, 2021, to consider rezone R2020-005, in the Fresno Business Journal, mailed notices to area residents within 600 feet of said property boundaries ten days prior to said hearing, and posted notice of the Public Hearing according to applicable law; and

**WHEREAS**, the City Council held a noticed public hearing on April 19, 2021, to consider the approval of rezone R2020-005, at which time interested persons were given opportunity to comment on the project; and

**WHEREAS**, on April 19, 2021, 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 ("Administrative Record") relating to rezone

**ATTACHMENT 8**

R2020-005, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

**WHEREAS**, the City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the approval of a mitigated negative declaration pursuant to CEQA guidelines; and

**WHEREAS**, the City Council has reviewed and considered the staff report and all written materials submitted in connection with the request and hearing and considered the testimony presented during the public hearing.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:**

Section 1

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects.
4. The City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record and approved a mitigated negative declaration for the project pursuant to CEQA guidelines.
5. The City Council does approve rezone R2020-005.

Section 2 The Official Map of the City is amended in accordance with Sections 9.8.020 and 9.86.010 of the Clovis Municipal Code by reclassification of certain land in the County of Fresno, State of California, to wit:

From R-A to R-1-7500 for the area described in **Attachment A**

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.

APPROVED: April 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\* \* \* \* \*

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on April 19, 2021, and was adopted at a regular meeting of said Council held on \_\_\_\_\_, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 19, 2021

\_\_\_\_\_  
City Clerk

**ATTACHMENT A  
LEGAL DESCRIPTION**

[Legal Description to come]



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council  
 FROM: Administration  
 DATE: April 19, 2021  
 SUBJECT: Consider Approval – Res. 21-\_\_\_, Confirming Emergency Order 2021-02, Relating to Employee Leave/Pay During Emergency.

**Staff:** Luke Serpa, City Manager  
**Recommendation:** Approve

ATTACHMENTS: 1. Res. 21-\_\_\_, A Resolution Confirming Emergency Order 2021-02.

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

For the City Council to adopt Emergency Services Order 2021-02, relating to Senate Bill 95 emergency leave/pay from January 1, 2021 through September 30, 2021.

### BACKGROUND

On March 16, 2020, the City Council approved the following:

1. A request from the Director of Emergency Services for the City of Clovis that the City Council of the City of Clovis proclaim the existence or threatened existence of a local emergency (COVID-19); and
2. A Resolution of the City Council of the City of Clovis proclaiming the existence or threatened existence of a local emergency (COVID-19).

On March 21, 2020, the City Council confirmed the Director of Emergency Services':

1. Order 2020-01: Declaration Closing Bars, Wineries, Breweries, Pubs, and Restaurants; and
2. Order 2020-02: Declaration Closing Gyms, Health Clubs, Trampoline Parks, Arcades, and Theaters; and

3. Order 2020-03: Declaration Establishing Emergency Telework Guidelines.

On March 30, 2020, the City Council confirmed the Director of Emergency Services':

1. Order 2020-04 pertaining to employee leave/pay during emergency determined as necessary to safeguard life and property and continue essential services of the City of Clovis; and
2. Order 2020-05 related to price gouging and taking unfair advantage of consumers.

On April 6, 2020, the City Council confirmed the Director of Emergency Services':

1. Order 2020-06 related to waiving late fees on business license payments and utility payments; and
2. Order 2020-07 related to waiving municipal code restrictions against parking a recreational vehicle under specific circumstances.

On April 13, 2020, the City Council confirmed the Director of Emergency Services':

1. Order 2020-08 related to suspension of employee vacation caps during the declared emergency; and
2. Order 2020-09 related to waiving transit fares during the declared emergency; and
3. Order 2020-04A, an addendum to 2020-04 relating to emergency leave/pay for use by all City of Clovis employees during the declared emergency; and
4. Order 2020-10 related to closing play structures, exercise apparatus, and picnic shelters at City-owned parks; and
5. Order 2020-11 related to local enforcement of Governor's Executive Order pertaining to the statewide stay at home requirements; and
6. Order 2020-12 relating to enforcement of local emergency orders.

On April 20, 2020, the City Council confirmed the Director of Emergency Services':

1. Order 2020-08A, an addendum to suspension of vacation cap order 2020-08 related to suspension of employee vacation caps during the declared emergency.

On May 4, 2020, the City Council approved an emergency order as follows:

1. Order 2020–13 in order to add clarity to the City’s roles and responsibilities under the governor’s stay at home order by: (1) repealing emergency orders 2020-01 (bars and restaurant closures), 2020-02 (gyms and places of amusement), and 2020-10 (City parks) as unnecessarily duplicative as the statewide stay at home order covers these and other items; and (2) clarifying the City’s enforcement responsibilities.

On June 1, 2020, the City Council approved an emergency order as follows:

1. Order 2020–14 assisting restaurants severely impacted by the COVID-19 crisis by allowing restaurants the option to temporarily expand capacity into public and private common areas under specified circumstances.

On July 20, 2020, the City Council approved an emergency order as follows:

1. Order 2020–15 allowing Retail and Service to use Public and Private common areas.

On August 3, 2020, the City Council approved an emergency order as follows:

1. Order 2020–16 assisting local developers in Clovis by suspending the expiration of specified land use entitlements.

On December 14, 2020, the City Council approved an emergency order as follows:

1. Order 2020–4B providing paid administrative leave time for those employees who have exhausted their COVID leave time and are required to quarantine due to a workplace exposure.

On February 1, 2021, the City Council approved an emergency order as follows:

1. Order 2021–02 suspending certain City transit service rider eligibility requirements for COVID-19 vaccination appointment transportation.

Staff is now bringing forth for Council to adopt by resolution Emergency Order 2021–02, (Attachment 1), related to Senate Bill 95 employee leave/pay during the emergency.

#### **FISCAL IMPACT**

Order 2021-02 will have a financial impact on the City due to additional leave time for all qualifying employees which could also result in overtime to provide for coverage. However, COVID-19 Federal emergency funding may offset most of the additional costs.

Prepared by: John Holt, Assistant City Manager

Reviewed by: City Manager 



## CITY OF CLOVIS

## RESOLUTION NO. 21-\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
CONFIRMING THE DIRECTOR OF EMERGENCY SERVICES' ORDERS  
AND DECLARATIONS**

**WHEREAS**, there exists a local emergency in the City of Clovis ("City") pursuant to Resolution 20-20, approved by the City Council on March 16, 2020, where the City declared a local emergency due to the increase in confirmed cases of COVID-19, including now multiple confirmed cases within Fresno, Madera and Tulare Counties; and

**WHEREAS**, under the authority of Government Code sections 8610 and 8634, and Clovis Municipal Code section 4.2.06, the Director of Emergency Services is empowered, upon declaration of a local emergency, to make and issue regulations on matters reasonably related to the protection of life and property as affected by such emergency; and

**WHEREAS**, under conditions of the emergency, it is deemed necessary in the interest of public safety to enact certain emergency orders and restrictions within the City; and

**WHEREAS**, life and property is deemed to be in peril and time is of the essence; and

**WHEREAS**, the City Council does hereby find that the above-described conditions of disaster or of extreme peril did warrant and necessitate the Director of Emergency Services' orders and restrictions in response to the existence of a local emergency; and

**WHEREAS**, effective March 20, 2020, pursuant to Executive Order N-33-20, the Governor issued a Statewide stay at home/stay in place order, which encompasses and expands upon the orders of the Director of Emergency Services.

**NOW, THEREFORE**, the City Council of the City of Clovis resolves as follows:

1. The following orders, restrictions, or declarations of the Director of Emergency Services, are hereby ratified and confirmed:

- Order 2021-02 related employee leave/pay during emergency (**Attachment A**); and

**BE IT FURTHER RESOLVED** that the above-referenced Orders shall remain in effect until such time as it is terminated by the Director of Emergency Services or the City

Council of the City of Clovis, or until termination of the declared local emergency, whichever occurs first.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a meeting of the City Council of the City of Clovis held on April 19, 2021, by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Date: April 19, 2021. \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
John Holt, City Clerk

**CITY OF CLOVIS  
EMERGENCY SERVICES DIRECTOR ORDER 2021 – 02  
RELATING TO EMPLOYEE LEAVE/PAY DURING EMERGENCY**

**DECLARATION OF THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF  
CLOVIS RELATING TO EMPLOYEE LEAVE/PAY DURING EMERGENCY  
DETERMINED AS NECESSARY TO SAFEGUARD LIFE AND PROPERTY AND  
CONTINUE ESSENTIAL SERVICES OF THE CITY OF CLOVIS**

**WHEREAS**, the City Council declared a local emergency in the City of Clovis (“City”) pursuant to Resolution 20-20, approved by the City Council on March 16, 2020, as a result of the COVID-19 pandemic; and

**WHEREAS**, under the authority of Government Code sections 8610 and 8634, and Clovis Municipal Code section 4.2.06, the City’s Director of Emergency Services and the City Council are empowered, upon declaration of a local emergency, to make and issue regulations on matters reasonably related to the protection of life and property as affected by such emergency; and

**WHEREAS**, on March 18, 2020, the United States President, following passage by both the House of Representatives and the Senate, signed HR 6201 – Families First Coronavirus Responses Act into law. (“FFCRA”). FFCRA expired on December 31, 2020; and

**WHEREAS**, on March 30, 2020 (Resolution No. 20-31), April 13, 2020 (Resolution No. 20-42), and December 14, 2020 (Resolution No. 20-178), the City Council ratified Emergency Services Director Orders 2020-04, 2020-04A, and 2020-04B relating to COVID-19 employee leave/pay issues, all in conformity with FFCRA, California requirements, and in furtherance of the commitment to protect both the public and it’s employees; and

**WHEREAS**, on March 19, 2021, the California Governor signed new Senate Bill 95 pertaining to COVID-19 Supplement Paid Sick Leave (“SB 95”), which became effective on March 29, 2021; and

**WHEREAS**, SB 95 is a response to the continued impacts of COVID-19 on the workforce of California following the expiration of the FFCRA. SB 95 provides for supplemental sick leave up to a maximum of 80 hours for qualifying employees, or up to 112 for fire employees, impacted by COVID-19.

**THEREFORE**, I, Luke Serpa, as Director of Emergency Services, declare effective 8:00 a.m. on March 29, 2021, the following relates to emergency leave/pay for use by all City of Clovis employees during this declared emergency:

1. Emergency Order 2020-04 on March 25, 2020 relating to COVID-19 employee leave/pay issues, ratified by the City Council on March 30, 2020 with the

adoption of Resolution 20-31; Emergency Order 2020-04A on April 8, 2020, amending Emergency Order 2020-04, ratified by the City Council on April 13, 2020 with the adoption of Resolution 20-42; and Emergency Order 2020-04B on December 8, 2020, amending Emergency Order 2020-04, ratified by City Council on December 14, 2020 with the adoption of Resolution 20-178; are all hereby rescinded.

2. Pursuant to Local and State Directives, City of Clovis Employees perform essential services necessary to maintain the public health, safety and welfare.
3. Notwithstanding anything that may be to the contrary in this Order, during the declared local emergency, all employees of the City are considered Disaster Service Workers and may be called to report to work at any time, and may be assigned to perform any duty of the City.
4. To the extent possible without compromising the maintenance of essential City services, the City will provide such leave benefits outlined and expressed by California Labor Code 248.2. The leave benefits outlined herein will be available commencing on January 1, 2021.
5. The Director of Emergency Services reserves the right to order any City Employee to work in order to maintain the public, health, safety, and welfare, even if such employee is currently on an approved leave.
6. All leave/pay provided for under this Order must be approved and coordinated through each Employee's supervisor. The Director of Emergency Services may delegate to the Department Heads determinations regarding which employees are necessary to maintain the public, health, safety, and welfare, as provided for in Section 5.
7. Beginning January 1, 2021, having been approved by the Employee's supervisor, Employees unable to work or Telework as a result of COVID-19 may use the leave benefits outlined in this Order.
8. City Employees who are required to remain home and who are not ill during this Emergency should attempt to Telework if possible and if approved. Such employees shall adhere to the Emergency Telework Guidelines.
9. City Employees who are not ill, who are found to be fulfilling essential services and for which work is available, will be required to work, either at the City or by Telework.
10. Consistent with California Labor Code 248.2 employees who are unable to work or telework, if approved to do so, for any of the following reasons are entitled to the supplemental paid sick leave.
  - a. The employee is subject to a quarantine or isolation period related to COVID-19 as defined by an order or guidelines of the State Department

of Public Health (“CDPH”), the federal Centers for Disease Control and Prevention (“CDC”), or a local health officer who has jurisdiction over the workplace.


- b. The employee has been advised by a health care provider to self-quarantine due to concerns related to COVID-19.
  - c. The employee is experiencing symptoms of COVID-19 and seeking a medical diagnosis.
  - d. The employee is caring for a family member who is subject to a quarantine or isolation order or guidelines described above, or who has been advised to self-quarantine by a health care provider.
  - e. The covered employee is caring for a child whose school or place of care is closed or otherwise unavailable for reasons related to COVID-19 on the premises.
  - f. The employee is attending an appointment to receive a vaccine for protection against contracting COVID-19.
  - g. The employee is experiencing symptoms related to a COVID-19 vaccine that prevent the employee from being able to work or telework.
  - h. The employee is seeking or awaiting the results of a diagnostic test for, or a medical diagnosis of, COVID-19 and such employee has been exposed to COVID-19 or the City has requested such test or diagnosis.
11. The rate of pay and number of hours allocated will be provided as outlined in Labor Code 248.2.
  12. Employees who used rolled over COVID-19 leave time between January 1, 2021 and March 31, 2021 will automatically have the time deducted from the 2021 supplemental COVID-19 leave allocation.
  13. Employees who used their own leave balances for a qualified event between January 1, 2021 and March 31, 2021 may request to retroactively use supplemental leave time and have their own leave restored to their account. To request the retroactive adjustment, the employee should send an email to [LoriS@CityofClovis.com](mailto:LoriS@CityofClovis.com) with the dates of the qualified leaves, the qualifying reason, and which leave was originally used (sick, vacation, comp, etc.). Employees may also call Personnel at 559-324-2725 and make the request verbally.
  14. This order shall be in effect until September 30, 2021, unless modified.
  15. If an employee has used all supplemental paid leave as allowed by Labor Code 248.2, and is thereafter required to quarantine or isolate due to a COVID-19 work place exposure at the City of Clovis, such employee will be entitled to receive paid administrative leave for the quarantine or isolation period.

- 16. All Employees are expected to comply with local, state, and federal emergency directives in order to reduce risk to all City Employees and prevent the spread of COVID-19. Employees who do not comply may be ineligible for non-required leaves. In addition, Employees who are teleworking must adhere to Emergency Order 20-03 – Emergency Telework Guidelines.
- 17. This leave does not have any cash value, nor can it be cashed out or banked for later use and are only available due to the special circumstances currently being faced by the City and the Nation.
- 18. Nothing in this order shall be deemed to confer any contractual obligations, property rights, or assume any City liability.
- 19. Any Employee who violates this Order may be subject to disciplinary action, up to and including termination.
- 20. If any provision of this Order or its application to any person or circumstance is held to be invalid, then the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this Order are severable.

**NOW, THEREFORE, BE IT RESOLVED**, that this regulation shall remain in effect until September 30, 2021 or until such time as it is otherwise amended, replaced or terminated by the Director of Emergency Services or the City Council of the City of Clovis.

\* \* \* \* \*

DATE AND TIME: April 1, 2021 at 3:00 p.m.

  
 \_\_\_\_\_  
 Luke Serpa, Director of Emergency Services

ATTEST:

  
 \_\_\_\_\_  
 John Holt, City Clerk