

9. Planning and Development Services – Approved – **Res. 19-129**, Annexation of Proposed Tract 6225, located at the northeast corner of Ashlan Avenue and Locan Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (Wilson Premier Homes, Inc.).
10. Planning and Development Services – Approved – **Res. 19-130**, Final Map Tract 6181, located at the northeast area of Shaw Avenue and Leonard Avenue (BMCH California, LLC).
11. Planning and Development Services – Approved – **Res. 19-131**, Annexation of Proposed Tract 6181, located at the northeast area of Shaw Avenue and Leonard Avenue to the Landscape Maintenance District No. 1 of the City of Clovis. (BMCH California, LLC).
12. Public Utilities – Received and Filed – Public Utilities Report for February 2019.
13. Public Utilities – Approved – Waive Formal Bidding Requirements and Award a Contract to Calgon Carbon Corporation to purchase and replace Granular Activated Carbon (GAC) at Well 27.

PUBLIC HEARINGS

14. 6:26 - APPROVED - **RES. 19-132**, SPR2007-25A2, APPROVING A SITE PLAN REVIEW AMENDMENT TO ALLOW FOR CONSTRUCTION ON .8 ACRES OF LAND WITHIN PHASE 1 OF THE SIERRA MEADOWS PARK MASTER PLAN FOR THE FRESNO WILDLIFE REHABILITATION NATURE CENTER BUILDING AND ASSOCIATED PARK IMPROVEMENTS FOR PROPERTY LOCATED EAST OF TEMPERANCE AVENUE AT SIERRA AVENUE.

City Planner Dave Merchan presented a report on a request to approve a Site Plan Review amendment to allow for construction on .8 acres of land within Phase 1 of the Sierra Meadows Park Master Plan for the Fresno Wildlife Rehabilitation Nature Center building and associated park improvements for property located east of Temperance Avenue at Sierra Avenue. Fresno Wildlife is proposing the development of a nature center facility within the David McDonald Park at the northeast corner of Sierra and Temperance Avenues. The facility is intended to be a complimentary use with the existing park improvements, including the Miss Winkles Pet Adoption Center. The Nature Center development would include a 3,321 square foot building, 17 parking spaces and wild bird rehabilitation flight cages. The building would include an education center, gift shop, and wildlife rehabilitation facilities. A wildlife rehabilitation facility and nature center has been envisioned for this site for some time, and a Site Plan Review for a 40,000 square foot facility master plan was approved by the City Council in November, 2007. Subsequently, a site plan review amendment was approved in May, 2011 providing for the Miss Winkles Pet Adoption facility, Phase 1 improvements for the park and a conceptual plan for a future wildlife rehabilitation facility. Fresno Wildlife has subsequently identified funding for the construction of their facility and is requesting to receive site plan approval.

Cathy Garner, applicant, addressed questions, and commented on and spoke in support of the site plan. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve a Site Plan Review amendment to allow for construction on .8 acres of land within Phase 1 of the Sierra Meadows Park Master Plan for the Fresno Wildlife Rehabilitation Nature Center building and associated park improvements for property

located east of Temperance Avenue at Sierra Avenue, with further direction on Condition 6 to allow flexibility on required parking, and Condition 19 to work with the applicant to see if there was a way for the architecture to more resemble the Miss Winkles Pet Adoption Center than was shown in the presentation. Motion carried by unanimous vote.

- 15A. 7:10 - APPROVED - **RES. 19-133**, APPROVAL OF AN ADDENDUM TO THE JULY 11, 2005 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CLOVIS LANDFILL EXPANSION PERMIT PROJECT; AND **ITEM 15B** - APPROVED - **RES. 19-134**, GPA2019-003, APPROVING A GENERAL PLAN AMENDMENT AMENDING THE LAND USE ELEMENT FOR APPROXIMATELY 117 ACRES LOCATED ON THE NORTH SIDE OF THE CLOVIS LANDFILL AT 15679 AUBERRY ROAD AND CONSIDERING AN ADDENDUM TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT PURSUANT TO SECTION 15164 OF CEQA; AND **ITEM 15C** - APPROVED INTRODUCTION - **ORD. 19-12**, R2019-002, 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 LAND LOCATED ON THE NORTH SIDE OF THE CLOVIS LANDFILL AT 15679 AUBERRY ROAD AND CONSIDERED AN ADDENDUM TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT PURSUANT TO SECTION 15164 OF CEQA.

Associate Planner George Gonzalez presented a report on various items associated with approximately 117 acres of land located on the north side of the Clovis Landfill at 15679 Auberry Road to be utilized as a buffer zone only, with no proposed improvements and/or development. The applicant is requesting to amend the General Plan Land Use Diagram to add approximately 117 acres to the Clovis General Plan and designate this land to the Public/Quasi-Public Facilities and Water classifications. Additionally, the applicant is requesting to prezone the project site from the County AE-20 and AE-40 Zone Districts to the Clovis P-F (Public Facilities) Zone District. The City has acquired the subject property and plans to utilize it as a buffer zone on the north side of the Clovis Landfill, with no proposed improvement and/or development. Curtis and Karen Blasingame, area property owner who sold the land to the city, raised concerns about future use of the area that the city acquired from them. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve **Resolution 19-133**, an Addendum to the July 11, 2005 Final Environmental Impact Report for the Clovis Landfill Expansion Permit project. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve **Resolution 19-134**, a General Plan Amendment (GPA2019-003) amending the land use element for approximately 117 acres located on the north side of the Clovis landfill at 15679 Auberry road and considering an addendum to a previously certified Environmental Impact Report pursuant to section 15164 of CEQA. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve **Ordinance 19-12**, R2019-002, 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 land located on the north side of the Clovis landfill at 15679 Auberry road and considered an addendum to a previously certified Environmental Impact Report pursuant to Section 15164 of CEQA. Motion carried by unanimous vote.

- 16A. 7:36 - APPROVED - **RES. 19-135**, RO300, APPROVING AN APPLICATION BY THE CITY OF CLOVIS REQUESTING THE FRESNO LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE CLOVIS LANDFILL BUFFER NO. 4 REORGANIZATION AND CONSIDERING AN ADDENDUM TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT PURSUANT TO SECTION 15164 OF CEQA; AND ITEM 16B - APPROVED - **RES. 19-136**, APPROVING AN APPLICATION FOR THE UPDATE OF THE CITY OF CLOVIS SPHERE OF INFLUENCE AND CONSIDERING AN ADDENDUM TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT PURSUANT TO SECTION 15164 OF CEQA.

Associate Planner George Gonzalez presented a report on various items associated with approximately 329 acres of land located at the Clovis Landfill at 15679 Auberry Road, including designated buffer zone areas. The total area of the annexation is approximately 117 acres, located on the north side of the Clovis Landfill at 15679 Auberry Road. The City has acquired the subject property and plans to utilize it as a buffer zone on the north side of the Clovis Landfill with no proposed improvement and/or development. The Bureau of Reclamation owns a small amount of property within the annexation area which accommodates an existing canal that traverses the area. The Local Agency Formation Commission (LAFCo) is seeking to formally memorialize a Sphere of Influence (SOI) boundary at the Clovis Landfill in conjunction with the request for the Landfill Buffer No. 4 Reorganization. The SOI adjustment is intended to reflect the entire landfill boundary, including the area currently proposed for annexation together with all previously approved annexations. This area comprises approximately 329 acres. An amendment to the approved tax sharing memorandum of understanding between the City and the County will not be necessary as a result of the SOI expansion at the Clovis Landfill. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 19-135**, RO300, approving an application by the City of Clovis requesting the Fresno Local Agency Formation Commission to take proceedings for the Clovis Landfill buffer No. 4 reorganization and considering an addendum to a previously certified Environmental Impact Report pursuant to Section 15164 of CEQA. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 19-136**, Approving an Application for the update of the City of Clovis Sphere of Influence and considering an addendum to a previously certified Environmental Impact Report pursuant to Section 15164 of CEQA. Motion carried by unanimous vote.

ADMINISTRATIVE ITEMS

17. 7:41 - RECEIVED AND FILED – UPDATE ON THE STATE WATER BOARD’S NEW REQUIREMENT FOR THE CITY TO SAMPLE FOR POLYFLUOROALKYL SUBSTANCES (PFAS) IN CITY WELLS CAPS ITEM 1.

Assistant Public Utilities Director Paul Armendariz presented a report on an update on the State Water Board's New Requirement for the City to Sample for Polyfluoroalkyl Substances (PFAS) in City Wells CAPS Item 1. The State Water Resources Control Board (State Water Board), Division of Drinking Water (DDW), issued an Order to providers of drinking water systems to sample certain wells for both perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), which are part of the larger family of polyfluoroalkyl substances (PFAS). PFOA and PFOS have been identified as chemicals that could potentially lead to health risks if exposed to at a level above a Public Health Goal (PHG), which has yet to be established. A maximum contaminant level (MCL) that would require treatment to remove the chemicals has also not been established; however, the Water Board has issued a notification level and a response level. A notification level is a non-regulatory, precautionary, health-based measure that is put in place while the regulations are being developed and it requires governing Councils or Boards to be notified if the substances are detected in the water. A response level is set higher than the notification level and represents an actionable level for providers at which they should consider taking the water source out of service until the regulations are developed and adopted. Two of the four quarters of sampling have been completed and PFOS was detected slightly above the notification level in two of the six wells that were identified in the Order. The response level for PFOS or PFOA have not been exceeded in any of the well sites sampled. The City is in compliance with the Order for sampling of the identified wells and is working closely with DDW staff as the regulations are being developed. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

It was the consensus of Council to receive and file the report.

CITY MANAGER COMMENTS

City Manager Luke Serpa commented on his current jury duty.

COUNCIL ITEMS

18. 7:58 - CONSIDERED - APPOINTMENT - A "LARGE CITY" REPRESENTATIVE TO A SPECIAL, VALLEY WIDE, HOUSING WORKING GROUP OF THE CITY SELECTION COMMITTEE MEETING OF OCTOBER 30, 2019.

City Manager Luke Serpa presented a report for the City Council to consider appointment of a "large city" representative to a special, Valley Wide, Housing working group of the City Selection Committee meeting of October 30, 2019. AB 101 is a housing bill that provides funding for local jurisdictions to assist in meeting the city's regional housing needs. It included a requirement to develop a working group that would help determine how those monies should be spent. Fresno Council of Governments indicated that the County of Fresno has two large cities. Luke Serpa indicated that Council would need to provide direction to Mayor Bessinger for the meeting of October 30, 2019. Councilmember Whalen provided an update on the September meeting. There being no public comment, Mayor Bessinger closed the public portion.

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to nominate Councilmember Mouanoutoua for the position.

COUNCIL COMMENTS

Councilmember Whalen reported out on attending the League of California Cities conference attended last week.

Councilmember Mouanoutoua commented on meeting with census representatives and working with Clovis Unified School District to maximize participation in the 2020 Census.

Councilmember Flores commented on a meeting with California Association of Realtors.

Mayor Bessinger commented on training last week he attended. He indicated that the City of Clovis was used as an example of some best practices. He also commented on attending the Car Show at the Senior Center on Saturday, and complimented staff on a job well.

Mayor Bessinger adjourned the meeting of the Council to November 4, 2019

Meeting adjourned: 8:18 p.m.



Mayor



City Clerk

