



# 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)

February 8, 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 Whalen**

### **ROLL CALL**

**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.

- [1.](#) Administration - Approval - Minutes from the February 1, 2021 Council Meeting.
- [2.](#) Administration - Receive and File – Economic Development Corporation Serving Fresno County Quarterly Report, October – December 2020.
- [3.](#) Administration - Approval – 2021 Street Closure Requests; and Approval - Res. 21-\_\_\_\_, Declaring Certain Events as Old Town Special Events and Setting Precise Boundaries for Those Old Town Special Events.
- [4.](#) Planning and Development Services - Approval – Res. 21-\_\_\_\_, Submittal of a Rubberized Pavement Grant for the maintenance of various City streets; and Authorizing the City Engineer to execute all related grant documents.

**ADMINISTRATIVE ITEMS-** Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

- [5.](#) Consider Approval - Res. 21-\_\_\_\_, A Resolution authorizing the City Manager to execute a Memorandum of Understanding between the City of Clovis and California Health Sciences University (CHSU) addressing the buildout of the CHSU Campus. CHSU, applicant.

**Staff:** Renee Mathis, Planning and Development Services Director / Dave Merchen, City 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.

## **CITY MANAGER COMMENTS**

## **COUNCIL COMMENTS**

## **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:

February 16, 2021 (Tue.)  
March 1, 2021 (Mon.)  
March 8, 2021 (Mon.)  
March 15, 2021 (Mon.)

**CLOVIS CITY COUNCIL MEETING**

**February 1, 2021**

**6:00 P.M.**

**Council Chamber**

Meeting called to order by Mayor Bessinger  
Flag Salute led by Clovis Exchange Club President Rick Snow

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

It was the consensus of City Council to add an item to the agenda for a presentation and proclamation recognizing the history and accomplishments of the Clovis Exchange Club. Councilmember Ashbeck presented a proclamation to the member of the Clovis Exchange Club for all of their accomplishments over the years.

**PUBLIC COMMENTS - 6:14 P.M.**

Paul Pearce, commented on concerns he has with the traffic at the shopping center at the southwest corner of Fowler and Herndon Avenues, due to the new Dutch Bros. coffee shop and inability to access the Employees Educational Credit Union.

Mayor Bessinger commented on the events that took place last week with campaign signs in the city.

**CONSENT CALENDAR – 6:23**

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, that the items on the Consent Calendar, except item 5, be approved, including the waiver of the reading of the ordinance.

1. Administration - Approved - Minutes from the January 19, 2021 Council Meeting.
2. Administration - Adopted - **Ord. 21-01**, R2020-004, A request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Loma Vista Marketplace, LP, applicant; Provost & Pritchard Consulting Group, representative. (Vote: 5-0)
3. Administration – Approved – **Res. 21-16**, Approving procedures to resolve a tie vote in a City of Clovis general municipal election.
4. General Services – Approved – **Res. 21-17**, Approving the Reallocation of Proposition 1B Transit Modernization, Improvement, and Service Enhancement Account (PTMISEA) Bond Program Funds.
6. Planning and Development Services - Approved – **Res. 21-18**, Amending the Official List of Designated Special Speed Zones.
7. Planning and Development Services - Approved – **Res. 21-19**, Annexation of Miscellaneous Properties to the Landscape Maintenance District No. 1.



8. Public Utilities – Approved – **Res. 21-20**, Authorizing the submission of an application to the Department of Resources Recycling and Recovery (CalRecycle) for City Payment Program Funds.

6:24 – CONSENT CALENDAR ITEM (5) - GENERAL SERVICES - APPROVED – **RES. 21-21**, AMENDING THE FY2020-2021 TRANSIT BUDGET TO ADD \$156,230.00 IN CAPITAL EXPENDITURES; AND APPROVE THE RECEIPT OF GRANT FUND REVENUE IN THE AMOUNT OF \$156,230.00; AND WAIVE THE CITY’S USUAL PURCHASING PROCEDURES AND AUTHORIZE THE PURCHASE OF SECURITY CAMERAS FROM SURVEILLANCE SYSTEMS INCORPORATED UTILIZING PRICING FROM A COMPETITIVE BID AWARD THROUGH THE GENERAL SERVICES DEPARTMENT/FEDERAL ACQUISITION SERVICES.

Councilmember Flores indicated he would abstain from consideration on this item due to a potential conflict of interest due to property ownership within 1,000 feet of the Landmark Square project. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve a resolution amending the FY2020-2021 transit budget to add \$156,230 in capital expenditures; and approve the receipt of grant fund revenue in the amount of \$156,230; and waive the city’s usual purchasing procedures and authorize the purchase of security cameras from surveillance systems incorporated utilizing pricing from a competitive bid award through the general services department/federal acquisition services. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

**PUBLIC HEARINGS**

6:25 ITEM 9 - APPROVED – RES. 21-22, ADOPTION OF A RESOLUTION AMENDING THE FY 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN; AND AMENDING THE FY 2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN.

Community and Economic Development Director Andy Haussler presented a report on a request for Council to approve a resolution amending the FY 2019-2020 Community Development Block Grant (CDBG) Annual Action Plan to reinstate the ADA Improvements activity in the amount of \$60,000; and amend the FY 2020-2021 CDBG Annual Action Plan to reinstate the Dennis/Beverly Alley Reconstruction activity in the amount of \$140,000. Demand for the Emergency Housing Payments Program was greater than funding previously made available. Council previously approved cancelling the ADA Improvements and the Dennis/Beverly Alley Reconstruction activities in order to provide more funding for the Emergency Housing Payment Program. Staff has identified availability of CDBG funds remaining from previous allocations to reinstate these activities. To further fund the Emergency Housing Payment Program, only CDBG funding from either the 2019-2020 or 2020-2021 Annual Action Plans could be utilized. This was due to a waiver provided through the federal CARES Act that the cap on CDBG Public Service activities was lifted. As such, the amendments were made to cancel CDBG projects from those funding years and redirect them to the Emergency Housing Payment Program. The ADA Improvements and the Dennis/Beverly Alley Reconstruction activities could then be reinstated using remaining pre-2019 CDBG funds. The U.S. Department of Housing and Urban Development (HUD) requires that grantees follow their adopted Citizen Participation Plan when a substantial change is proposed to the allocation priorities or a substantial change in the method of distribution of funds

for activities funded in the City's Annual Action Plan. This includes notification to the public of the proposed amendment with a period of review and comment. On January 1, 2021, the proposed amendment notice was published for public review and comment in The Business Journal for the required 30-day period.

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 a resolution amending the FY 2019-2020 Community Development Block Grant (CDBG) Annual Action Plan to reinstate the ADA Improvements activity in the amount of \$60,000; and amend the FY 2020-2021 CDBG Annual Action Plan to reinstate the Dennis/Beverly Alley Reconstruction activity in the amount of \$140,000. Motion carried by unanimous vote.

**ADMINISTRATIVE ITEMS**

6:30 – ITEM 10 - APPROVED - NAMING THE NEW TRANSIT FACILITY THE WILLIAM “HARRY” ARMSTRONG TRANSIT CENTER; AND NAMING THE NEW SENIOR CENTER THE CLOVIS SENIOR ACTIVITY CENTER – A SMITTCAMP FAMILY LEGACY.

General Services Director Shonna Halterman presented a report on a request to approve the approve the naming of the new transit center as The William H. “Harry” Armstrong Transit Center, and to approve the naming of the new senior center as The Clovis Senior Activity Center – A Smittcamp Family Legacy. Staff is requesting the formal approval of naming the new transit facility as The William “Harry” Armstrong Transit Center, and naming the new senior center as the Clovis Senior Activity Center – A Smittcamp Family Legacy, as befitting the notable contributions of their namesakes to the Clovis community. Tom Armstrong, son of William H. “Harry” Armstrong, commented on and spoke in support of the naming request. Councilmember Ashbeck read into the record a letter from Diane Armstrong, spouse of William H. “Harry” Armstrong. Discussion by the Council. Motion by Councilmember Whalen, seconded by Councilmember Flores, for the council to approve a request to approve the naming of the new transit center as The William H. “Harry” Armstrong Transit Center, and to approve the naming of the new senior center as The Clovis Senior Activity Center – A Smittcamp Family Legacy. Motion carried by unanimous vote.

6:55 ITEM 11 - RECEIVED AND FILED – 2020 CLOVIS TRAIL COUNT REPORT

Colleen Vidinoff, Engineer II, presented a report on the 2020 Clovis Trail Count Report. The City of Clovis Trail Count is performed annually to document the volume of trail usage and to extrapolate the actual usage to determine annual estimated projection. The trails and paseos are an important part of the Clovis Way of Life and were obviously invaluable during this past year of difficulty in our community. The Clovis Trails provided outdoor space where residents could be physically active at a safe social distance during the COVID-19 pandemic, keeping the mind and body healthy. There is data to confidently indicate that the trails of Clovis were visited by over 3 million trail users in 2020. Usage will continue to increase with improved connectivity, amenities, and destinations.

There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. It was the consensus of City Council to receive and file the 2020 Clovis Trail Count Report.

**COUNCIL ITEMS**

7:24 ITEM 12 - APPROVED – A REQUEST FOR A LETTER OF SUPPORT FOR AB 262 TO AMEND THE PENAL CODE TO IMPROVE THE RECORD CLEARING PROCESS FOR VICTIMS OF HUMAN TRAFFICKING.

City Manager Luke Serpa presented a report on a request from Assemblymember Patterson’s office to approve a letter of support for AB 262 to amend the Penal Code to improve the record clearing process for victims of human trafficking. Luke Serpa summarized the bill and how it could assist victims of human trafficking. 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 a request from Assemblymember Patterson’s office to approve a letter of support for AB 262. Motion carried by unanimous vote.

7:30 ITEM 13 - APPROVED – RES. 21-23, ADOPTING EMERGENCY ORDER 2021-01, SUSPENDING CERTAIN CITY TRANSIT SERVICE RIDER ELIGIBILITY REQUIREMENTS FOR COVID-19 VACCINATION APPOINTMENT TRANSPORTATION

City Manager Luke Serpa presented a report on a request for the Council to adopt Emergency Services Order 2021-01, suspending certain City transit service rider eligibility requirements for COVID-19 vaccination appointment transportation. Staff is bringing forth for Council to adopt by resolution Emergency Order 2021–01, related to transportation to/from COVID-19 vaccination sites for Clovis seniors age 65+. 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 Emergency Services Order 2021-01, suspending certain City transit service rider eligibility requirements for COVID-19 vaccination appointment transportation for Clovis seniors age 65+. Motion carried by unanimous vote.

**WORKSHOP**

City Manager Luke Serpa provided City Council an update on the numbers in Clovis and Fresno County due to the COVID-19 pandemic.

**7:50 - CITY MANAGER COMMENTS**

City Manager Luke Serpa provided an update to City Council on the schedule for the five year forecast and summary of initial numbers.

**8:00 - COUNCIL COMMENTS**

Councilmember Whalen showed a picture of Machinehead Brewing Company and commented on the creation of what is being termed “Ale Trail” due to the number of breweries along the city’s trail system.

Councilmember Ashbeck commented on the use of Clovis Emergency Response Team (CERT) volunteers during the pandemic.

Councilmember Mouanoutoua commented on and reported out on a recent League of California Cities Housing and Community Development meeting he attended.

Councilmember Flores commented and reported out on North Kings Groundwater Sustainability Agency meeting and questioned staff about the County of Fresno dashboard being used to report out on the pandemic.

Mayor Bessinger reported out on a San Joaquin Valley Air Pollution Control District Governing Board meeting he attended; the Presidential Order, which was signed Wednesday, Jan. 20, requires “on-duty or on-site federal employees, on-site federal contractors, and other individuals in federal buildings and on federal lands should all wear masks, maintain physical distance, and adhere to other public health measures, as provided in CDC guidelines; he also commented on the recent passing of John Rivera.

Mayor Bessinger adjourned the meeting of the Council to February 8, 2021

Meeting adjourned: 8:12 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: Administration

DATE: February 8, 2021

SUBJECT: Administration - Receive and File – Economic Development Corporation Serving Fresno County Quarterly Report, October – December 2020.

ATTACHMENTS: 1. EDC Second Quarter Report, October – December 2020

### **CONFLICT OF INTEREST**

None

### **RECOMMENDATION**

That the City of Clovis receive and file the Quarterly Report October – December 2020 (second quarter 2020-2021 contract), from the Economic Development Corporation Serving Fresno County.

### **EXECUTIVE SUMMARY**

The Economic Development Corporation serving Fresno County (EDC) has submitted their second quarter report of activities for the City Council to receive and file, as required per the 2020-2021 Agreement with the City.

### **BACKGROUND**

In the summer of 2020, the City of Clovis and the EDC entered into a contract for the 2020-2021 fiscal year to provide regional marketing and business services to Clovis businesses. The contract provides for \$40,000 in baseline funding and provides \$10,000 for a medical attraction study to be completed. This allows Clovis to be part of a regional effort in attracting commercial and industrial businesses to Clovis. Attached is a report detailing the progress of their activities to provide information to industrial/commercial representatives not currently located in Clovis for recruiting purposes, and continue to assist existing Clovis businesses with informational and/or technical assistance to access statewide business support programs.

Highlights of the EDC quarterly report include:

- Thirteen qualified business attraction leads were achieved during the quarter.
- For business retention, 18 businesses were contacted and 108 referrals were made to assist those businesses.

	Q2 2020-2021
<b>Businesses Contacted</b>	66
<b>Business Referrals</b>	199

Type	Goal	Q2	FY20-21	Completion
<b>Virtual Retention and Recovery Resource Event</b>	2	0	0	0%
<b>Economic Profile</b>	1	1	1	100%
<b>Incentive Brochure</b>	1	1	1	100%
<b>New Business Leads</b>	40	13	23	58%
<b>Comparative Healthcare Analysis</b>	1	0	0	50%
<b>Targeted Healthcare Engagements</b>	20	0	0	0%
<b>Top 50 Business List</b>	1	0	0	0%

**FISCAL IMPACT**

The City will forward the second quarter installment payment to EDC. The funds were budgeted in the 2020-2021 fiscal year budget.

**REASON FOR RECOMMENDATION**

The attached report meets the requirement established in the 2020-2021 Agreement between the EDC and the City of Clovis.

**ACTIONS FOLLOWING APPROVAL**

Staff will file the report.

Prepared by: Andy Haussler, Community and Economic Development Director

Reviewed by: City Manager *JA*



## **City of Clovis**

# **Quarterly Activity Report**

**Quarter 2**

**Fiscal Year 2020-2021**

**October 1, 2020 – December 31, 2020**

Lee Ann Eager	President/CEO
Sherry Neil	Chief Operating Officer
Paul Thorn	Controller
Andrea Reyes	VP of Business Development
Will Oliver	VP of Business Services
Jessica Abundis	Economic Development Specialist
Jackie Cuevas	Economic Support Specialist/Office Manager
Charlene Holguin	Economic Development Specialist
Raymond Jin	Data Administrator - Analyst
Mandip Johal	Business Expansion Retention Coordinator
Marcella Lara	Business Retention Specialist
Robin Montgomery	Business Attraction Specialist
Merritt Pacini	Executive Assistant to the CEO
Chris Palacios	Business Retention Specialist
Julian Ramos	Economic Development Coordinator
Curtis Williamson	Business Development Specialist
Chris Zeitz	Research Analyst

**Attachment 1**

## City of Clovis Quarterly Activity Report

*This report summarizes the agreement requirements between the City of Clovis and the Fresno County Economic Development Corporation (EDC).*

### Division Mission

To market Fresno County as the premier location for business prosperity.

### Fresno County EDC Services

The Economic Development Corporation serving Fresno County is a nonprofit organization established to market Fresno County as the premier location for business prosperity. We facilitate site selection for new businesses within Fresno County, and assist in the retention and expansion of businesses through our alliance with collaborative partners and resources.

The EDC agrees to the following services:

1. Provide information to the industrial and office representatives not located in the City of Clovis for recruiting new businesses and industries;
2. Assist in the development of marketing materials to attract new investments, commercial and industrial brokers, developers, and site selectors. Assist in utilizing online marketing to advance economic and community development efforts;
3. Assist existing businesses and industries that contact the EDC with information and technical assistance through the BEAR Action Network;
4. Work to foster a closer working relationship with local business associations to enhance the EDC services provided to Clovis area employers;
5. Continue acting in a leadership role in promotion of high-speed rail and promote the Clovis area for related development;
6. Inform Clovis of legislation important to the economic and community development of the region and act on their behalf;
7. Assist in identifying economic development projects on the City's behalf for the inclusion in the County of Fresno's Comprehensive Economic Development Strategy (CEDS) for possible grant funding; and
8. Provide administrative staffing at all Executive Committee, Board, and related events.



## Q2 Snapshot

The EDC team conducts outreach marketing business expansion and retention services by:

- Providing an operational analysis to evaluate the health of the business. This tool offers us a thorough understanding of the appropriate referrals or resources needed for business growth or retention;
- Connecting businesses to labor subsidy programs;
- Promoting Fresno Energy Watch services;
- Providing education on federal/state/local tax Incentives; and
- Providing referrals and information on financing assistance.

Stemming from direct outreach, workshops, one-on-one meetings, and marketing efforts, the areas of interest and number of referrals generated are reflected below:

	<b>Q2 2020-2021</b>
<b>Businesses Contacted</b>	66
<b>Business Referrals</b>	199

Type	Goal	Q2	FY20-21	Completion
<b>Virtual Retention and Recovery Resource Event</b>	2	0	0	0%
<b>Economic Profile</b>	1	1	1	100%
<b>Incentive Brochure</b>	1	1	1	100%
<b>New Business Leads</b>	40	13	23	58%
<b>Comparative Healthcare Analysis</b>	1	0	0	50%
<b>Targeted Healthcare Engagements</b>	20	0	0	0%
<b>Top 50 Business List</b>	1	0	0	0%

## Clients and Businesses Contacted

A Mind Above, A Professional Psychology Corporation	Blue Shell Gaming and Collectibles	Chuck's BBQ Catering Inc
A1 Lock & Key	Bollywood Hollywood	Claire Takahashi Photography
AK Beauty Bar	Threading	Clovis Barber Shop
Accounting America	Brahma Carriers Inc	Clovis Chimney
All Valley Automotive, Inc	Brix and Barrel	Clovis Chiropractor
Ambitious Concepts dba Best Party Rentals	Burnett's Auto Repair	Clovis Country Junction
Baker Dillon Group	Bustos Family Child Care	Clovis Donuts
Ben Brown Painting	CA Shippers Association	Clovis Fair Deal Liquor
Big Bear Apparel	CALBEC Group	Clovis Floral & Cafe
Billa Transport	Casual Cuts	Clovis Locksmith
Biram Transport	Champions for Tomorrow	Clovis Round Up.
	China Town Restaurant	Cost Cutters Family Hair Salon
		D. W. Ewing Movers

Floyd Johnston Construction  
Generation Commercial Inc  
Generation Homes, Inc.  
Gilbert K. Moran, M.D.  
F.A.C.O.G. INC.  
Graham Lelliott Kenpo - Central  
Valley Martial Arts  
Green Planet Cleaning Pros  
High Performance Academy,  
LLC  
Hookah & Cigarettes  
IDLS Sierra Avenue, LLC dba  
Magnolia Crossing, LLC  
J I.T Outsource  
JP EXPRESS CARRIER INC

Jason Cuaderno Insurance  
Agent  
Katherine B Alves Cpa  
Kirby Insurance Services  
Lin Dynasty Chinese Massage  
MRM Family Counseling  
Services Inc. dba Livewell  
Behavioral Health Counseling  
Services  
Maxwell House Antiques  
Mi-Rancho Tortilla  
Niacc-Avitech Technologies,  
Inc.  
Outdoor Environment -  
Underground Boring Systems,  
Inc.

Planet Solar Inc  
Rushour  
Sequoia Home Health  
Snowflake Designs  
Spectech Speciality Contracting  
Inc  
Steven's Bicycles  
The Garage Do-It-Yourself Auto  
Repair, LLC.  
The Meat Market - Clovis  
The Selfie Studio  
US Vintage Leather  
Willow Creek Healthcare Center

## City of Clovis Economic Snapshot

### Quarter 2, FY 20-21 Industrial, Office, and Retail Vacancy

This quarter in the City of Clovis, the industrial vacancy rate decreased from 0.5% to 0.3%, the office vacancy rate increased from 6.8% to 7.7%, and the retail vacancy rate decreased from 7.3% to 6.9%.

Q2 FY20-21	Industrial	Office	Retail
Fresno County	3.3%	7.5%	5.6%
City of Clovis	0.3%	7.7%	6.9%

Source: CoStar.com

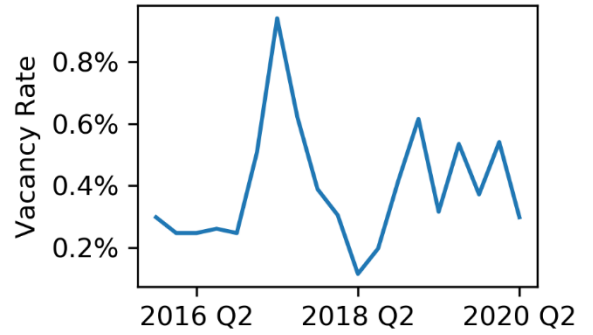
### December 2020 Unemployment Rates

The unemployment rate in Clovis was 5.6% in December 2020, down from a revised 9.3% in September 2020. This compares with an unadjusted unemployment rate of 8.2% for California and 6.7% for the nation during the same period.

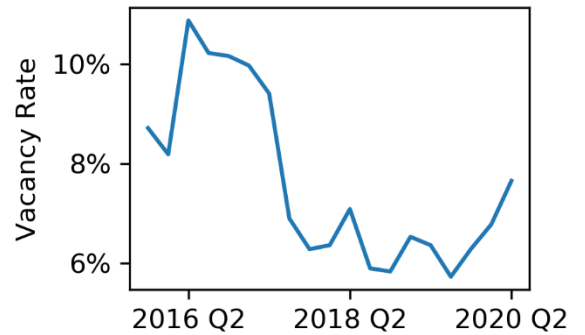
Area	Labor Force	Unemployment Rate
Fresno County	440,000	8.6%
City of Clovis	53,700	5.6%

Source: State of California Employment Development Department

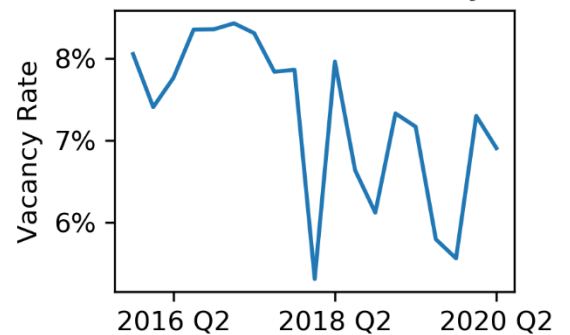
Clovis Industrial Vacancy



Clovis Office Vacancy



Clovis Retail Vacancy



### Business Expansion and Attraction Leads

The EDC generated **14** new business attraction and expansion leads and responded to **8** requests for information in the second quarter. EDC staff also remains involved with additional prospective leads that may match Clovis’ land and building inventory. See information below:

Month	Client Number	Source	Industry	Jobs	Site Requirements	Regions
October	CCVEDC 2057	CCVEDC Lead	Rolling Mill and Other Metalworking Machinery Manufacturing	25	2,000 sq. ft.	Fresno
	CCVEDC 2055	CCVEDC Lead	Steel Product Manufacturing from Purchased Steel	TBD	10,000 sq. ft.	Fresno
	CCVEDC 2054	CCVEDC Lead	Research and Development in Biotechnology (except Nanobiotechnology)	3	2,000 sq. ft.	Fresno, Clovis
	201013R1	Direct Lead	Restaurants and Other Eating Places	TBD	TBD	Fresno
	201029R1	Direct Lead	Restaurants and Other Eating Places	TBD	3,000 sq. ft.   1.0 acres	Sanger
	201030A1	Direct Lead	Materials Recovery Facilities	TBD	TBD	TBD
November	201103A1	Direct Lead	Emergency shelters, temporary	TBD	10.0 acres	TBD
	201110A1	Direct Lead	Amusement and Theme Parks	TBD	300.0 acres	Clovis, Sanger
	CCVEDC 2058 Project Pathway	CCVEDC Lead	Plastics Product Manufacturing	20	30,000 sq. ft.   2.5 acres	TBD
	Project Kamino	GO-Biz Lead	Green hydrogen producer	100	50.0 acres	TBD
	201118A1	Direct Lead	All Other Miscellaneous Store Retailers (except Tobacco Stores)	4	1,000 sq. ft.	Fresno, Coalinga, Mendota, Firebaugh
	Project Jain Irrigation	GO-Biz Lead	Agricultural Implement Manufacturing	50	150,000 sq. ft.   8.0 acres	Clovis, Fresno
December	CCVEDC 2060	CCVEDC Lead	Food Manufacturing	200	350,000 sq. ft.   25.0 acres	Fresno
	CCVEDC 2065	CCVEDC Lead	Beverage Manufacturing	TBD	100,000 sq. ft.	All

### Requests for Information

Month	Client Number	Source	Industry	Requirement
October	RFI 201008A	City/County Lead	Quick Service Restaurant	Reedley City Manager asked for the demographic requirements to attract an In-n-Out or Five Guys Burgers.
	RFI 201008	Direct Lead	Sawmills and Wood Preservation	Company interested in starting a lumber operation in eastern rural Fresno Co. Inquiring about the State’s requirements, permits, regulations, etc. surrounding starting and operating a lumber mill and using the dead tree stock.
	RFI 201009	CCVEDC Lead	Multifamily Building Construction	Lead interested in Opportunity Zone info throughout the County.
	RFI 201012A	City/County Lead	TBD	Staff from Economic Development Department of the City of Fresno requested a list of all available retail space along Blackstone Ave, Kings Canyon Ave, and around the Downtown Fresno area.
	RFI 201027A1	Direct Lead	Bread and Bakery Product Manufacturing	Client is developing a line of almond flour cake mixes and is looking for information on possible almond wholesalers/farmers and an almond processing manufacturer.

November	RFI 201105	Direct Lead	Offices of Real Estate Agents and Brokers	Local real estate broker asked EDC to provide some marketing material for a 50 acres industrial park near Jensen and Clovis Ave. EDC provided generic Fresno County information packet.
	RFI 201130A	Direct Lead	Motor Vehicle Towing	Shaver Lake-based towing company interested in the process and requirements for obtaining a business license, and whether it is pertinent or beneficial.
December	RFI 201211	Direct Lead	Automotive Body Paint and Interior Repair and Maintenance	Client is interested in opening an auto body shop in Downtown Fresno and had some questions about grants/loans/financing. Currently in the process of determining property requirements.

The EDC has been contracted to assist the Fresno County Department of Social Services in marketing the New Employment Opportunities (NEO) program, and Ready2Hire, and identify prospective employers to hire from the pool of eligible NEO job seekers.

**NEW EMPLOYMENT OPPORTUNITIES (NEO) 2020-2021**

To be completed by 9/30/2021

METRIC	Actual	Contract Goal
PARTICIPATING BUSINESSES	101	150
JOB PLACEMENTS	29	200
JOB POSTINGS	208	500
JOB FAIRS	1	4
EMPLOYER TRAINING	0	4

**Customized Workforce Trainings**

Realizing the current labor demands among our local businesses, the EDC, Department of Social Services and educational partners have worked with industry stakeholders to develop customized trainings to fulfill today’s workforce needs. Utilizing input from various industry practitioners, each training curriculum is developed to create career pathways to meet tomorrow’s industry needs, help businesses grow, and put individuals back to work. Below is a list of customized training programs underway:

**Valley Apprenticeship Connections**

*Pre-Apprenticeship Program.* The partnership between Fresno County EDC, the Department of Social Services, and Fresno EOC is continuing to provide a 12-week program comprised of classroom and construction-based training.

**Truck Driving**

*Class A Truck Driving Class.* The 10-week training is a partnership between Fresno County EDC, the Department of Social Services, Fresno City College, and Lawson Rock and Oil.

**Central Valley Training Center**

*Pre-Apprenticeship Program.* The partnership between Fresno County EDC, the City of Selma, and High-Speed Rail Authority will provide a 16-week program comprised of classroom and construction-based training.

**High-Speed Rail**

Since the program inception in 2013, the EDC has assisted 332 property owners throughout the City and County of Fresno. During this quarter our Business Development Specialist assisted 11 businesses and property owners, making contact 44 times.

Client Status	
Relocated	144
Reconfiguring	41
Relocation Pending	9
Closed	38
Existing	100
<b>Total</b>	<b>332</b>

## Highlights

### Local Assistance Center (LAC) | All

EDC staff joined several other agencies in the City of Clovis at the LAC. EDC staffed an information table where businesses who were affected by the Creek Fire could receive business resources and incentives. Some of the resources and incentives provided were:

- PG&E Economic Development Rate
- California Competes Tax Credit
- New Employment Opportunity Program
- Pandemic Unemployment Assistance
- SBA Economic Injury Disaster Loan

EDC staff recorded business information at the LAC and followed through with businesses to provide additional information.

### 2020 IEDC Annual Conference | All

Eight EDC Staff members participated in the 2020 Virtual IEDC Annual Conference hosted by the International Economic Development Council. The conference focused on building resilient and sustainable communities that thrive. In view of the accelerating changes impacting Economic Development in the years ahead, building local resilience across multiple dimensions will be increasingly more important in all areas – from technology to the economy, to social culture. This year's conference aligned five priorities: resiliency in a recession, leadership and talent development, supporting entrepreneurship, fostering economic opportunity and diversity, and economic transformation and diversity.

### Economic Development Certificate Program | All

Business Attraction Specialist Robin Montgomery attended the CALED Introduction to Economic Development Certificate Program at Fresno State and will be receiving her Economic Development Certificate for the completed courses.

### Discover Global Markets | All

Fresno County EDC joined CCVEDC's Executive Director on GoBiz's Discover Global Markets webinar/virtual meeting series. The EDC attended four video calls with local and international companies interested in expanding their operations in California. As a result of the video meetings, CCVEDC issued four RFPs that were responded to by the EDC.

### ATIP Foundation Monthly Meeting | All

The EDC joined the ATIP Foundation's monthly meeting to discuss the work with educational and workforce development entities in the San Joaquin Valley. This meeting summarized the first year of Advancing the Bioeconomy in California, and also provided updates on workforce training programs, submitted grant applications, and outreach efforts. Participants discussed the path forward for year 2 of the initiative, and the future roles of the participating EDCs.

### CCVEDC Virtual Broker Mission | All

CCVEDC member attended six video meetings with brokers from across the U.S. The EDC was able to provide County highlights and industry trends to site selectors. During the final meeting, the broker

representing lead CCVEDC 2052, a PPE manufacturer, provided an update on the project. The EDC confirmed a site that met the updated electrical power requirements. Several of the brokers expressed keen interest in the ongoing FDI projects throughout Fresno County. Part of the discussion revolved around the impact of COVID-19, and what participating EDOs were seeing in terms of near-shoring/reshoring in food production/manufacturing.

#### **ATIP Foundation Year 2 Planning Meeting | All**

EDC met with the directors of the ATIP Foundation to map out what a potential partnership would look like for year 2 of the project. ATIP was introduced to the Executive team to present the year-end report and provide a framework for how the EDC can manage leads generated from the data provided by ATIP. EDC has agreed to serve as the Coordinator for management of all prospects considering establishing operations or relocating to the region, ATIP will support by vetting and recruiting potential prospects nationally.

#### **China International Import Expo | All**

EDC partnered with the Bay Area Council during the China International Import Expo to virtually represent Fresno County's food and ag manufacturing industries. The CA Pavilion at CIIE was an opportunity to showcase these industries and to introduce Chinese importers to our region. The EDC provided marketing materials available to attendees of CIIE.

#### **CCVEDC Board Meeting | All**

EDC staff attended the CCVEDC board meeting where guest speaker, Chad Romine, gave a presentation on the new Nautilus floating data barge. The data barge is located at the Port of Stockton and is the first of its kind. Data centers are historically very expensive to cool, and the new barge design eliminates much of the energy and evaporated water waste by using an enclosed system with water to cool servers with no stress on local drinking water and no chemical contamination. Nautilus has FDI from Singapore and much interest from large data providers such as Google and expects this barge model to gain popularity as it offers green tech that is much more affordable and sustainable for the future. Large data centers often lead to more remote work opportunities and upgraded infrastructure for cities where centers are located.

#### **Fall 2020 Virtual Job Fair hosted by City of Fresno/Fresno Regional WIB | All**

The EDC attended the Fall 2020 Virtual Job Fair hosted by the City of Fresno and the Fresno Regional WIB. Three BEAR team members attended this virtual event. This virtual resource gave job seekers and employers another opportunity to connect while following Social Distancing guidelines. The outcome was for the EDC to meet employers, to see what employers in the City of Fresno are looking for and what current open positions are available.

#### **CALED Presentation: Tools for BRE | All**

EDC Staff participated as a panelist during CALED's November Webinar Wednesday to discuss tools for business retention and expansion with other Economic Development professionals. EDC Staff highlighted the Fresno County demographics, the different data sources the EDC takes advantage of, the Chamber Office Hours, partnerships like Fresno4Biz, and all other activities the EDC has engaged in since the beginning of the pandemic to support local businesses.

#### **Central Valley Training Center | All**

In partnership with the California High Speed Rail Authority and the City of Selma, the EDC launched the Central Valley Training Center (CVTC) on October 5th with a grand opening/ribbon cutting event. The



ribbon cutting ceremony garnered a lot of media attention and well over 30 guests including Congressman T.J. Cox, Congressman Jim Costa, HSR Board Member Henry Perea and City of Selma Mayor Louis Franco. In preparation for its opening, the EDC researched more than 325 organizations in the six targeted counties where outreach and recruitment of potential participants would be conducted. The EDC team launched a social media marketing campaign and website and finalized the 16-week pre-apprenticeship training curriculum. Since September, more than 450 unduplicated applications have been received via the website, social media campaign and word of mouth. The first cohort is scheduled to end on January 29, 2021.

**Rural Relief Small Business Grant Business Outreach | All**

A rural business grant became available through Local Initiatives Support Corporation (LISC). EDC staff sent an email to the East Side City Managers and Chambers of Commerce with the information about the LISC grant. EDC staff received 25 business calls from Reedley, staff assisted by providing details on applying for the LISC grant. EDC staff conducted more than 30 business calls throughout the rural communities informing businesses to apply for the LISC grant.

**2020 California Economic Summit | All**

EDC Staff attended the California Economic Summit hosted by California Forward. The two-day event was attended by hundreds of economic and community leaders and covered a wide range of topics including leading for resilient recovery, climate resiliency, equitable economic revitalization, increasing community investment, strengthening education pathways, bridging the digital divide and affordable home ownership, among other topics. Staff attended the sessions for leading resilient regions, planning regional inclusive economies, investing in small businesses owned by people of color, the regional strategy session for the San Joaquin Valley, and building a better California for All. One prominent takeaway was the launch of the CA Dream Index which tracks progress toward a more equitable California where all can prosper.

**ICSC RECon New York | All**

ICSC RECon New York was held virtually this year for the first time. The event had 17 speaking sessions, two afternoons of virtual deal making, and close to 4,000 attendees. EDC Attractions team staff participated in the event to gain further knowledge of trends and how COVID-19 has affected the retail market. Speaking sessions centered around topics such as: equitable development in cities, how COVID-19 is reshaping cities and suburbs, tips for dividing vacant big box spaces, and how fulfillment is being delivered upon by retailers. Virtual deal making offered the opportunity for staff to meet one on one with retailer representatives for possible expansion into the Fresno County market.

**CCVEDC Board Meeting | All**

EDC staff attended the CCVEDC board meeting which included discussion of this year’s marketing efforts thus far. Requests for properties and information have been trending upward for the Central Valley. Our region continues to be a valuable option to companies who may be looking to leave larger metro areas or break into the California market.

**Other Activities**

November

Veterans Employment Committee | All

December

PRO Neighborhoods Community Lending Workshop | All  
 SBDC Presentation on the CA Relief Grant | All

CALED Presentation on the CA Relief Grant | All  
 Veterans Employment Committee Meeting | All

FY 20-21 Overview of Work Product	Deliverables	FY 2020 – 2021 Target Outcomes	
<p>Economic Development Corporation Serving Fresno County</p> <p>Contract: \$40,000</p> <p>Comparative Healthcare Analysis: \$10,000</p> <p>Staff: President &amp; CEO Lee Ann Eager</p> <p>Sherry Neil Chief Operating Officer</p> <p>Vice President of Business Services Will Oliver</p>	<p><b>Retention:</b> Targeted businesses will be contacted by a variety of methods to educate Clovis businesses on local, regional and statewide incentive programs</p> <ul style="list-style-type: none"> <li>• Conduct Analysis to determine top 50 companies in Clovis that should be focused on for retention and expansion</li> </ul> <p><b>New Business Recruitment:</b> Provide information and tours to industrial and commercial representatives not currently located in Clovis for the purpose of recruiting new businesses and industries to the City of Clovis. Assist the City of Clovis in marketing identified industrial parks or industrial areas to new clients.</p> <ul style="list-style-type: none"> <li>• Coordinate site tours for the purpose of business attraction and expansion.</li> <li>• Create and update marketing materials.</li> <li>• Coordinate commercial and industrial broker events for the City of Clovis.</li> <li>• Conduct analysis to determine expansion industries and companies to target for expansion.</li> <li>• Attend trade shows/missions and market Clovis.</li> </ul>	<p>Top 50 targeted business analysis for expansion/retention</p>	<p>Top 50 Analysis updated in Q2 with additional updates and adjustments ongoing through FY20-21.</p>
		<p>Respond to all City of Clovis business inquires and connect them to appropriate resources</p>	<p>66 clients and businesses contacted and 199 referrals made during Q2.</p>
		<p>Complete Comparative Healthcare Analysis</p>	<p>Ongoing. Phase 1 completed. Phase 2 to be completed in FY20-21.</p>
		<p>2 Broker Events</p>	<p>Planning discussions to continue once Shelter-In-Place order is lifted.</p>
		<p>40 new business leads</p>	<p>23 total business leads; 13 leads generated in Q2.</p>
		<p>5 Trade shows/missions attended</p>	<p>0/5 completed</p>
		<p>Economic Profile including updated demographic information</p> <p>Business Park Brochures</p> <p>Incentive Brochure</p>	<ul style="list-style-type: none"> <li>• Economic profile updated and hosted on our website.</li> <li>• Incentive brochure to be updated in FY20-21 Q1 in cooperation with city staff.</li> </ul>



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: February 8, 2021

SUBJECT: Administration - Approval – 2021 Street Closure Requests; and Approval - Res. 21-\_\_\_\_, Declaring Certain Events as Old Town Special Events and Setting Precise Boundaries for Those Old Town Special Events.

ATTACHMENTS: 1. Resolution 21-\_\_\_\_  
2. Matrix of Old Town Events  
3. Letter to PBIA  
4. Summary of Old Town Special Events Ordinance

### CONFLICT OF INTEREST

None

### RECOMMENDATION

That the City Council approve the requests from BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, American Legion, and Clovis Senior Center for street closures in the City of Clovis for the calendar year 2021; and approve Res. No. 21-\_\_\_ declaring certain events as Old Town Special Events, and setting precise boundaries for those Old Town Special Events.

### EXECUTIVE SUMMARY

This street closure request is the standard report that goes to City Council annually. The difference in this year's report is the fact that due to the pandemic and what types of events may be allowed by the State and the County in 2021, staff is really uncertain if, and when, certain events will actually take place. Staff is taking this item to Council with the hope that events will happen as planned but with the realization that staff will have to be flexible in working with the event promoters and all of the stakeholders (businesses) impacted.

Should there be a need to reschedule an event, staff will request alternate dates for closure. Requests of this nature may be made with less than 60-days' notice, as required in section 5.20.04 of the Clovis Municipal Code (Old Town Special Events). Since all other advanced processing will have been completed, staff is confident that this should not cause unnecessary issues. These changes will only be considered for the events listed in this report, and no others.

Staff requests street closure simultaneously, and in advance, to allow for proper event planning. A resolution (Attachment "1") is required by Ordinance 00-02, adopted January 10, 2000, declaring certain events as Old Town Special Events and the setting of precise boundaries. Requests for street closure are attached.

### **BACKGROUND**

Attached is a matrix of the events (Attachment "2"), sponsored by BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, American Legion, and Clovis Senior Center for closure of streets in Clovis during the calendar year 2021. Each activity has a unique street closure request. The boundaries and time of street closure remain the same as 2019 for all returning events.

A letter was sent to Old Town merchants and property owners on January 20, 2021 (Attachment "3"), soliciting comments/concerns regarding the 2021 street closures. Staff has received no comments or concerns on these events.

The Old Town Special Events Ordinance was adopted by Council on January 10, 2000 and provides guidelines for the operation of Old Town Special Events. A summary of the Old Town Special Events Ordinance is attached (Attachment "4"). A resolution (Attachment "1") is required by Ordinance 00-02, adopted January 10, 2000, declaring certain events as Old Town Special Events and the setting of precise boundaries.

Additionally, staff requests the ability to implement street closures at Centennial Plaza and Clovis Veterans Memorial District (CVMD) with less than 60-day lead time. If approved, this method of processing street closure request(s) will require staff review; Special Event Committee Review; written notification distribution to all residents, property owners, and business operators who may be affected by the street closure/event – giving them ten calendar days to respond; traffic control plan; ABC license application (if necessary); insurance documents; and appropriate permit applications. Like all other street closure requests, staff will continue to work with neighbors and applicant to assure a safe and successful event.

### **FISCAL IMPACT**

The City of Clovis is positively impacted by the proposed events. Local businesses benefit from large numbers of people visiting their neighborhood and the City of Clovis benefits from the increased tax revenue.

Some events require additional City services. Per Council's decision of November 16, 2009, and starting July 1, 2010, the City of Clovis will help offset the costs of certain events. These include, and are limited to, Big Hat Days, Clovis Rodeo Parade, Farmers Market, Freedom Fest, Clovis Fest, Antique and Collectible Fair, Freedom Fest, and Children's Electrical Parade.

#### **REASON FOR RECOMMENDATION**

In previous years, more than 300,000 people have attended the various events held in Clovis annually, many of whom have returned to Clovis to patronize local businesses. In the past, BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, American Legion, and Clovis Senior Center requested street closures to hold events in Old Town on an individual basis, prior to the event. There have been several occasions where the requests were not processed in time to allow for proper planning from the City's perspective. Therefore, staff is requesting street closure simultaneously for all of the special events to ensure adequate time for event planning.

#### **ACTIONS FOLLOWING APPROVAL**

1. Staff will notify the following of the Council's decision: BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, American Legion, and Clovis Senior Center.
2. Staff will work with BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, American Legion, and Clovis Senior Center to ensure that the sponsors provide security and cleanup of the events on an individual basis.

Prepared by: Shawn Miller, Business Development Manager

Reviewed by: City Manager 

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

**A RESOLUTION OF THE CITY OF CLOVIS DECLARING CERTAIN EVENTS AS OLD TOWN SPECIAL EVENTS**

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

**WHEREAS**, BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Clovis Veterans Memorial District, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, and Clovis Senior Center have requested public street closures in the City of Clovis for the 2021 calendar year to conduct such special events as listed in 2021 City of Clovis Special Events Request for Old Town Street Closures; and

**WHEREAS**, the special events sponsored by BOOT, Clovis Chamber of Commerce, Clovis Elks Lodge, Clovis Rodeo Association, Old Town Clovis Kiwanis, Clovis Veterans Memorial District, Fleet Feet Sports, Make-A-Wish Foundation, Clovis Area Recreation, and Clovis Senior Center shall be declared Old Town Special Events; and

**WHEREAS**, the City Council of the City of Clovis approves and authorizes the closure of public streets to be used for the attached listed special events.

**NOW, THEREFORE BE IT RESOLVED** that the City Council hereby declares that the events as described in the 2021 City of Clovis Special Events Request for Old Town Street Closures be declared as Old Town Special Events.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on the 8<sup>th</sup> day of February 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: February 8, 2021

\_\_\_\_\_  
Mayor

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

**2021 CITY OF CLOVIS SPECIAL EVENTS  
REQUEST FOR OLD TOWN STREET CLOSURES**

AGENDA ITEM NO. 3.

DATE	TIME	EVENT	SPONSOR	STREETS
Every Saturday	6 AM to 12:30 PM	<b>Year Round Farmers Mkt</b>	BOOT	Pollasky (5 <sup>th</sup> to 7 <sup>th</sup> ); Bullard (Woodworth to Pollasky)
March 3 (Wednesday)	8 AM to 5 PM	<b>American Legion Centennial Open House</b>	American Legion	4 <sup>th</sup> (Woodworth to Alley east of American Legion)
March 14 (Sunday)	12 PM to 10 PM	<b>Craft Beer Crawl</b>	BOOT	Pollasky (4 <sup>th</sup> to 5 <sup>th</sup> )
March 28(Sunday)	2 AM to 8 PM	<b>Antique &amp; Collectible Fair</b>	BOOT	Pollasky (3rd to 7th); 4 <sup>th</sup> (Woodworth to Clovis); 5 <sup>th</sup> (Woodworth to Clovis); Bullard (Woodworth to Pollasky).
April 10 & 11 (Sat.& Sun.)	Sat @ 5 AM to Sun @ 7 PM	<b>Big Hat Days</b>	Chamber of Commerce	Parking lots #1, #2, & #3. Pollasky (3 <sup>rd</sup> to 9 <sup>th</sup> ); Bullard (Dewitt to Pollasky); 4 <sup>th</sup> (Clovis to Woodworth); 7 <sup>th</sup> (Clovis to Woodworth); Woodworth (5 <sup>th</sup> to 7 <sup>th</sup> ); 8 <sup>th</sup> (Clovis to Woodworth); 5 <sup>th</sup> (Clovis to Woodworth). Set-up will take place on Friday, April 3 on 4 <sup>th</sup> starting at 3PM and on Bullard (Woodworth to Pollasky) starting at 8PM.
April 17 (Sunday)	5 AM to 8 PM	<b>Old Town Car Show</b>	BOOT	Pollasky (3rd to 8th); Parking Lot #1; 4 <sup>th</sup> (Woodworth to Clovis); 5 <sup>th</sup> (Woodworth to Clovis); Bullard (Woodworth to Pollasky)
April 24 (Saturday)	8 AM to 12 PM	<b>Rodeo Parade</b>	Rodeo Association	Clovis (3 <sup>rd</sup> to Barstow); Pollasky (3 <sup>rd</sup> to Barstow); 3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> , Bullard, 7 <sup>th</sup> , 8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , Lincoln, Barstow (Pollasky to Clovis); Jefferson (Clovis to Brookhaven); San Jose (Cole to Railroad); Railroad (Jefferson to San Jose).
May 1 (Saturday)	4 PM to 10 PM	<b>Old Town Wine Walk</b>	BOOT	Pollasky (4 <sup>th</sup> to 5 <sup>th</sup> ).
May 7 thru Oct 29 (Friday Nights)	4:30 PM to 11:00 PM	<b>Friday Night Farmer's Market</b>	BOOT	Pollasky (3 <sup>rd</sup> to 7 <sup>th</sup> ); 5 <sup>th</sup> OPEN; Bullard (Pollasky to Woodworth); 4 <sup>th</sup> (Woodworth to Pollasky/Clovis alley).
May 23 (Sunday)	2 AM to 8 PM	<b>Glorious Junk Days</b>	BOOT	Pollasky (3rd to Seventh); 4 <sup>th</sup> (Woodworth to Clovis); 5 <sup>th</sup> (Woodworth to Clovis); Bullard (Woodworth to Pollasky).
* June 12 & 13 (Sat.& Sun.)				<b>Big Hat Days</b> (see details above)
* June 27 (Sunday)				<b>Craft Beer Crawl</b> (see details above)
June 14 (Monday)	10:30 AM to 1:30 PM	<b>Flag Day Observation</b>	Clovis Elks Lodge	Pollasky (5 <sup>th</sup> to 7 <sup>th</sup> ); Bullard (Woodworth to Pollasky).
July 23 (Friday)	3 PM to 11:00 PM	<b>Pole Vault Championships</b>	BOOT	Pollasky (3 <sup>rd</sup> to 7 <sup>th</sup> ); 5 <sup>th</sup> OPEN; Bullard (Pollasky to Woodworth); 4 <sup>th</sup> (Woodworth to Pollasky/Clovis alley).
August 14 (Saturday)	Sat: 5 AM to 3 PM	<b>Hot August Daze</b>	Clovis Elks Lodge	Woodworth (Bullard to 5 <sup>th</sup> ), Parking Lot #3).
September 25 & 26 (Sat.& Sun.)	Sat @ 5 AM to Sun @ 6 PM	<b>Clovis Fest</b>	Chamber of Commerce	Parking lots #1, #2, & #3. Pollasky (3 <sup>rd</sup> to 8 <sup>th</sup> ); Bullard (Dewitt to Pollasky); 4 <sup>th</sup> (Clovis to Woodworth); 7 <sup>th</sup> (Clovis to Woodworth); Woodworth (5 <sup>th</sup> to 7 <sup>th</sup> ); 8 <sup>th</sup> (Clovis to Woodworth); 5 <sup>th</sup> (Clovis to Woodworth). Set-up will take place on Friday, October 23 on 4 <sup>th</sup> starting at 3PM and on Bullard (Woodworth to Pollasky) starting at 8PM.
October 2 (Saturday)	6:00 AM to 12 Midnight	<b>Make-A-Wish Golf</b>	Michelangelo's	Bullard between Woodworth and Alley between Woodworth and Pollasky
October 10 (Sunday)	Noon to Midnight	<b>Farm to Table Dinner</b>	BOOT	Pollasky (4 <sup>th</sup> to 5 <sup>th</sup> ); Parking Lot #1
October 17 (Sunday)	2 AM to 8 PM	<b>Glorious Junk Days and Antique &amp; Collectible Fair</b>	BOOT	Pollasky (3rd to Seventh); 4 <sup>th</sup> (Woodworth to Clovis); 5 <sup>th</sup> (Woodworth to Clovis); Bullard (Woodworth to Pollasky).
October 30 (Saturday)	4 PM to 10 PM	<b>Old Town Wine Walk</b>	BOOT	Pollasky (4 <sup>th</sup> to 5 <sup>th</sup> ).
November 6 (Sunday)	6 AM to 11 AM	<b>2 Cities Marathon</b>	Fleet Feet Sports	Various Old Town Streets
November 18 (Thursday)	4 PM to 9 PM	<b>One Enchanted Evening</b>	BOOT	Pollasky (3 <sup>rd</sup> to 7th); 5 <sup>th</sup> OPEN; 4 <sup>th</sup> (Clovis to Woodworth); Bullard (Pollasky to Woodworth).
December 4 (Saturday)	5 PM to 8 PM	<b>Children's Electric Christmas Parade</b>	Old Town Clovis Kiwanis	Clovis Ave. (3 <sup>rd</sup> to 9 <sup>th</sup> ); Pollasky (3 <sup>rd</sup> to 9 <sup>th</sup> ); 3 <sup>rd</sup> , 4 <sup>th</sup> 5 <sup>th</sup> 7 <sup>th</sup> Bullard, 8 <sup>th</sup> (Pollasky to Clovis)



# CITY *of* CLOVIS

1033 FIFTH STREET • CLOVIS, CA 93612

January 20, 2021

Subject: 2021 Old Town Street Closures

Dear Old Town Merchant, Resident and/or Property Owner:

Attached is a list of requested street closures for calendar year 2021. As you can imagine, this has been a difficult list to compile. With all of the uncertainties associated with outdoor events, we are expecting some of these annual activities to be postponed, and possibly canceled. The Craft Beer Crawl and Big Hat Days events, scheduled for early spring, will most likely not be allowed to take place on their regular dates. Because of this, you will notice that BOOT and the Chamber of Commerce have requested alternate dates in June. As the next couple of months unfold, there may be more date changes. We will notify you of these changes as early and quickly as possible.

Please review this list and forward any concerns in writing to my attention by noon, Sunday, January 31, 2021. The Clovis City Council will consider these requests in February.

If you have any questions or need further information, Please feel free to contact me at 324-2083, or by email at [shawnm@cityofclovis.com](mailto:shawnm@cityofclovis.com).

Sincerely,

Shawn A. Miller, Business Development Manager  
City of Clovis

## Attachment 3



**ORDINANCE NO. 00-02****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS ADDING CHAPTER 20, OF TITLE 5, OF THE CLOVIS MUNICIPAL CODE PERTAINING TO OLD TOWN SPECIAL EVENTS****THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Chapter 20, of Title 5, of the Clovis Municipal Code is added to read as follows:**

**Chapter 20: OLD TOWN SPECIAL EVENTS****Section 5.20.01 Findings and declaration of intent.**

The City Council finds and declares that it has historically closed City streets in portions of the downtown area, commonly referred to as Old Town Clovis, for the purpose of assisting certain community and regional events benefitting Old Town Clovis, the community at large and non-profit business organizations operating in the City. Control over the operation of these community and regional events has traditionally been turned over to the entity sponsoring the event. The City Council finds and declares that there is a need to provide written guidelines and regulations on how these Old Town community and regional events shall operate. In enacting this chapter, it is not the intent of the Council to declare all events held in Old Town Clovis a declared "Old Town Special Event." Events not declared "Old Town Special Events" shall be subject to other applicable City ordinances. (§ 1, Ord. 00-02, eff. February 17, 2000)

**Section 5.20.03 Old Town Special Event.**

(a) "Old Town Special Event" means any outdoor public event utilizing public areas, including streets and parking lots temporarily closed by the City Council, in the vicinity of Old Town Clovis, and which event has been declared an Old Town Special Event by resolution of the City Council. The outside maximum boundaries for a declared Old Town Special Event shall consist of the eastern line of the Clovis Old Town Trail (former railroad right-of-way corridor), the southern line of Barstow Avenue, the western line of Woodworth Avenue, and the northern line of Second Avenue.

Old Town Special Events include, but are not limited to, the following:

- (1) Farmers' Market, generally held from May to September;
- (2) Antique and Collectible Fair, generally held several times a year;
- (3) Clovisfest Musicale, generally held in September;
- (4) Big Hat Days, generally held in April;
- (5) Children's Christmas Parade, generally held in December.

(b) Any person seeking to have a public event declared an Old Town Special Event shall seek a declaration from the City Council at least ninety (90) days prior to the event. If a street closure is required in connection with the proposed Old Town Special Event, such request shall be made at the same time.

(c) The declaration of the City Council shall establish the precise boundaries of the Old Town Special Event and designate an event sponsor.

(d) The City Council may by resolution delegate the authority to declare an Old Town Special Event, and to temporarily close City streets in connection therewith, to the City Manager and the City Manager's designee. (§ 1, Ord. 00-03, eff. February 17, 2000)

**Section 5.20.04 Permit required.**

(a) The sponsor (event sponsor) of an Old Town Special Event shall obtain an Old Town Special Event permit from the City Clerk.



(b) Application for the permit shall be made not less than sixty (60) days prior to the event and shall contain the information required by the City Clerk. The application shall also be accompanied by a street plan showing the proposed location of planned activities and vendor booths.

(c) Upon receipt of an application, the City Clerk shall circulate the application to the following departments for comments and approval: Police Department, Fire Department, Planning and Development Services Department, Public Works Department, and Risk Management Department. These departments may impose terms and conditions upon the Old Town Special Event permit and issuance and approval of the permit is conditioned upon compliance with the required conditions. At a minimum, the permit shall include conditions for holding the City harmless, maintaining minimum limits of liability insurance in accordance with City standards, providing security and traffic control, providing adequate restroom and sanitation facilities, and paying for the cost of City services.

(d) The Old Town Special Event permit may be revoked for noncompliance with the conditions of the permit and the provisions of this chapter. Revocation may be made by the City Manager, the Chief of Police, or their designees. If the grounds for revocation occur during the Old Town Special Event, the City Manager, the Chief of Police, or their designee, shall first advise the event sponsor of the grounds for revocation and provide an opportunity to correct the same.

(e) The Old Town Special Event permit may also be revoked during the event if fire or another emergency requires the event to be terminated to protect the public safety. When the Old Town Special Event permit is revoked for this reason, all event participants must immediately comply with instructions from any City Police Officer or Fire Department personnel. (§ 1, Ord. 00-02 eff. February 17, 2000)

#### **Section 5.20.07 Minimum requirements.**

(a) The event sponsor shall abide by the following minimum requirements:

(1) Maintain openings between vendor booths of sizes, and at locations and distances, required by the City. The required openings shall be specified in the terms and conditions of the Old Town Special Event permit and be identified on the event sponsor's street plan;

(2) Not use any permanent or semi-permanent paint or other markers to delineate or mark the location or other direction on any public street, sidewalk, alley or parking lot;

(3) Not discriminate in the selection of any vendor on the basis of race, color, religion, sex, national origin or familial association;

(4) Require that all vendors obtain and display all appropriate permits, licenses and certificates, and comply with all applicable federal, state and local laws, ordinances and regulations.

(5) Require that vendors maintain their spaces in a clean and sanitary condition, including the removal of containers, waste and trimmings before leaving the area;

(6) Require that vendors take sufficient measures to keep the City storm drain system free from contamination, and require that food vendors take special precaution to keep grease and other waste products off all public streets, sidewalks, alleys and parking lots;

(7) Provide on-site personnel who can be contacted by appropriate City officials for immediate corrective action either for noncompliance with this chapter or the permit conditions, for emergencies, or for actions deemed necessary by the City official. Such personnel shall be equipped with appropriate means of communication to be made known to the City by the event sponsor prior to the event;

(8) Distribute the rules and regulations to each person participating in the Old Town Special Event.

(b) These minimum requirements shall be deemed a part of the permit conditions and may be supplemented by resolution of the City Council. (§ 1, Ord. 00-02, eff. February 17, 2000)

#### **Section 5.20.08 Cost of special event.**

(a) The event sponsor will be responsible for the costs associated with the Old Town Special Event, including, but not limited to:

(1) The cost of City services related to the Old Town Special Event;

(2) The cost to repair any damage caused to any public property and rights-of-way, including landscaping.

(b) The event sponsor may apply to the City Council for cooperation in presenting an Old Town Special Event and request financial assistance for some or all of the costs of City services related to the Old Town Special Event. (§ 1, Ord. 00-02, eff. February 17, 2000)



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: February 8, 2021

SUBJECT: Planning and Development Services - Approval – Res. 21-\_\_\_\_, Submittal of a Rubberized Pavement Grant for the maintenance of various City streets; and Authorizing the City Engineer to execute all related grant documents.

ATTACHMENTS: 1. Resolution 21-\_\_\_\_  
2. City of Clovis Cape Seal Project Locations

### **CONFLICT OF INTEREST**

John Holt owns property within 1,000 feet of this project and has not participated in the preparation or analysis of this project.

### **RECOMMENDATION**

For the City Council to approve a resolution authorizing the submittal of a Rubberized Pavement Grant Application for the maintenance of various City streets; and, authorizing the City Engineer to execute all related grant documents.

### **EXECUTIVE SUMMARY**

The Department of Resources Recycling and Recovery (CalRecycle) administers programs to divert waste tires from landfill disposal, prevent illegal tire dumping, and promote markets for recycled-content tire products. The Rubberized Pavement Grant Program is designed to promote markets for recycled-content surfacing products derived from only California generated waste tires.

The City is applying for Rubberized Chip Seal funds under the Rubberized Pavement Grant Program. These funds are aimed at using rubberized chip seal material for road repair and maintenance. Local governments are eligible to apply for these competitive chip seal grant funds, and are awarded funds based on a fixed dollar amount per square yard of materials used.

A total of \$4,387,000 is currently available for award under the Rubberized Pavement Grant Program for fiscal year 2020/21. The maximum grant award is \$250,000, with an approximate term of two years. The grant term for fiscal year 2020/21 terminates on April 1, 2023. Staff is requesting \$84,871.00 of chip seal grant funds.

It is economically advantageous for the City to apply for the Chip Seal Grant, under CalRecycle's Rubberized Pavement Grant Program for the maintenance of various City streets (see Attachment 2 for the specific street locations). With Council's approval of this request, staff will complete the competitive grant application and submit it with the attached resolution to CalRecycle by the February 22, 2021, deadline.

### **BACKGROUND**

The Chip Seal Grant is aimed at users of rubberized chip seal materials. Rubberized asphalt concrete (commonly referred to as RAC) is a road paving material made by blending ground-up recycled tires with asphalt to produce a binder which is then mixed with conventional aggregate materials. RAC is a proven product that has many benefits including being cost effective, durable, safe, quiet, and an environmentally friendly alternative to traditional road paving materials. There are two primary types of binders for RAC - asphalt-rubber and terminal blend (preferred binder used by the City). Terminal blends are binder materials that use finely ground (less than 30 mesh) crumb rubber modifier and are typically blended at the asphalt refinery. Terminal blend has over 20 years of successful use in California.

Chip Seal grant funds have a set per square yard "reimbursed rate" according to county. The maximum reimbursement rate in Fresno County is limited to \$1.00 per square yard. Additional grant requirements specify that projects must use a minimum of 40,000 square yards of chip seal material, contain a minimum of 300 pounds of tire derived crumb rubber per ton of rubberized binder, and must be from 100% California waste tires.

The Engineering Division solicited recommendations from the City's Public Utilities Department in selecting the proposed Clovis street locations. The locations, which were selected using the City's computerized Pavement Management System, are shown on Attachment 2.

### **FISCAL IMPACT**

The proposed chip seal street maintenance work was included in the approved 2020/21 fiscal year Community Investment Program Street budget. Total construction project costs have been estimated at \$594,096.00. Should the City's Chip Seal Grant request be approved in the amount of \$84,871.00, the City will apply these funds toward the total construction costs.

### **REASON FOR RECOMMENDATION**

To complete the grant application, Council must approve a resolution certifying approval of the City's application for 2020/21 Rubberized Pavement Program Funds. Council must also authorize a designated representation on behalf of the City of Clovis (the City Engineer) to sign the agreement, amendment, and payment requests as necessary to complete the project.

**ACTIONS FOLLOWING APPROVAL**

Staff will submit the 2020/21 Rubberized Pavement Grant Application along with the approved resolution to CalRecycle by the grant submittal deadline of February 22, 2021.

Prepared by: Ryan Burnett, Engineering Program Supervisor

Reviewed by: City Manager LS

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS AUTHORIZING  
SUBMITTAL OF A CALRECYCLE RUBBERIZED PAVEMENT GRANT  
APPLICATION FOR THE MAINTENANCE OF VARIOUS CITY STREETS AS  
ELIGIBLE**

**WHEREAS**, Public Resources Code sections 48000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant programs (grants) in furtherance of the State of California’s (state) efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment; and

**WHEREAS**, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

**WHEREAS**, CalRecycle grant application procedures require, among other things, an applicant’s governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Clovis City Council authorizes the submittal of an application to CalRecycle for a Rubberized Pavement Grant for Chip Seal Projects for which the City of Clovis is an eligible entity; and

**BE IT FURTHER RESOLVED**, that the City Engineer, or his/her designee is hereby authorized and empowered to execute in the name of the City of Clovis all grant documents, including but not limited to, applications, agreements, amendments and requests for payment, necessary to secure grant funds and implement the approved grant project; and

**BE IT FURTHER RESOLVED**, that these authorizations are effective for five (5) years from the date of adoption of this resolution.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on February 8, 2021 by the following vote, to wit.

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

DATED: February 8, 2021

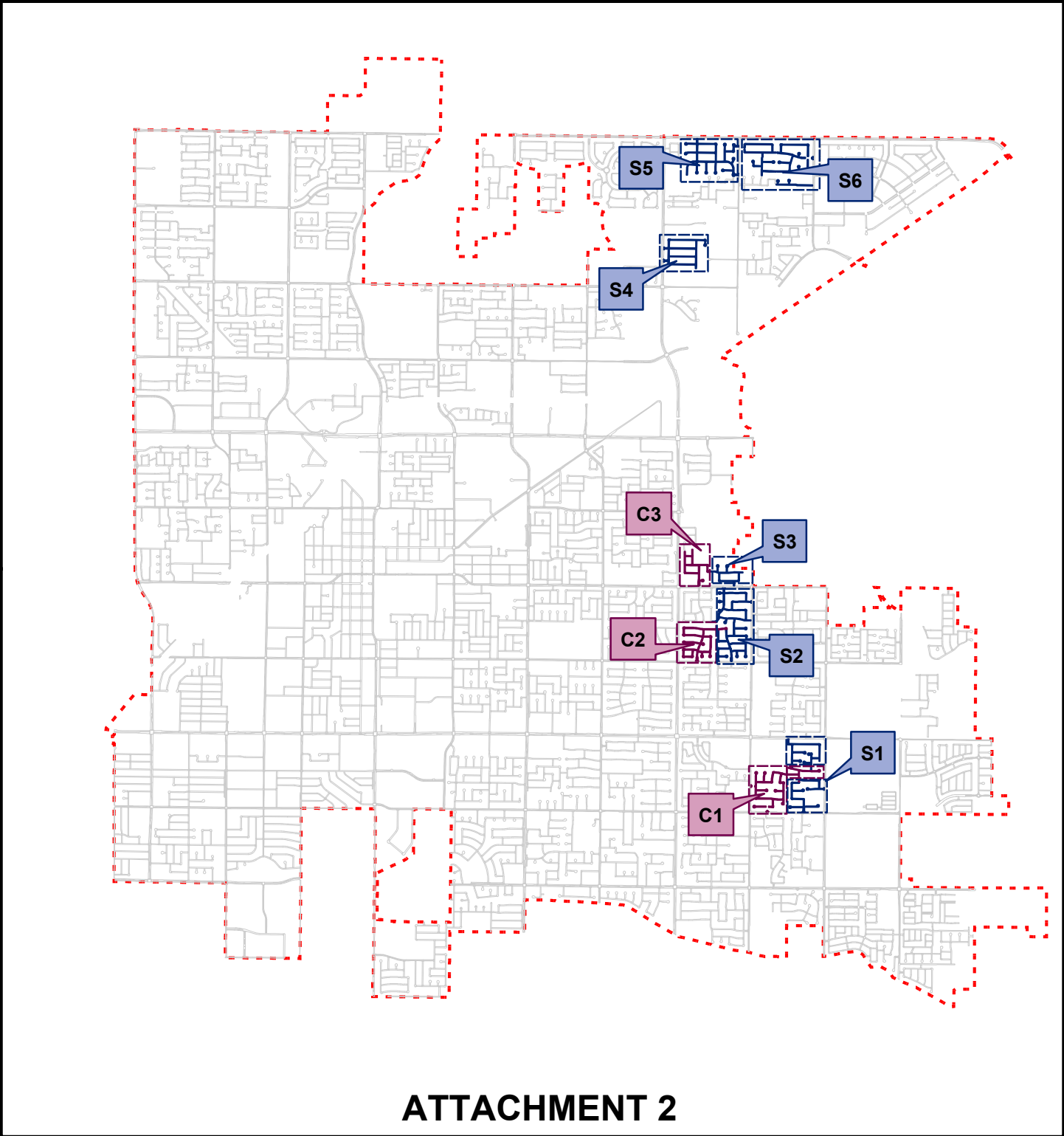
\_\_\_\_\_  
Mayor

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

**ATTACHMENT 1**

# VICINITY MAP

CIP 21-01 RUBBERIZED CAPE SEAL 2021




## ATTACHMENT 2



1/28/2021

### EXHIBIT A CITY OF CLOVIS PROJECT LOCATIONS

 CLOVIS CITY LIMITS

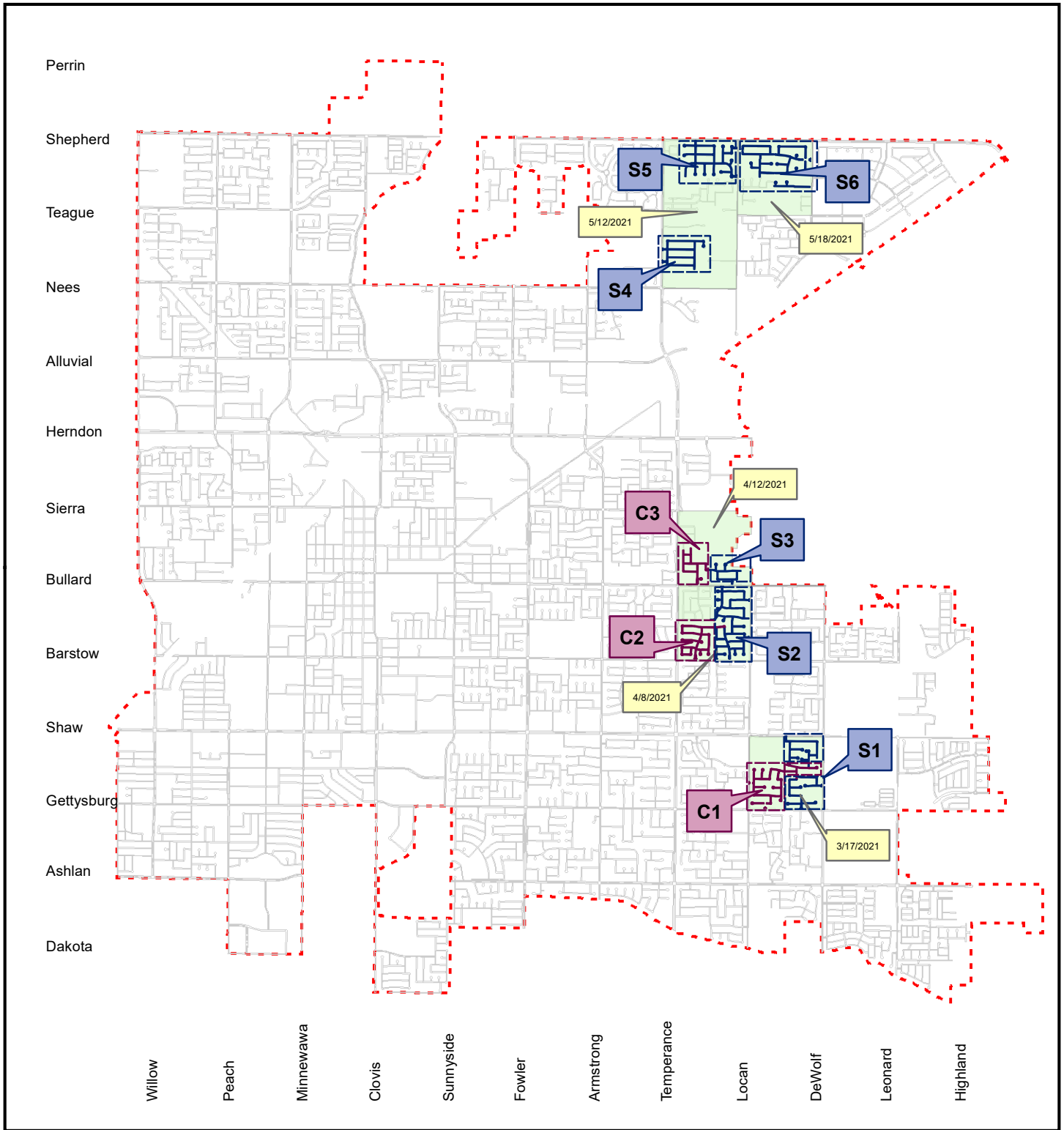


1:5,000 35




# VICINITY MAP

## CIP 21-01 RUBBERIZED CAPE SEAL 2021



1/28/2021

### EXHIBIT B PROJECT LOCATIONS WITH COMMUNITY CLEAN-UP PROGRAM FROM MAY TO JUNE

 CLOVIS CITY LIMITS

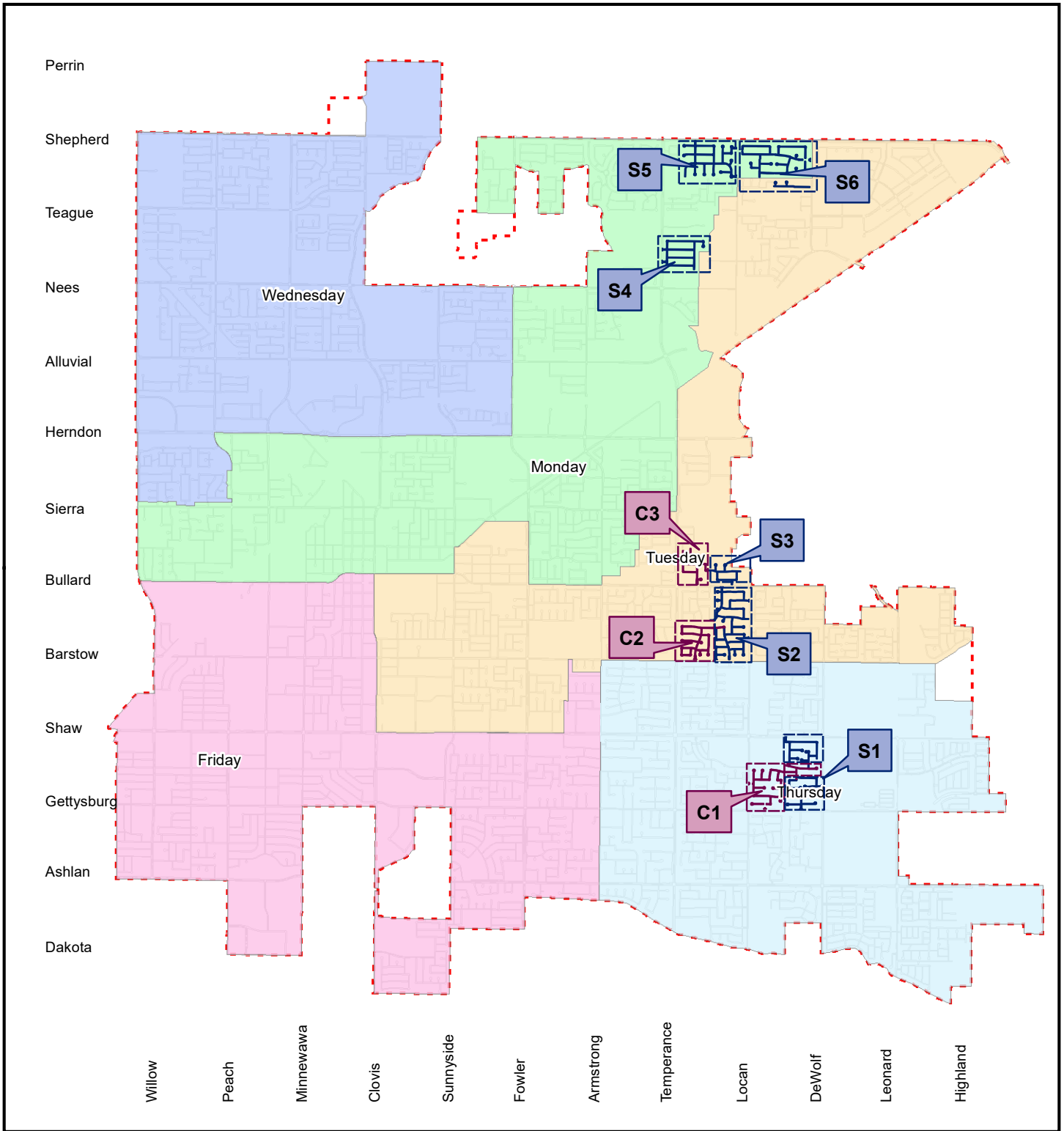


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# VICINITY MAP

## CIP 21-01 RUBBERIZED CAPE SEAL 2021



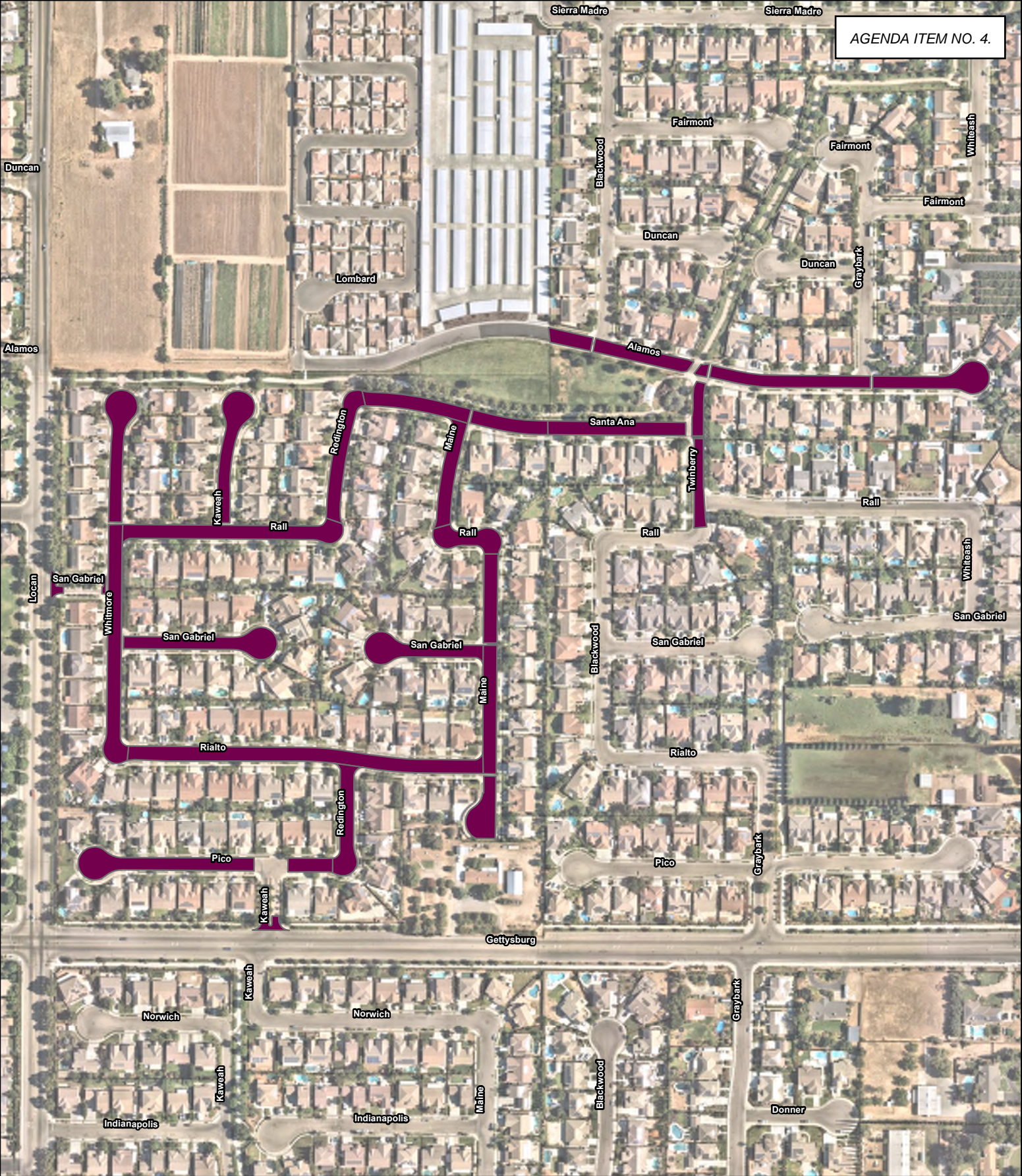
1/28/2021

### EXHIBIT C PROJECT LOCATIONS WITH WEEKLY TRASH COLLECTION SCHEDULE

CLOVIS CITY LIMITS



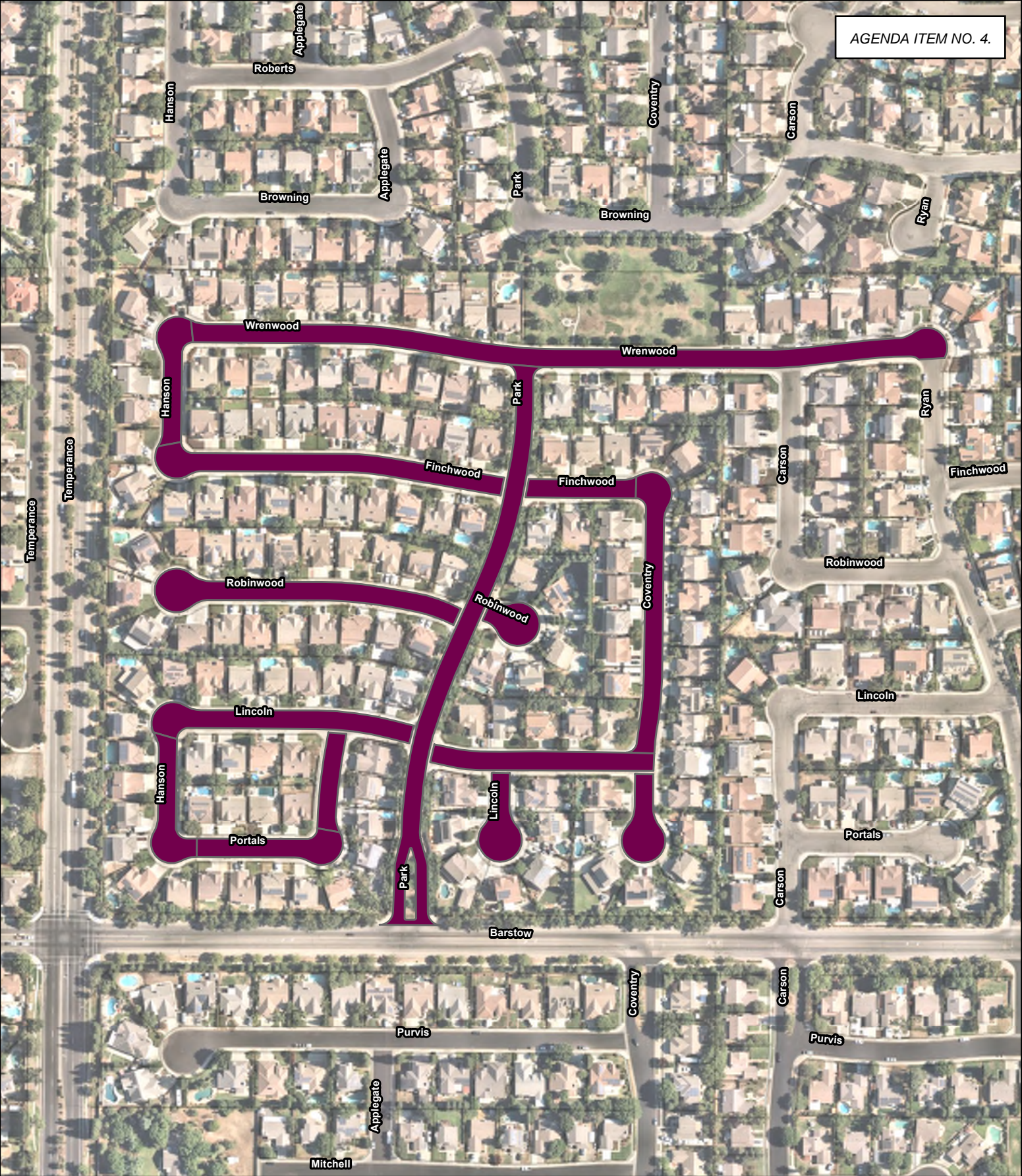




Area C1  
 Whitmore, Maine Redington, Kaweah, Rall, Pico,  
 Santa Ana, San Gabriel, Rialto, Alamos, Twinberry



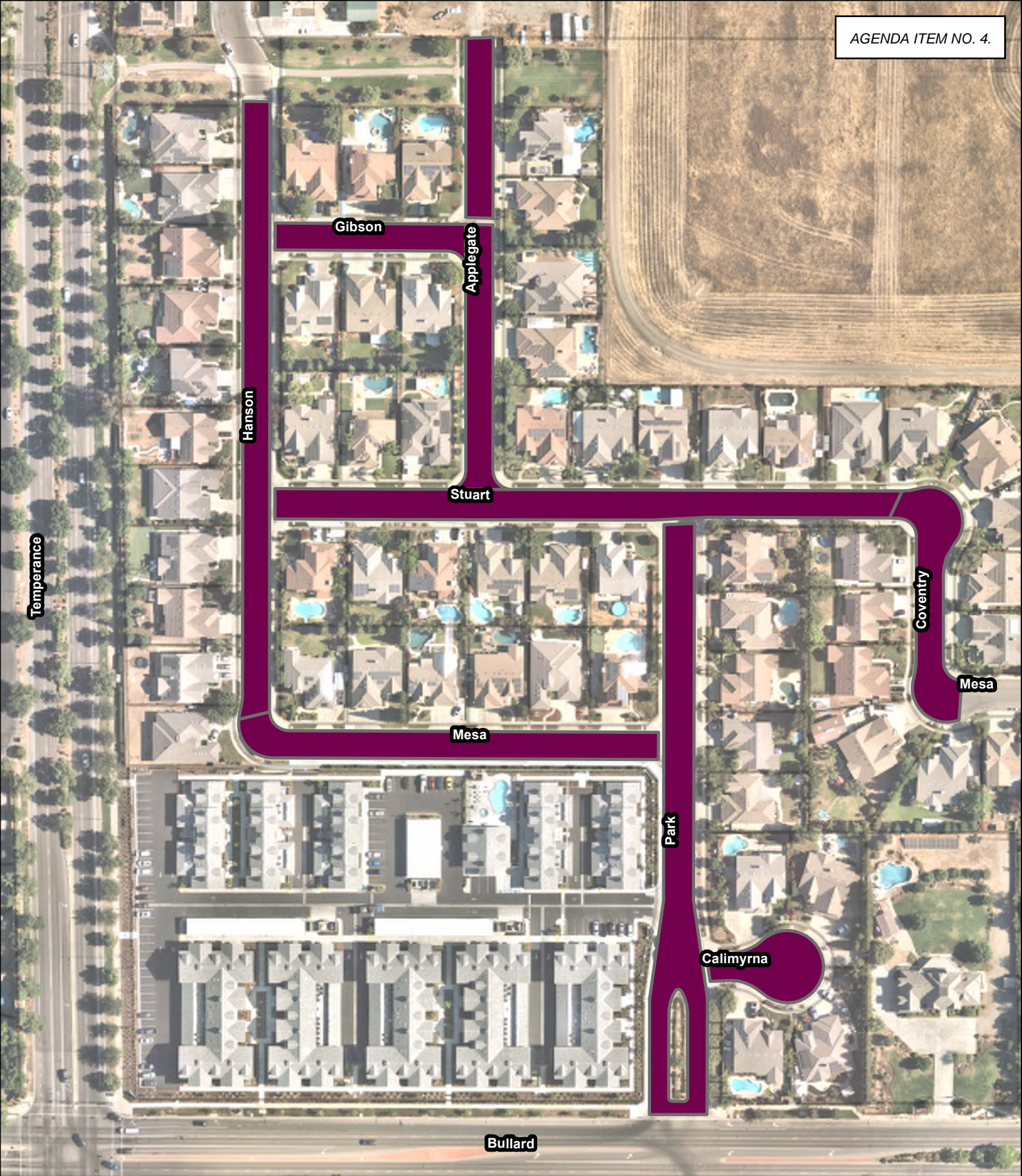




Area C2  
 Hanson, Park, Applegate, Coventry, Lincoln,  
 Wrenwood, Finchwood, Robinwood, Portals







Area C3  
 Hanson, Gibson, Stuart, Park  
 Coventry, Applegate, Mesa, Calimyrna







Area S1  
 Maine, Blackwood, Graybark, Whiteash,  
 Sierra Madre, Fairmont, Duncan,  
 Rall, San Gabriel, Rialto, Pico



1/28/2021



1" = 500'





1/27/2021

Area S2  
 Carson, Greenfield, Ryan, Greenfield, Megan,  
 Morris, Celeste, Roberts, Browning, Wrenwood,  
 Finchwood, Robinwood, Portals, Lincoln







Area S3  
 Carson, Hornet, Greenfield,  
 Ryan, Mesa, Calimyrna







Area S4  
 Quincy, Portland, Omaha, Muncie,  
 Carson, Hornet, Hanson







Area S5  
Serena, Everglade, Prescott,  
Powers, Coventry, Hornet,  
Carson, Ryan, Greenfield, Megan











# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: February 8, 2021

SUBJECT: Consider Approval - Res. 21-\_\_\_\_, A Resolution authorizing the City Manager to execute a Memorandum of Understanding between the City of Clovis and California Health Sciences University (CHSU) addressing the buildout of the CHSU Campus. CHSU, applicant.

**Staff:** Renee Mathis, Planning and Development Services Director / Dave Merchen, City Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Resolution 21-\_\_\_\_
2. Memorandum of Understanding
3. Operational Statement & Economic Impact Analysis
4. CHSU Conceptual Master Plan (January 31, 2021)
5. CHSU Campus Phasing Plan (December 28, 2020)
6. November 9, 2020 Staff Report
7. November 9, 2020 City Council Minutes Regarding CHSU Housing

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the City Council consider approval of a resolution (Attachment 1) authorizing the City Manager to execute the memorandum of understanding (MOU) (Attachment 2) with CHSU.

### EXECUTIVE SUMMARY

Granville Homes and the Assemi Group, in their capacity as members of the CHSU Ownership Group ("CHSU Representatives"), are working with CHSU to update the vision and master plan for the CHSU campus, including campus affiliated housing in the area surrounding the University. At its November 9, 2020 meeting, the City Council considered information presented by staff and CHSU representatives, and provided direction for moving forward with the updated vision. Staff was directed to work with the CHSU representatives to further define

the need and timing for campus housing, and the identification of appropriate mechanisms to tie campus housing to the University. In response to this direction, CHSU prepared a revised operational statement (Attachment 3) and worked with staff to develop the MOU which is currently under consideration.

## **BACKGROUND**

In June of 2016, the City approved Administrative Use Permit 2016-09 for the CHSU educational campus. As part of the approval, a conceptual CHSU master site plan was provided which covered a total of just under 70 acres. This amount included approximately 45 acres of land identified for educational buildings and supporting uses, together with approximately 25 acres designated for student housing. The College of Osteopathic Medicine was the first educational building to be developed on the new campus, with instruction commencing in the fall of 2020.

In November of 2020, the updated concept for the CHSU campus being discussed by staff and CHSU representatives identified approximately 65 acres to be utilized for a combination of student and faculty housing. The affiliation between housing units and the University called for both rental units and single family ownership units to be available to CHSU community members before becoming available to the public. Additionally, five single homes would be permanently available exclusively to CHSU community members. At its November 9, 2020 meeting, the City Council was asked to provide policy direction regarding the amount of student and faculty housing that was included in the updated vision for the campus, as well as the mechanism which would establish a tie or affiliation between the proposed housing and the University (see Attachment 6 – November 9, 2020 Staff Report).

The Council directed staff to work with CHSU to further define the need and timing for campus housing, and the identification of appropriate mechanisms to tie campus housing to the University (see Attachment 7 - November 9, 2020 meeting minutes). Additional policy direction from Council included the following:

- Craft “guard rails” that will create a better tie between housing and CHSU than was identified in the initial concept.
- Ensure student and faculty housing is necessary and essential, noting that market rate single family residential is not permitted in the R-T Park.
- Address whether student and faculty housing should be phased for demand as the campus expands.
- Address the question as to whether student housing should be restricted to CHSU students. If not, should there be a percentage restricted to CHSU students?
- Work with the applicant to develop a master plan to demonstrate the campus housing ties to CHSU.

## **PROPOSAL AND ANALYSIS**

In response to the direction provided by the City Council, an updated operational statement was developed for the University and its campus, and the CHSU representatives worked

with staff to develop the MOU which is currently under consideration. The discussion below highlights key features of the operational statement and MOU.

### ***CHSU Operational Statement and Conceptual Master Plan***

The updated operational statement and conceptual master plan establish the vision for a mixed-use campus environment where the essential needs of CHSU faculty, students, and surrounding and supporting community members are met. In addition to the primary educational and administrative buildings and uses, ancillary elements may include affiliated administrative space, outdoor areas such as amphitheaters, auditoriums, libraries, clinics, day care facilities, libraries, student centers/lounges, dining halls, eateries/restaurants, and a neighborhood market. New single and multi-family housing opportunities are identified to meet housing needs for CHSU students and faculty as the campus builds out.

#### Acres and Land Use

The CHSU campus, including primary educational and administrative buildings and all ancillary uses, is envisioned to occupy between 123 and 138 acres within the R-T Park. The existing College of Osteopathic Medicine and related facilities that are currently in operation occupy approximately 20 acres. Roughly 103 additional acres are now owned by the CHSU Representatives, with another 15 acres in various stages of acquisition negotiations, bringing the total undeveloped acreage to 118. Undeveloped lands are planned for future CHSU phases, affiliated housing, and other essential, ancillary services. Buildout of the CHSU campus is organized into three general phases, as follows:

- Phase 1 includes 45 acres of development around the existing College of Osteopathic Medicine, comprised of additional schools and supporting uses.
- Phase 2 includes the development of student and faculty housing, including 20 acres of multi-family housing on the west side of Temperance and 50 acres of single family housing on the east side of Temperance. The commencement and timing of housing will proceed as the build-out of Phase I occurs.
- Phase 3 encompasses a total of approximately 23 acres, including a roughly 16 acre site accommodating future schools of medicine, and an ancillary commercial center that would occupy up to 7 acres. Future schools of medicine that are currently planned include those focused on optometry, dentistry and occupational therapy. All of Phase 3 is located east of Temperance between Nees and Owens Mountain Parkway.

The operational statement anticipates that development plans will be revised and refined over time as the campus builds out. Refinements to the locations of additional colleges within the R-T Park may be adjusted and/or changed altogether, and affiliated student and faculty housing units may also be modified. Site plans will therefore evolve as future needs present themselves and market demand comes into focus.

## Student and Faculty Housing

The affiliated housing areas envisioned as Phase 2 of the master plan are sited on approximately 70 acres within the R-T Park, roughly one-half mile north and east of CHSU's existing campus. This represents a slight increase from the 65 acre total presented during the November 9, 2020 Council discussion. Within this area, 286 apartments, 64 townhouses, and 250 single-family dwellings are, at present, on the drawing board. As currently contemplated, the student housing element design features 572 parking spaces (198 garages and 374 stalls), a 4,000 square foot facility serving as a student union/clubhouse facility, and various amenities in support of the CHSU's student population, faculty and visitors.

## Timing and Demand for Housing

The operational statement describes that the need for student housing has already been triggered, though demand is expected to accelerate substantially by 2023. Faculty housing is needed now with construction commencing in 2021, if occupancies in 2022 are to become a reality. Student housing will be constructed as various colleges are brought on-line.

## Campus Design and Connectivity

The operational statement and conceptual master plan identify the importance of establishing a "sense of place" for those working, studying, and living in close proximity to the campus, as well as facilitating well planned and inviting interior circulation features. As each of the future phases comes into focus and is ready for development, care will be taken, and high priority given, to ensure one's ease of physical connectivity and "sense of place" while at the CHSU campus. High-quality designs and contemporary appearances will continue to be utilized in all phases of CHSU's planned development. CHSU will continue to work with the City to determine specific colors and materials to be evaluated during all phases of the master development plan.

## **Memorandum of Understanding**

The purpose of the MOU is to memorialize the mutual understanding of the City and CHSU with respect to the development of the campus, including campus-affiliated housing, and to serve as a guide in the development of the campus and the processing of necessary land use entitlements in the future. The MOU was crafted to incorporate the guidance and direction provided by the Council during its November 9, 2020 discussion. The updated CHSU operational statement and conceptual master plan for the campus, as described above, are attached to and incorporated by reference into the MOU. Key features of the agreement are outlined below.

- Students and faculty housing is acknowledged as being integral to the campus; the employment, educational, and economic benefits that will be realized when the campus is fully developed justifies the potential loss of available land in the R-T Park for other employment and economic uses.

- CHSU shall provide a campus housing phasing plan to the City which identifies the type and timing of various campus housing needs in relation to the development of the various schools and the housing demand they generate. The phasing plan shall be submitted with an amended administrative use permit (AUP) application or in connection with any applicable campus housing entitlement.
- A restrictive covenant shall be recorded on all campus housing property which provides that no parcel or portion of said land may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days. The covenant shall run with the land for as long as the campus continues in operation in the R-T Park.
- The operational rules for any multi-family campus housing will include provisions for targeted marketing to students, faculty and campus personnel; leasing alternatives or terms will be made available to students, faculty, and campus personnel that are not available to the general public. CHSU representatives evaluated the potential to reserve a specific number or percentage of multi-family units for students and/or faculty, and determined that a reservation was not practical within their business model.
- All campus buildings and improvements, including campus housing, will be developed in conformance with applicable City architectural guidelines and development standards for the R-T Park.
- Physical connectivity between and among campus buildings and campus housing will be provided, and may be in the form of improved walking and biking trails or paths, campus signage, and other features of physical connectivity.
- CHSU shall submit an application to the City for amending the AUP to incorporate the master plan and campus housing phasing plan, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City's Development Code.
- Any proposed changes to the master plan or campus housing phasing plan that propose to add land for campus housing or propose a change in land use as shown in the operational statement will require City Council approval in the form of an amendment to this MOU, approved and signed by both parties. Minor changes to the master plan or campus housing phasing plan not addressed in the previous sentence may be processed as an amended AUP in accordance with the City's Development Code.
- Any necessary entitlements for the campus development, improvements, and buildings, including campus housing (whether multi-family or single family residential), will be processed in accordance with the City's Development Code and applicable standards.

- Nothing in the MOU prohibits CHSU from selecting a builder to develop any portion of the campus and campus housing, provided that any application for a relevant land use entitlement is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

### **R-T Park Cleanup**

At its January 4, 2021 meeting, the City Council initiated R-T Park amendments to both the Development Code and General Plan. These actions are intended to retire existing, non-conforming zoning within the R-T Park and remove inconsistencies between the General Plan and City's Development Code to streamline future development within the R-T Park. The MOU acknowledges that the cleanup action has been initiated, and CHSU will not be responsible for initiating any rezoning application. Staff is in the process of identifying parcels where non-conforming zoning exists, and public outreach to affected property owners will be conducted. Planning Commission review of the cleanup amendments, followed by final action by the City Council, is anticipated this spring.

### **FISCAL IMPACT**

If the City Council approves the MOU and the development of student and faculty housing proceeds, the amount of land in the R-T Park area intended for revenue generating commercial and office uses would be reduced.

CHSU has been a boost to the City's economic development efforts and establishing related student and/or faculty housing to further the success of the University meets the City's economic development goals. As acknowledged in the MOU, the employment, educational, and economic benefits that will be realized when the campus is fully developed may reasonably justify the potential loss of available land in the R-T Park for other employment and economic uses.

An Economic Impact Analysis for CHSU was prepared by the consulting firm QK, included as part of the Operational Statement (Attachment 3). The study shows the creation of more than 530 permanent jobs from CHSU operations and student spending, as well as another 2024 one-time annual jobs in construction and other economic sectors resulting from capital investment in facilities and housing projects. As a result, cumulative economic output of more than \$580 million from CHSU and students spending and more than \$350 million from capital investment is also injected into the local and regional economy during the seven-year period of analysis (2020-2027).

### **REASON FOR RECOMMENDATION**

At its November 9, 2020 meeting, the City Council provided direction to staff and guidance to CHSU and representatives of its Ownership Group regarding the updated vision for the CHSU Campus, including campus housing. The applicants developed an updated operational statement and worked with staff to incorporate language into an MOU that reflects the key elements directed by the City Council. The MOU and operational statement are presented for the Council's consideration.



**ACTIONS FOLLOWING APPROVAL**

CHSU will submit an application to the City for amending AUP 2016-09 to incorporate the master plan and campus housing phasing plan, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City's Development Code.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager LS

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF  
UNDERSTANDING BETWEEN THE CITY OF CLOVIS AND CALIFORNIA HEALTH  
SCIENCES UNIVERSITY (CHSU) ADDRESSING THE BUILDOUT OF THE CHSU  
CAMPUS**

**WHEREAS**, the City approved Administrative Use Permit 2016-09 (“AUP”) in June 2016 allowing for the development of the CHSU campus (“Campus”) on property located within an area designated by the General Plan for Mixed Use-Business Campus; and

**WHEREAS**, the AUP included a conceptual master site plan for the Campus layout which included two sites totaling approximately 45 acres for the development of the various educational buildings and associated administrative and other buildings in the Campus layout, and a third site of proposed student housing on approximately 24.5 acres of the Campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment; and

**WHEREAS**, CHSU has approached the City with a new conceptual master plan for the Campus consisting of approximately 138 acres, and which includes additional land, new and expanded educational facilities, additional land uses intended to be ancillary to the Campus, and phasing not included in the AUP, all of which are intended to serve the Campus and the students, faculty and other Campus personnel; and

**WHEREAS**, the City is supportive of the new conceptual master plan and CHSU’s vision for the Campus, and recognizes that Campus-affiliated housing to serve students, faculty, and other Campus personnel is an integral part of the Campus; and

**WHEREAS**, the City and CHSU mutually desire to see the Campus develop and be successful, and in so doing will provide educational and economic opportunities which will benefit the City and its residents, the public at large, CHSU, and the Campus; and

**WHEREAS**, a memorandum of understanding has been developed to memorialize the mutual understanding of the parties with respect to the development of the Campus, including the Campus-affiliated housing, and to serve as a guide for the parties in the development of the Campus, Campus-affiliated housing, and the processing of necessary land use entitlements in the future.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis Council hereby adopts the Memorandum of Understanding between the City of Clovis and the California Health Science University.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on February 8, 2021, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: February 8, 2021

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Mayor

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City Clerk

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CLOVIS AND  
CALIFORNIA HEALTH SCIENCES UNIVERSITY**

This Memorandum of Understanding (“MOU”) is entered into effective on February \_\_\_\_, 2021 (“Effective Date”) by and between the City of Clovis, a California Municipal Corporation (“City”), and the California Health Sciences University, LLC, a California limited liability company (“CHSU”), pursuant to the following recitals which are a substantive part of this MOU:

**RECITALS**

- A. The City approved Administrative Use Permit 2016-09 (“AUP”) in June 2016 allowing for the development of the CHSU campus (“Campus”) on property located within a General Plan designated area for Mixed Use-Business Campus.
- B. The AUP included a conceptual master site plan for the Campus layout which included two sites totaling approximately 45 acres for the development of the various educational buildings and associated administrative and other buildings in the Campus layout, and a third site of proposed student housing on approximately 24.5 acres of the Campus located west of Locan Avenue and north of the Owens Mountain Parkway alignment.
- C. Since the approval of the AUP, the College of Osteopathic Medicine has been completed in addition to the off-site College of Pharmacy and related administrative buildings.
- D. Since the approval of the AUP, additional land has been acquired for the Campus, and the vision for the Campus has evolved, including the vision for the type and locations of the Campus housing and a proposed expansion of the Campus into the City’s planned future Research and Technology Business Park (“R-T Park”), a General Plan designated Focus Area comprised of approximately 340 acres.
- E. CHSU has approached the City with a new conceptual master plan for the Campus consisting of approximately 138 acres, and which includes additional land, new and expanded educational facilities, additional land uses intended to be ancillary to the Campus, and phasing not included in the AUP, all of which are intended to serve the Campus and the students, faculty and other Campus personnel.
- F. The City is supportive of the new conceptual master plan and CHSU’s vision for the Campus, and recognizes that Campus-affiliated housing to serve students, faculty, and other Campus personnel is an integral part of the Campus.
- G. Amendments to the General Plan and Development Code, together with a rezone of various properties within the R-T Park, including some property within the area of the conceptual master plan for the Campus, have been initiated by the City. These actions are intended to retire existing, non-conforming zoning within the R-T Park and remove inconsistencies between the General Plan and City’s Development Code to streamline future development within the R-T Park.

- H. The City and CHSU mutually desire to see the Campus develop and be successful, and in so doing will provide educational and economic opportunities which will benefit the City and its residents, the public at large, CHSU, and the Campus.
- I. The purpose of this MOU is to memorialize the mutual understanding of the parties with respect to the development of the Campus, including the Campus-affiliated housing, and to serve as a guide for the parties in the development of the Campus, Campus-affiliated housing, and the processing of necessary land use entitlements in the future.

**NOW, THEREFORE,** City and CHSU agree as follows:

1. Campus Operational Statement and Master Plan. CHSU's Operational Statement for the Campus, including a Conceptual Master Plan diagram and a CHSU Master Plan Phasing diagram (collectively referenced herein as the "Operational Statement"), is attached hereto as **Exhibit A** and incorporated herein by this reference. The Operational Statement describes the planned Campus operations, growth, development plan, Campus and housing needs, phasing, and economic impact, among other topics addressed, and the Conceptual Master Plan diagram and CHSU Master Plan Phasing diagram depict the planned Campus development including phasing and land use types.

2. Campus-Affiliated Housing. Housing for students, faculty and Campus personnel is an integral part of the Campus. While neither single family nor multi-family housing is permitted in the R-T Park zone, housing ancillary to and affiliated with the Campus is permitted (hereinafter "Campus Housing"). The parties recognize that the development of appropriate and adequate Campus Housing to support the Campus and the employment, educational, and economic benefits that will be realized when the Campus is fully developed justifies the potential loss of available land in the R-T Park for other employment and economic uses. The parties also recognize and acknowledge that CHSU is not in the business of land development, and nothing in this MOU shall prohibit CHSU from selecting a builder to develop any portion of the Campus Housing, provided that any application for a land use entitlement for the Campus Housing, is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

(A) Timing of Campus Housing. The timing of development of the Campus Housing is important so that appropriate and adequate housing inventory is available as the Campus is developed. In order for appropriate and adequate Campus Housing to be available for students, faculty, and Campus personnel, CHSU shall provide a Campus Housing phasing plan to the City ("Campus Housing Phasing Plan") which identifies the type and timing of various Campus Housing needs with the development of the various schools of the Campus and is reasonably supported by the numbers of students, faculty, and Campus personnel. The Campus Housing Phasing Plan shall be submitted as part of the application for the amended AUP or in connection with any Campus Housing Entitlement(s), as applicable, as described in Section 4(A) and 4(B) of this MOU.

(B) Affiliation of Campus Housing. In order to establish and maintain adequate affiliation with the Campus, all land for Campus Housing as designated in the Conceptual Master Plan, or as hereafter amended or added, shall be subject to a restrictive covenant ("Covenant") duly recorded in the Office of the Fresno County Recorder which provides that no parcel or portion of land designated for Campus Housing may be sold without first offering the parcel or land for sale to the CHSU for a period of no less than thirty (30) days.

The Covenant shall run with the land and operate as a restrictive covenant on the parcels and land for as long as the Campus continues in operation in the R-T Park. Additionally, the operational rules for any multi-family Campus Housing (“MFR Rules”) shall include provisions for targeted marketing to students, faculty and Campus personnel as a first priority and leasing alternatives or terms available to students, faculty, and Campus personnel that are not available to the general public. The Covenant and MFR Rules shall be subject to City review and approval in connection with the applicable land use entitlement(s) as provided in Section 4 of this MOU.

3. Architectural Guidelines and Campus Connectivity. All Campus buildings and improvements, including Campus Housing, whether included in the Conceptual Master Plan or hereafter amended or added, shall be in conformance with applicable City architectural guidelines and development standards for the R-T Park. In addition to architectural and design connectivity, physical connectivity between and among Campus buildings and Campus Housing shall be provided, and may be in the form of improved walking and biking trails or paths between Campus buildings and Campus Housing, landscape improvements, Campus signage, and other features of physical connectivity. The design and layout of Student Housing, including the required physical connectivity features, shall be subject to City review and approval in connection with the applicable land use entitlement(s) as provided in Section 4 of this MOU.

4. Land Use Entitlements. The parties contemplate that the Conceptual Master Plan will include, but may not be limited to, the following land use entitlements. CHSU acknowledges and agrees that its dealings with the City in connection with processing any land use entitlements or permits for the Campus development, including Campus Housing, shall be at arms-length and nothing herein shall be deemed to have committed the discretion of the City, any City officer or employee, or the City Council with respect thereto.

(A) Amended AUP. CHSU shall submit an application to the City for amending the AUP to incorporate the Conceptual Master Plan diagram and CHSU Master Plan Phasing diagram, and the City shall process the application for the amended AUP in accordance with applicable provisions of the City’s Development Code. Any proposed changes to the Conceptual Master Plan diagram or CHSU Master Plan Phasing diagram that propose to add land for Campus Housing or propose a change in land use from as shown in either diagram included in Exhibit A attached hereto shall require City Council approval in the form of an amendment to this MOU approved and signed by both parties. Minor changes to the Conceptual Master Plan diagram or CHSU Master Plan Phasing diagram not addressed in the previous sentence and may be processed as an amended AUP in accordance with the City’s Development Code.

(B) Campus Development and Campus Housing Entitlements. Any necessary entitlements for the Campus development, improvements, and buildings, including Campus Housing (whether multi-family or single family residential), shall be processed in accordance with the City’s Development Code and applicable standards. Nothing in this MOU shall prohibit CHSU from selecting a builder to develop any portion of the Campus and Campus Housing, provided that any application for a land use entitlement for the Campus development and Campus Housing is submitted with CHSU approval and contains a signature of a duly-authorized CHSU representative.

(C) CEQA. Appropriate environmental review shall be conducted in connection with any land use entitlement issued by the City for the Campus development, including Campus Housing.

5. Term of MOU and Termination. Except upon termination as provided herein, this MOU shall be in effect for an indefinite period of time and for as long as the Campus is in operation in the R-T Park. This MOU shall automatically terminate upon: dissolution or termination of the existence of CHSU; CHSU insolvency; appointment of a receiver for any asset of CHSU; CHSU's assignment for the benefit of creditors; or the commencement of any proceeding under any bankruptcy or insolvency law by or against CHSU.

6. Assignment. Except with respect to the development, operation, and management of Campus Housing in accordance with this MOU, and the preparation, management, and operations of the applicable Covenant and MFR Rules for the various Campus Housing, CHSU may not assign or sublet any rights or obligations under this MOU or any interest in this MOU without the prior written consent of the City. City will not unreasonably withhold its consent provided any successor entity assumes the obligations under this MOU and provides satisfactory evidence to City that it has the resources to perform all CHSU obligations under this MOU.

7. Amendment. This MOU may not be modified, amended, changed, or terminated, unless otherwise expressly provided herein, in whole or in part, except by an agreement in writing duly authorized and executed by authorized representatives of the City and CHSU.

8. Notice. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent by prepaid first class mail. Notice shall be deemed communicated only when received either personally by the party to whom notice is to be given or when received by registered mail at the address of such party as herein provided.

**CHSU:**

California Health Sciences University  
 Attn: Florence Dunn, CEO  
 120 N. Clovis Avenue  
 Clovis, CA 93612

**City:**

City of Clovis  
 Attn: City Manager  
 1033 Fifth Street  
 Clovis, CA 93612

Either party may designate a different address by notifying the other party of the change of address.

9. Waiver. No delay or omission in the exercise of any right or remedy of City on any default by CHSU shall impair such right or remedy or be construed as a waiver. City's consent to or approval of any act by CHSU requiring City's consent or approval shall not be deemed to waive or render unnecessary City's consent to or approval of any subsequent act by CHSU. Any waiver by City of any default must be in writing and shall not constitute, operate as or be construed to be a continuing waiver of any other default concerning the same or any other provision of this MOU. The single or partial exercise by any party shall not preclude any other or future exercise thereof or the exercise of any other right.

10. Relationship of Parties; No Third Party Beneficiaries. This MOU is not intended to and shall not be construed as creating a new joint powers authority or other entity, or relationship of joint venturers, partners, or employer-employee between the City and CHSU. The City is not, nor shall it become or be deemed to be, a partner or a joint venturer with CHSU by reason of the provisions of this MOU, nor shall this MOU be construed to authorize either party to act as the agent for the other. This MOU does not create and shall not be construed to create any rights, including without limitation third party beneficiary rights, enforceable by any person, entity, or organization not a party to this MOU.

11. Construction of MOU. This MOU is the product of negotiation and preparation by and among each of the parties hereto and their representatives, and the parties agree that this MOU shall not be deemed to have been prepared or drafted by any one party. Accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this MOU. This MOU shall be construed and interpreted in accordance with the laws of the State of California.

12. Severability. The unenforceability, invalidity, or illegality of any provision of this MOU shall not render the other provisions unenforceable, invalid, or illegal.

13. Entire MOU. With respect to the subject matter hereof, but not including the AUP which shall continue according to its terms and conditions and as may be subsequently amended, this MOU, including each of the Exhibits attached hereto and incorporated herein, constitutes the entire agreement between the City and CHSU pertaining to the subject matter hereof and supersede any and all previous negotiations, proposals, commitments, writings, agreements, and understandings of any nature whatsoever between the City and CHSU with respect to the Campus and Campus Housing. Each party has made its own independent investigation of the subject matters of this MOU and is not relying upon any representation not specified herein.

14. Voluntary MOU. Each party represents and warrants to the other party the following: they have carefully read this MOU, and in signing this MOU, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this MOU, or have knowingly chosen not to consult legal counsel as to the matters set forth in this MOU; and, they have freely signed this MOU without any reliance upon any agreement, promise, statement, or representation by or on behalf of the other party, or their respective agents, employees, or attorneys, except as specifically set forth in this MOU, and without duress or coercion, whether economic or otherwise.

15. Authority to Execute. The signatories to this MOU represent that they have received authority from their respective governing body to execute this MOU.

16. Counterparts. This Agreement may be signed in any number of counterparts by the Parties such that the signatures may appear on separate signature pages. Facsimile or other electronic signatures shall be binding in the same manner as originals. A copy or an original, with all signatures appended together, shall be deemed to be a fully executed original Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this MOU to be effective on the Effective Date provided herein.



California Health Sciences University, LLC,  
a California limited liability company

City of Clovis

**By:** \_\_\_\_\_  
[Name] \_\_\_\_\_  
[Title] \_\_\_\_\_

**By:** \_\_\_\_\_  
Luke Serpa, City Manager

J:\wdocs\00607\134\AGT\00847575.DOC

DRAFT

# **EXHIBIT A**

## Operational Statement

DRAFT

OPERATIONAL STATEMENT  
 Administrative Use Permit  
 California Health Sciences University  
 Research and Technology Park  
 Clovis, California  
 February 1, 2021

### 1. Current Health Sciences University Operations

California Health Science University, LLC (CHSU or the CHSU) currently operates two (2) health sciences colleges: its College of Pharmacy (COP) and associated administrative buildings at its sites at 120 N. Clovis Avenue and 45 N. Clovis Avenue, which opened in 2014; and, its College of Osteopathic Medicine (COM), where instruction began in Fall of 2020 in the Clovis Research and Technology Park (R-T Park or Park). The COM Campus is sited on twenty (20) acres within the tan-shaded area on the attached CHSU Masterplan Phasing Map (12/28/21) and is further depicted on the Conceptual Master Plan (1/31/21) layout, also attached. Geographically, it is located near the intersection of Magnolia and Alluvial Avenues just west of Temperance Avenue and Owens Mountain Parkway and is referred to as CHSU’s “Alluvial Campus.” For reference, this Alluvial Campus serves to anchor CHSU’s original Site 1, now expanded from 29 to potentially 45 acres. Beyond this college, it is expected CHSU’s overall campus/affiliated housing and ancillary uses will, at full build-out, account for between 123 to 138 acres, or more – that is, 36% to 41%, or more – of the R-T Park’s 340-acre total footprint.

Under a Memorandum of Understanding (MOU) between the parties, CHSU’s ownership group (referred to as “CHSUOG”) is pleased to reiterate its intent for its Master Development (MDP) to serve the City of Clovis, within the Park, as a fully integrated, live-work-play, walkable campus that is also self-sustaining. To achieve this aim in an ever-changing world, its campus site plans and range of affiliated and ancillary uses will require the flexibility prescribed for the Park by the City’s land use and zoning designations and its Focus Area overlay, as will be further discussed below.

### 2. Background

Several years ago, the Assemi Group of companies was approached by several administration members and councilpersons of the City of Clovis and asked to relocate its campus to the City’s R-T Park from its intended site already owned at Millerton New Town. After several meetings with its then-Planning Director, City Manager, City Attorney, the City of Clovis Planning Department, as well as its Community and Economic Department, CHSUOG’s principals purchased its first approximately twenty-four (24) acres of land within the R-T Park boundaries and focused its efforts in the City of Clovis – rather than in the Millerton township within the larger County of Fresno. In the following several years, CHSUOG’s principals also negotiated future purchases of land, through many transactions,

to host its then-total one hundred (100) acre need and the land use entitlement process with the City of Clovis commenced. In August of 2016, an Administrative Use Permit (AUP) was approved by the City of Clovis and CHSU's first college of medicine was built, enrollment began, and instruction within the Park commenced. On that early date, before the acquisition of additional acreage was complete to meet all needs of the CHSU campus as envisioned by its principals, CHSUOG's planned affiliated student and faculty housing was "parked" on acreage within the Park then under ownership, with an understanding with the City of Clovis that its AUP would be amended upon the completion of additional, future land purchases. The CHSUOG now seeks to amend its AUP in accord with its original intention, in 2016. As demonstrated by its 2016 AUP, it has always been CHSUOG's view that housing elements are a permissible, affiliated use within the Park reasonably expected pursuant to its Focus Area overlay – further discussed in the Master Development Plan section below – and as such those elements remain a part of CHSUOG's vision for its campus for the primary purpose of attracting, serving, and retaining CHSU students and faculty alike.

### 3. Goals

As the public and private goals of the City of Clovis and the CHSUOG remain aligned, CHSU, as an institution of higher learning unique to our area, when fully developed, will fully realize its mission to sustainably increase the quality of medical-related education and resulting employment within the San Joaquin Valley for many years to come. All future phases and elements of the MDP will contribute to a vibrant and complete educational experience of distinction where the essential needs of its faculty, students, and surrounding and supporting community members are met – all within minutes of the heart of the City of Clovis and with the "Clovis Way of Life" in mind. With the expanding campus/affiliated housing, the additional ancillary phases and elements of CHSU's MDP may include, for example: administrative space, amphitheaters and other outdoor spaces, auditoriums, libraries, clinics, day care facilities, libraries, student centers/lounges, dining halls, commercial eateries/restaurants, and a neighborhood market. All told, over the term of its anticipated 20-year build-out, the CHSU campus will create an exponential number of new jobs across nearly all employment sectors and materially contribute to the property tax base of the City of Clovis as well as substantially increase sales tax revenue within the City of Clovis. To that end, CHSUOG's principals have commissioned a third-party economic analysis to quantify the number of jobs and measure of economic activity expressed as dollars added to Gross Domestic Product, or "GDP", projected to be generated by the CHSU enterprise over just the next seven (7) years of its 20-year total build-out based on CHSU's and the CHSUOG's current overall planning strategy. As the analysis indicates, as: 1) salaries and other operations expenditures, and student spending occurs, and, 2) capital expenditures are expended through the build-out of CHSU's MDP, and those two categories of dollars "ripple" through the economy – often referred to as a multiplier effect – CHSU is expected to be responsible for creating more than 2,500 jobs and stimulating nearly 1 billion dollars in

new economic activity. (580 million dollars generated by CHSU enterprise and student spending, and 351 million dollars, respectively, or 931 million dollars total).

#### 4. Master Development Plan

In addition to the COM Alluvial Campus occupying 20 acres, roughly 103 acres are now owned (with another 15 acres in various stages of acquisition negotiations, bringing the total undeveloped acreage to 118) and planned for future campuses, affiliated housing and other ancillary services described herein. So noted, as CHSU expands with possible disciplines of Occupational Therapy, Dentistry, Optometry and other medical programs its needs and requirements will, no doubt, require change to meet market demand. CHSU's development plans will, necessarily, be revised and refined; refinements to the locations of additional colleges (and what disciplines those colleges may instruct) may be arrived at and/or change altogether, and its affiliated student and faculty housing units may also be modified. Site plans will therefore evolve, and likely evolve again, as future needs present themselves and market demand comes into focus.

As set forth in the General Plan for the City of Clovis, the R-T Park has been identified as being located in a Focus Area of the City, meriting the assignment of additional flexibility as it is designed, planned and built-out, in part due to its underlying large assemblage of land predictably resting under multiple ownerships. As stated in the General Plan, such a Focus Area assignment **“complements a property’s General Plan land use designation and may expand permissible uses, introduce new policy requirements, augment development standards, or simply call attention to a complex property.”** Flexibility may take the form of **“finely-tuned site planning, the development of mixed uses, and coordinated land use planning”** to ensure harmony within the R-T Park. This Focus Area assignment is particularly appropriate given CHSU's anticipated large, 138 (or more) acre campus build-out as compared to the small, undeveloped parcels which now remain in the Park.

CHSU's proposed MDP including its affiliated faculty and student housing, its supporting commercial, and each of its other uses are indeed ancillary and complementary to the Park's existing land use designation and Focus Area assignment, with its build-out strengthening the integrity, character, and the City's intended use for, the site as a whole. As CHSU proceeds under its MDP to full build-out, and at all points in between, the use, connectivity and proximity of its affiliated elements (whether complementing or supporting, or both, the CHSU campus) will serve to demonstrate that each of its project components are necessary and essential and have been included in the MDP for the primary benefit of CHSU and the dynamic nature of its colleges, students and faculty.

#### 5. Status of Land Use Entitlements, Size of Overall Project Site

As its AUP is amended and development moves forward, CHSU and its selected builders will work collaboratively to develop a written MDP illustrative of the integration of the project's three (3) distinct future development phases. CHSU's principals also note all improvements

will comply with applicable provisions of the City’s Municipal Development Code of the City of Clovis, including the City-led effort to bring the zoning of parcels within the Park into consistency with the City’s General Plan, and the Architecture Guidelines established for the R-T Park itself. For ease of reference, the phases of build-out and their estimated acreages (based on acquisitions currently in progress or contemplated) are indexed on the legend within the attached map, totaling 138 acres (for identification purposes), and entitled CHSU Masterplan Phasing.

- Phase I: original Site 1, now expanded through subsequent acquisitions of acreage to support additional schools; and, a variety of buildings, structures and outdoor areas/uses to support, for example, administrative space, clinics, auditoriums, daycare facilities, student centers/lounges, each free-standing or multiple complementary uses aggregated together, as appropriate (45 acres);
- Phase II: student and faculty affiliated housing on its original Site 3, also now similarly expanded, the commencement and timing of which will proceed as the build-out of Phase I occurs (70 acres);
- Phase III: future schools of medicine, currently planned to include Optometry, Dentistry and Occupational Therapy and related, supporting uses on its original Site 2; and, ancillary/supporting commercial on its Site 4, representing acquired acreage located between the proposed faculty and student housing sites (23 acres);

All phases, particularly CHSU’s affiliated housing to occur in Phase II, again, will strengthen the long-term growth and continued viability of CHSU and, again, round out the essential elements of a quality, complete, and convenient educational and living experience for those attending, supporting, or otherwise economically connected to CHSU’s MDP, whether through new jobs creation or through benefitting from the wages earned by those teaching on campus or employed nearby upon graduation.

#### 6. A Look at University Housing Solutions, CHSU Affiliated Housing, Connectivity & Sense of Place and Timing

Today, by necessity, universities must become more creative in accommodating the housing needs of undergraduate and graduate students and students with families, in addition to post-PhD researchers, faculty, visiting scholars and staff members. As a result, universities are increasingly entering into public-private agreements or working with public and private stakeholders, or some combination thereof, to assure that a variety of university affiliated housing opportunities are made, and remain, available to their campus communities. In that context, CHSU intends to harness creative solutions to overcome obstacles which to date have slowed the rate of growth of medical professional graduates and, it follows, the population of the local, working medical professional community.

For further context, the University of California system, for example, is engaged in a multi-year housing initiative to accommodate its growing student population. While acknowledging the differences between the University of California and private colleges

such as CHSU, a wide variety of campus needs and services can nevertheless be brought to even single-campus institutions like CHSU through the leveraging of private industry experience and investment, and the innovations and efficiencies associated with successful and seasoned developers of private-sector real estate. In this instance, CHSU's needs not only include faculty and student housing but, as previously stated, on-campus libraries, student union spaces, and meal and dining options at both utilitarian and enjoyment/entertainment price points. These are the very necessary and essential uses intended to be built-out under the referenced MDP to serve CHSU in perpetuity, creating a vibrant and varied and, moreover, complete educational approach for those learning, working and living within the R-T Park. (The proposed development may also, as demand dictates, include other ancillary uses supportive of a complete educational experience not yet confirmed by CHSU's principals).

CHSU's affiliated housing would be located in close proximity to CHSU and designed with its diverse occupants in mind. For example, given the referenced post-graduate nature of CHSU's curriculum, its students are expected to be older than the majority of those found in typical undergraduate programs. By further example, College of Pharmacy students, long term, will range in age between 23 and 30 years old, and on average will range from 25 to 27 years old. Such older students generally have different housing needs, with some anticipated to be married and/or have families. Consequently, CHSU housing options will more closely resemble apartment-style than the dormitory model typically found in other undergraduate housing options designed for those transitioning from high schools to 4-year universities.

As referenced, the proposed housing elements of the MDP are sited on approximately 70 acres within the Park, northeast of CHSU's existing Alluvial Campus within the R-T Park. Two hundred and eighty-six (286) apartments, sixty-four (64) townhouses, and roughly two hundred and fifty (250) single-family houses are, at present, on the drawing board. As currently contemplated, the student housing element features 572 parking spaces (198 garages and 374 stalls), a 4,000 SF facility serving as a student union/clubhouse facility and various amenities in support of the CHSU's student population, faculty and visitors. A second facility will house a library for residents' use. This student housing element will include the completion of remaining segments of the existing trail system, strengthening the already partially in-place connectivity between campus uses within CHSU's overall MDP thus fulfilling the essential needs of those students requiring housing as they attend college within the CHSU campus. On the other hand, the roughly two hundred and fifty (250) free-standing housing units currently also on the drawing board will be geared more closely to faculty housing – but with both housing elements subject to refinement as CHSU's MDP moves forward.

While occupancy within either of CHSU's housing elements will not be exclusively restricted to either students or faculty, all units constructed as part of this phase of the MDP will have occupancy offered, first and foremost, to those enrolled and teaching at CHSU. Moreover,

this on-going priority availability of on-campus housing options will remain essential to CHSU's ability to attract bright minds to teach and learn at the various colleges; to that end, CHSU will reserve a first-right-of-refusal, in favor of CHSU, to purchase upon their initial sale and re-sales through a recorded covenant applicable to all CHSU affiliated housing units within the Park's boundaries. In this way, both types of affiliated housing are guaranteed to remain available to CHSU, ensuring the long-term viability of CHSU's teaching and learning curriculums. Such covenants will serve to again demonstrate, first and foremost, that these housing assets will benefit in perpetuity the CHSU enterprise.

A word about timing – while the need for student housing has already been triggered, its demand will have substantially accelerated by 2023; by comparison, faculty housing is needed now with housing starts (construction) necessary in 2021, if 2022 deliveries are to become a reality. Student housing is intended to be constructed as various colleges are brought on-line. As is the instance with CHSU's MDP itself, depending on changes in economic cycles and the demand associated with different educational sectors, the number of units are, not unexpectedly, also subject to future change. Nonetheless, it is anticipated each of the CHSU colleges will be able to accommodate growth as its start-up student enrollment and full program enrollment occurs. Beyond the issue of availability of habitable and comfortable student and faculty living space, such growth will, for example, suggest an increased need for a measure of additional parking which can easily be accommodated within the proposed planning area. Conversely, campus housing on and in close proximity to the various CHSU schools of medicine may reduce required on-site parking, which will be more closely examined as each phase of affiliated housing is proposed.

CHSU also understands its campus, and the larger R-T Park, will be “home” as well as serve as a “sense of place” for those working, studying, and living near it or in close proximity to it. Accordingly, it acknowledges and envisions an ease of connectivity among its elements – whether one is attending instruction, studying in an on-campus library, or working at or visiting, for example, its day care facility. Likewise, when dining at a Park eatery, or ordering take-out to sustain one through extended hours studying or researching within on-campus housing, or even while purchasing groceries at what CHSUOG's principals currently envision as a supportive, neighborhood market on its commercial site near the on-campus affiliated faculty and student housing. As such, the CHSUOG believes not only the architecture of buildings and spaces are of utmost importance, but its overall interior circulation pattern, including roundabouts, open space, trails, sidewalks, pedestrian crossings, and careful planning are important aspects enhancing one's experience of CHSU and the larger 340-acre R-T Park site. As the Master Development Plan is focused on each of its future phases, care will be taken, and a high priority given to ensuring one's ease of physical connectivity and “sense of place” while at the CHSU campus.



## 7. Master Development Plan Project Architecture

As is reflected in CHSU's existing colleges, all future buildings, spaces and ancillary uses will be designed in accord with the referenced City-adopted architectural guidelines for the R-T Park as well as prevailing and/or applicable building codes. High-quality designs, contemporary appearances and simultaneous incorporation of materials that reflect the existing character of the City of Clovis will continue to be utilized in all phases of CHSU's MDP components. CHSU will continue to work with staff of the City of Clovis and its appropriate design review committees to determine specific colors and materials to be evaluated during all phases of the MDP, including its affiliated housing elements.

## 8. Economic Impact, Jobs Creation and Other Financial Metrics

CHSU's principals have retained John Quiring, of Quadknopf, Inc. to prepare an economic impact analysis of the CHSU enterprise, with completion nearing in January 2021. This analysis will examine CHSU's existing and future facilities and operations, including but not limited to its existing operations at both of its current locations. Areas of examination will include: 1) job creation and the multiplier effects of the CHSU enterprise on indirect and induced economic expansion; 2) wage impacts detailed by economic sector spending; 3) tax revenue and impact on local, State and Federal tax expenditures; 4) supply chain effects on local goods and services purchases; 5) differentiation between construction and operation short- and long-term effects; and, 6) a cumulative seven (7) year outlook of total economic impacts.

## 9. Site Plans and Building Permits

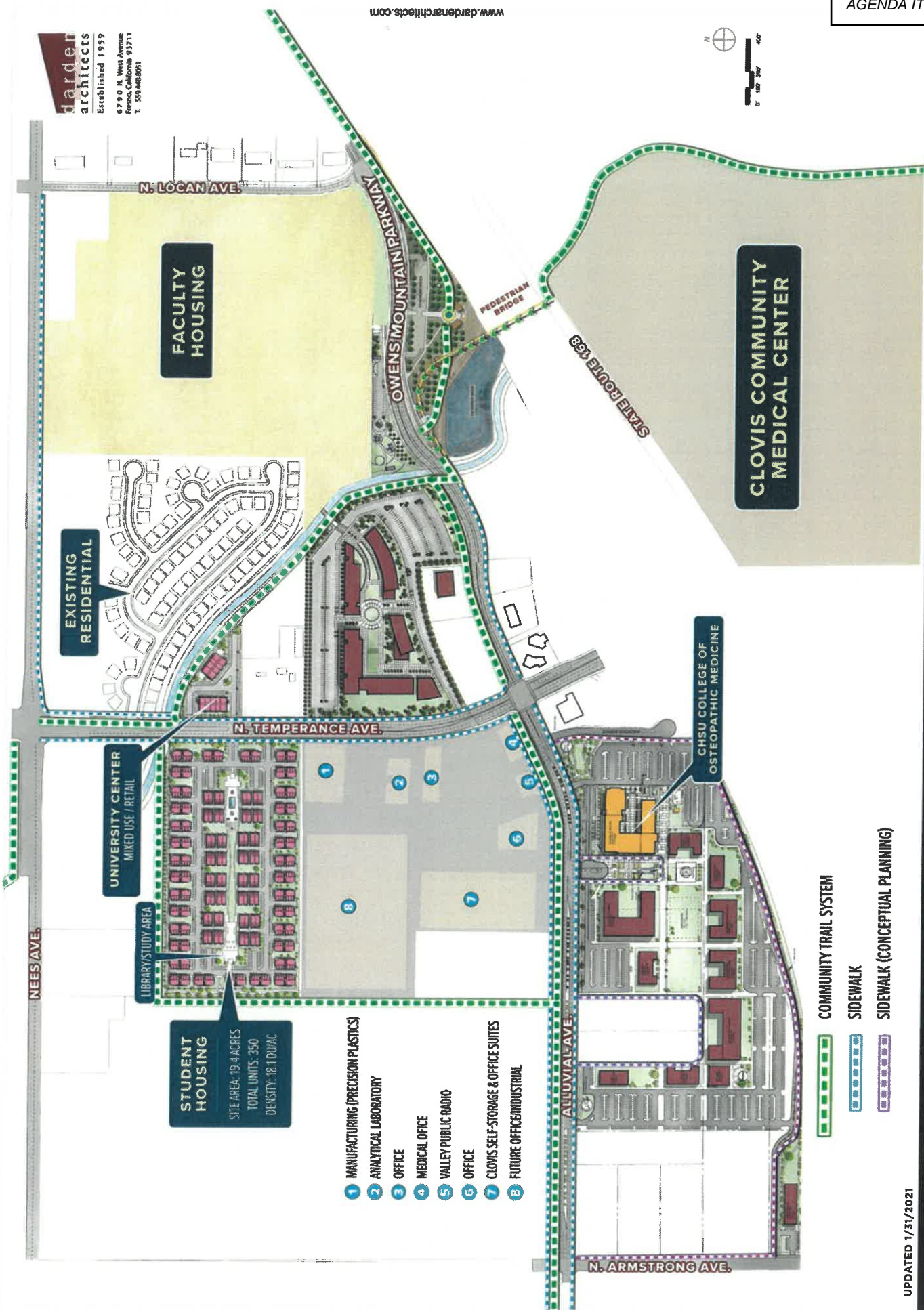
Following amendment of CHSU's existing AUP, first approved in 2016, it is anticipated all future site plan and building permit applications submitted by the principals of CHSU will follow the customary approval process, through the City of Clovis Planning and Building Departments.





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**LIBRARY/STUDY AREA**

**STUDENT HOUSING**  
 SITE AREA: 19.4 ACRES  
 TOTAL UNITS: 350  
 DENSITY: 18.1 DU/AC

- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES
- 8 FUTURE OFFICE/INDUSTRIAL

**CHSU COLLEGE OF  
OSTEOPATHIC MEDICINE**

**CLOVIS COMMUNITY  
MEDICAL CENTER**

- COMMUNITY TRAIL SYSTEM
- SIDEWALK
- SIDEWALK (CONCEPTUAL PLANNING)

**CALIFORNIA HEALTH SCIENCES UNIVERSITY**  
 Clovis, CA

UPDATED 1/31/2021

**CONCEPTUAL MASTER PLAN**

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## **ECONOMIC IMPACT ANALYSIS AND REPORT**

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# **CALIFORNIA HEALTH SCIENCES UNIVERSITY FOR THE YEARS 2020-2027**

**JANUARY 2021**

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**CALIFORNIA HEALTH SCIENCES UNIVERSITY**

**AN ECONOMIC IMPACT ANALYSIS AND REPORT**  
**FOR THE YEARS 2020-2027**

**Prepared for:**

California Health Sciences University  
120 North Clovis Avenue  
Clovis, California 93612  
Phone: (559) 325-3600

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January 2021

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Project #200425

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## **SECTION 1 - GENERAL OUTLINE**

### **1.1 - Executive Summary**

California Health Sciences University (CHSU) is located in Clovis, CA and accredited by the WASC Senior College and University Commission (WSCUC). CHSU is committed to fulfilling its mission by educating future health care professionals and improving access to quality health care in the San Joaquin Valley. Founded in 2012 in response to the deficit of health care providers in the Valley and lack of local opportunities for students to pursue professional medical education, the University currently offers a Doctor of Osteopathic Medicine and a Doctor of Pharmacy program. CHSU students benefit greatly from the unique combination of high quality of life, affordable cost of living, and plentiful career opportunities in health care that the region provides.

To achieve that mission, CHSU is progressing with plans to for a planned development that would include the two existing colleges, CHSU's administrative operations, supportive services and ancillary uses as well as potential medical specialties such as optometry, dentistry, occupational therapy and others. It also includes capital investment in housing designed to support the future residential needs of faculty and students.

CHSU requested an analysis to determine the overall economic impact on the local economy of their overall operations, student spending impacts and capital investment. This analysis will encompass seven years of operations and growth as the CHSU grows from its current 2020-21 base of 128 employees and over 200 students to more than 200 employees and 1000 graduate students by FY 2026-27.

The analysis was conducted using Input-Output (I-O) modeling as the basic methodology utilized for most modern economic impact analysis. All industries, households, and government in the economy are connected through buy-sell relationships. Therefore, a given economic activity supports a ripple of additional economic activity including jobs and purchases throughout the economy. Originally studied as the "multiplier effect" of economic investment, I-O modeling using the IMPLAN software system achieves an exponential increase in accuracy and interrelationships between more than 540 economic sectors. Current modeling allows us to ascertain direct job and spending impacts of a particular economic event. In addition, IMPLAN allows us to determine the indirect economic impacts on the vendors of the affected business as well as the induced economic impacts of employee and student spending.

This analysis included three distinct areas for a comprehensive overview of the economic impact of the CHSU proposal. They are:

1. CHSU Operations including faculty, staff, and all related operational spending
2. Student spending for living expenses while in attendance
3. Capital expenditures on facilities related to CHSU facilities and new housing

The study shows the creation of more than 530 permanent jobs from CHSU operations and student spending, as well as another 2024 one-time annual jobs in construction and other economic sectors resulting from capital investment in facilities and housing projects. As a result, cumulative economic output of more than \$580 million from CHSU and students spending and more than \$350 million from capital investment is also injected into the local and regional economy during the seven-year period of analysis.

## **1.2 - Introduction**

California Health Sciences University (CHSU) is located in Clovis, CA and accredited by the WASC Senior College and University Commission (WSCUC). CHSU is committed to fulfilling its mission by educating future health care professionals and improving access to quality health care in the San Joaquin Valley. Founded in 2012 in response to the deficit of health care providers in the Valley and lack of local opportunities for students to pursue professional medical education, the University currently offers a Doctor of Osteopathic Medicine and a Doctor of Pharmacy program. CHSU students benefit greatly from the unique combination of high quality of life, affordable cost of living, and plentiful career opportunities in health care that the region provides.

While their growth and impact on the medical community is rapidly advancing, their impact on the economic well-being and fiscal development of the city, county and region is less understood. To provide a clearer picture of this impact on the greater metropolitan area, CHSU retained QK, Inc. to prepare an economic impact analysis of the CHSU enterprise and related fiscal inputs. This analysis will examine the economic and employment impacts of CHSU's existing and future facilities and operations, including but not limited to its existing operations at both of its current locations. Areas of examination include: 1) job creation and the multiplier effects of direct employment on indirect and induced economic expansion; 2) wage impacts on the regional economy 3) impact on local, State and Federal tax expenditures; 4) the effects of institutional and student spending on the regional economy 5) additional on-time effects of major capital spending on development projects, 6) and a cumulative seven (7) year outlook of total economic impacts (base year 2020-21 and six additional projected years).

### **1.2.1 - PROJECT OVERVIEW – SCOPE OF CHSU OPERATIONS**

The CHSU has experienced rapid growth since the introduction of their first class of graduate students. They currently operate two health sciences colleges:

- The College of Pharmacy (COP) and associated administrative buildings at its sites at 120 N. Clovis Avenue and 45 N. Clovis Avenue, which opened in 2016; and,
- The College of Osteopathic Medicine (COM), which began instruction in Fall of 2020 within the City of Clovis Research and Technology Park (R-T Park). CHSU's COM Alluvial campus is located on twenty (20) acres near the intersection of Magnolia and Alluvial Avenues just west of Temperance Avenue and Owens Mountain Parkway.



At full project build-out, it is expected CHSU's campus, supportive services and ancillary uses could account for 138 or more acres. Future medical specialties are expected to contribute to the ongoing growth of operations may include advanced education such as optometry, dentistry, occupational therapy and others. This analysis will encompass seven years of operations and growth as the CHSU expands from its current base of 128 employees and over 200 students to more than 200 employees and 1000 graduate students by FY 2026-27.

For the purposes of this study and to provide clarity for the data assessment, we have divided the total assessed economic activity into three distinct areas. These areas are then presented in a cumulative format for an overall picture of economic impact.

These three areas of economic impact assessment are:

1. Overall CHSU Operations (Section 1.3)
2. Student Household Income Spending (Section 1.4)
3. One-time Capital Investments (Section 1.6)

### **1.2.2 - MEDICAL/EDUCATIONAL INSTITUTIONS - ECONOMIC GROWTH ENGINES**

The economic engines of medical institutions and higher education have occupied a growing importance in the world of economic and community development. In particular, the combination of these two sectors has proven to be a sound and valued economic strategy for the past several decades. Now labelled as the "Eds and Meds" strategy, it has proven to be a successful approach to revitalize communities, develop a stronger base of highly skilled workers, provide wage growth unmatched in other sectors and advance services to meet the needs of an aging population. Coupling the strength of both medical institutions and higher education has resulted in impacts unmatched by just one of these sectors.

States as diverse as New Jersey and Texas have adopted this strategy to enhance economic growth. Originally targeted to larger cities, it has also been increasingly applied with success in smaller communities. A recent review of the approach was conducted by the Brookings Institution in 2018. They concluded the following four major benefits:

Expanding "Eds and Meds" brings in new income to a metropolitan area. It does so by enabling those institutions to serve more students and patients who live elsewhere and who would not otherwise spend money in the metropolitan area.

Expanding "Eds and Meds" raises metropolitan residents' earnings by improving their skills. The presence of eds in a metropolitan area makes area residents more likely to earn college degrees and remain in the area to work.

Expanding university research spurs metropolitan economic development. University research can lead to the creation of new businesses in a metropolitan area and improve the performance of existing businesses.

Expanding "Eds and Meds" is likely to encourage other employers in a metropolitan area to pay higher wages as health care pays higher than average wages.

In summary, the combined and leveraged economic impact of medicine and higher education can serve as a significant driver to any community or region seeking to balance their economic growth strategy into a more diverse group of economic sectors.

### **1.2.3 - TECHNICAL DESCRIPTION OF ANALYSIS –INPUT/OUTPUT MODELING**

Input-Output (I-O) modeling is the basic methodology utilized for all economic impact analysis. The foundational concept is that all industries, households, and government in the economy are connected through buy-sell relationships. Therefore, a given economic activity supports a ripple of additional economic activity throughout the economy. To complete the core analysis, an I-O Modeling software and system is utilized.

IMPLAN was used in this analysis and is an I-O modeling system that utilizes annual, regional data to map these buy-sell relationships so users can predict how specific economic changes will impact a given regional economy or estimate the effect of past or existing economic activity.

IMPLAN is the leading provider of economic impact data and analytical software. The company began in 1972 working with the US Forest Service and has grown into the industry standard for this type of analysis. Its user base includes a wide range of academics, governments, economic developers, corporations, nonprofits, and consultants.

All analysis in IMPLAN is based on Output, which is the value of production by industry in a calendar year. IMPLAN Output data largely come from the same sources as those used by the Bureau of Economic Analysis (BEA) in developing their Benchmark Input-Output tables. Since output is the total production value of a sector, it includes all components of production value or output for a given sector.

The resulting impact analysis and data results are differentiated into three categories of output – direct impacts, indirect impacts and induced impacts. Combined, these provide a comprehensive overview of the impact of the institution being assessed in the time period delineated. These three categories are defined as follows:

#### ***DIRECT EFFECT***

A Direct effect is the initial change in final demand in terms of Industry Output, Employment, and Labor Income Dollars. When you analyze final demand in IMPLAN, we call this a Direct Effect. For example, a business can be analyzed that directly employs a certain number of employees who are paid wages that are part of the company's revenue. These measures would all be the direct effect.

#### ***INDIRECT EFFECT***

Indirect effects are the business to business purchases in the supply chain taking place in the region that stem from the initial direct industry purchases. As the Industry specified in an economic event spends their money in the region with their suppliers, this spending is

shown through the Indirect Effect. In our example, the business buys inputs as part of their production process from suppliers and service industries. The spending, wages and employment created in these affected industries are the indirect effects of the manufacturer's economic event.

### **INDUCED EFFECT**

The Induced Effects stem from income being spent throughout the selected region, in this case the Fresno-Madera MSA. Typically, the income being analyzed are the wages of employees working in the Direct/Indirect Industries. For example, the employees of a business and its suppliers all spend their wages or other income throughout the economy in goods and services. The economic effects of this spending are the induced effects of the business's economic event. For example, educational institutions has students who pay living expenses into the local economy, thereby triggering induced effects into the local economy.

The analysis described in this report is based on an initial base year of data provided by CHSU with projected data for the following six years for a seven-year picture of economic impact. Using this expense data we will be developing four measures of economic impact. They are:

### **EMPLOYMENT**

Employment data in IMPLAN follows the same definition as Bureau of Economic Analysis Regional Economic Accounts (BEA REA) and Bureau of Labor Statistics Census of Employment and Wages (BLS CEW) data, which is full-time/part-time annual average. Thus, 1 job lasting 12 months = 2 jobs lasting 6 months each = 3 jobs lasting 4 months each.

### **LABOR INCOME**

Labor Income represents the total value of all forms of employment income paid throughout a defined economy during a specified period of time. It reflects the combined cost of total payroll paid to employees (e.g. wages and salaries, benefits, payroll taxes) and payments received by self-employed individuals and/or unincorporated business owners (e.g. capital consumption allowance) across the defined economy.

### **VALUE ADDED**

Value Added is the added economic benefit that results from the presence of the institution throughout a defined economy during a specified period of time. It equals gross Output minus Intermediate Inputs (consumption of goods and services purchased from other industries or imported). Value Added is a measure of the additional contribution to GDP made by an individual producer, Industry, or Sector such as CHSU.

### **CUMMULATIVE ECONOMIC OUTPUT/REVENUES**

All analysis in IMPLAN is based on economic output, which is the value of production by industry in a calendar year. For the purposes of this report, it is reported as the total

incremental increase in share of the regional economy (GDP) represented by the institution being analyzed.

**1.3 - CHSU Operations Impact – Technical Analysis**

This portion of the overall analysis combines the total economic effect of both operating colleges of the CHSU, administrative functions, faculty and staff costs and benefits and all related spending on goods and services to support the daily functions of the university. It does not include the one-time capital investments projected for the university or related real estate development (see Section 1.6)

**1.3.1 - CURRENT COLLEGES AND PROJECTED GROWTH**

CHSU operations impact is based on the actual staffing and student populations enrolled during the current school year. Subsequent years projections are based on careful analysis of CHSU and planning that has transpired since 2012.

**Table 1-1  
CHSU Staff and Student Enrollment Projections**

<b>Staff</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>
CHSU	35	38	41	45	48	51	51
Pharmacy	35	33	33	34	35	37	38
Medicine	59	71	74	75	79	79	80
Phys Assistant			2	10	17	17	17
Occ Therapy					5	10	14
<b>Total</b>	<b>128</b>	<b>142</b>	<b>149</b>	<b>163</b>	<b>184</b>	<b>194</b>	<b>200</b>

<b>Students</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>
CHSU	0	0	0	0	0	0	0
Pharmacy	163	86	92	102	159	174	189
Medicine	79	196	353	509	585	676	727
Phys Assistant					36	72	108
Occ Therapy							45
<b>Total</b>	<b>242</b>	<b>282</b>	<b>445</b>	<b>611</b>	<b>780</b>	<b>922</b>	<b>1069</b>

**1.3.2 - DESCRIPTION OF DATA INPUTS - BASE YEAR AND SIX ADDITIONAL (SEVEN TOTAL)**

Current year actual spending was used to perform the IMPLAN I-O analysis for the 2020-21 fiscal year. These financials included all wage and benefit information for staff and faculty, all expenses expended by all CHSU operations and all other overhead expenditures. This section of the analysis does NOT include one-time capital expenditures related to new construction of facilities or the construction of any other related site related developments.

In addition to the results table below of the seven annual data runs of CHSU operations, individual reports for each of the annual runs are included in the Appendix A. These include

further information related to the actual economic sectors where all impact spending occurred.

**1.3.3 - DIRECT, INDIRECT, AND INDUCED ECONOMIC EFFECTS**

**Table 1-2  
Economic Impact Results – CHSU Operations Only**

Year	CHSU Operations Only					Cumulative Economic Output
	CHSU Ops Impacts	Employment	Labor Income	Value Added	Output	
2021	1 - Direct	128	\$19,462,867.16	\$25,516,364.21	\$29,051,000.00	
	Base 2 - Indirect	37.11	\$2,516,753.13	\$4,678,850.84	\$8,470,403.53	
	3 - Induced	105.18	\$6,555,385.04	\$12,094,232.86	\$19,443,274.91	
	<b>Total</b>	<b>270.29</b>	<b>\$28,535,005.33</b>	<b>\$42,289,447.90</b>	<b>\$56,964,678.44</b>	<b>\$56,964,678.44</b>
2022	1 - Direct	142	\$21,201,801.07	\$27,732,514.87	\$31,341,184.29	
	2 - Indirect	40.03	\$2,715,156.92	\$5,047,699.78	\$9,138,152.84	
	3 - Induced	114.45	\$7,133,188.11	\$13,160,272.62	\$21,157,092.47	
	<b>Total</b>	<b>296.48</b>	<b>\$31,050,146.10</b>	<b>\$45,940,487.27</b>	<b>\$61,636,429.60</b>	<b>\$118,601,108.04</b>
2023	1 - Direct	149	\$21,653,339.44	\$28,424,896.14	\$32,497,000.00	
	2 - Indirect	41.51	\$2,815,287.82	\$5,233,851.35	\$9,475,154.16	
	3 - Induced	117.09	\$7,297,729.91	\$13,463,788.83	\$21,645,039.26	
	<b>Total</b>	<b>307.6</b>	<b>\$31,766,357.17</b>	<b>\$47,122,536.32</b>	<b>\$63,617,193.42</b>	<b>\$182,218,301.46</b>
2024	1 - Direct	163	\$22,697,159.71	\$29,809,617.62	\$34,133,000.00	
	2 - Indirect	43.6	\$2,957,018.16	\$5,497,339.70	\$9,952,162.88	
	3 - Induced	122.77	\$7,651,319.59	\$14,116,128.96	\$22,693,772.78	
	<b>Total</b>	<b>329.36</b>	<b>\$33,305,497.46</b>	<b>\$49,423,086.29</b>	<b>\$66,778,935.65</b>	<b>\$248,997,237.11</b>
2025	1 - Direct	184	\$23,713,130.08	\$31,085,848.14	\$35,382,000.00	
	2 - Indirect	45.19	\$3,065,221.82	\$5,698,499.20	\$10,316,333.96	
	3 - Induced	128.15	\$7,986,598.53	\$14,734,724.36	\$23,688,257.04	
	<b>Total</b>	<b>357.34</b>	<b>\$34,764,950.43</b>	<b>\$51,519,071.70</b>	<b>\$69,386,590.99</b>	<b>\$318,383,828.10</b>
2026	1 - Direct	194	\$24,503,078.46	\$32,047,914.12	\$36,208,000.00	
	2 - Indirect	46.25	\$3,136,780.05	\$5,831,531.83	\$10,557,170.87	
	3 - Induced	132.27	\$8,243,536.05	\$15,208,794.47	\$24,450,395.56	
	<b>Total</b>	<b>372.51</b>	<b>\$35,883,394.55</b>	<b>\$53,088,240.42</b>	<b>\$71,215,566.43</b>	<b>\$389,599,394.53</b>
2027	1 - Direct	200	\$25,180,882.47	\$32,935,134.84	\$37,213,000.00	
	2 - Indirect	47.53	\$3,223,845.45	\$5,993,393.56	\$10,850,198.84	
	3 - Induced	135.93	\$8,471,656.97	\$15,629,662.55	\$25,127,003.49	
	<b>Total</b>	<b>383.46</b>	<b>\$36,876,384.89</b>	<b>\$54,558,190.95</b>	<b>\$73,190,202.33</b>	<b>\$462,789,596.86</b>

The table above details the various impacts of the CHSU on the regional economy. For the purposes of this analysis, impact was contained to regional economic activity that occurred within the boundaries of the Fresno-Madera MSA.

For the base year, 2020-21, employment shows a significant impact from the multiplier effects of the 128 current (direct) employees of CHSU. When the indirect and induced effects

are included, we see a cumulative employment impact of 270 jobs in the local economy from CHSU. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the base year is more than \$56 million.

Year by year projected growth highlights the growing annual impact realized from the base CHSU presence in the metropolitan region. By 2026-27, employment effects will be 383 jobs, labor income will exceed \$36 million and total output will exceed \$73 million. Total output for the seven cumulative years will exceed \$462 million for CHSU operations alone.

## **1.4 - Student HHI Spending – Technical Analysis**

Students represent an important piece of the economic impact picture with any educational institution but need to be analyzed separately for accurate assessment. Students drive a significant amount of spending through their living expenses and generation of household income. However, they do not produce a direct impact through the production of any saleable goods or service. For this reason, they are assessed only for their generation of induced economic impacts through their actual expenditure of living expenses.

### **1.4.1 - LIMITATION AND SOURCES**

CHSU has conducted extensive assessment of their student population, both those attending currently as well as projections of those who are expected to enroll in the future. Because of this we are able to gather a much more accurate overall view of their spending and demographic characteristics.

In general, they tend to be older than traditional undergraduate students, have a higher rate of marriage or life partners, and often have access to greater resources than a traditional undergraduate population. While many students are local residents, there is a greater portion that come into the area to attend CHSU at a rate higher than other educational institutions in the region. This information assisted us in performing the following I-O Implan analysis of the student household income in the following section for the current year as well as projected for six subsequent years. As in the previous section, annual computer run reports are available for each year in the attached Appendix A for additional information of actual spending in specific economic sectors.

The table below details the various impacts of student living expenditures on the regional economy. As with the previous section, impact was contained to regional economic activity that occurred within the boundaries of the Fresno-Madera MSA.

For the base year, 2020-21, employment resulting from student spending shows a significant impact from the multiplier effects of that spending in the local economy. When induced effects are assessed, we see a cumulative employment impact of 32 new jobs created in the local economy. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the base year is more than \$6 million.

Year by year projected growth highlights the growing annual impact realized from the base student spending in the metropolitan region. By 2026-27, induced employment effects will be 153 new jobs created in the local economy, labor income will exceed \$9.6 million and total output will exceed \$29 million. Total output for the seven cumulative years will exceed \$117 million for student household income spending alone.

**1.4.2 - INDUCED ECONOMIC EFFECTS**

**Table 1-3  
Economic Impact Results –Student Spending Only**

Year	Student Spending Impact	Employment	Labor Income	Value Added	Output	Cumulative Economic Output
2021 Base	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	32.11	\$2,013,797.02	\$3,878,921.77	\$6,200,527.05	
	<b>Total</b>	<b>32.11</b>	<b>\$2,013,797.02</b>	<b>\$3,878,921.77</b>	<b>\$6,200,527.05</b>	<b>\$6,200,527.05</b>
2022	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	38.16	\$2,393,589.15	\$4,610,467.18	\$7,369,915.70	
	<b>Total</b>	<b>38.16</b>	<b>\$2,393,589.15</b>	<b>\$4,610,467.18</b>	<b>\$7,369,915.70</b>	<b>\$13,570,442.75</b>
2023	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	61.42	\$3,852,618.84	\$7,420,811.00	\$11,862,301.46	
	<b>Total</b>	<b>61.42</b>	<b>\$3,852,618.84</b>	<b>\$7,420,811.00</b>	<b>\$11,862,301.46</b>	<b>\$25,432,744.21</b>
2024	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	84.34	\$5,289,775.53	\$10,189,023.65	\$16,287,339.76	
	<b>Total</b>	<b>84.34</b>	<b>\$5,289,775.53</b>	<b>\$10,189,023.65</b>	<b>\$16,287,339.76</b>	<b>\$41,720,083.97</b>
2025	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	109.82	\$6,888,128.91	\$13,267,729.02	\$21,208,706.33	
	<b>Total</b>	<b>109.82</b>	<b>\$6,888,128.91</b>	<b>\$13,267,729.02</b>	<b>\$21,208,706.33</b>	<b>\$62,928,790.30</b>
2026	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	129.81	\$8,142,121.61	\$15,683,136.09	\$25,069,778.51	
	<b>Total</b>	<b>129.81</b>	<b>\$8,142,121.61</b>	<b>\$15,683,136.09</b>	<b>\$25,069,778.51</b>	<b>\$87,998,568.81</b>
2027	1 - Direct	0	\$0.00	\$0.00	\$0.00	
	2 - Indirect	0	\$0.00	\$0.00	\$0.00	
	3 - Induced	153.52	\$9,629,054.59	\$18,547,226.49	\$29,648,079.15	
	<b>Total</b>	<b>153.52</b>	<b>\$9,629,054.59</b>	<b>\$18,547,226.49</b>	<b>\$29,648,079.15</b>	<b>\$117,646,647.96</b>

Average \$1625 per month with 70 % of student population. Balance locally living with family or others. Income source can include wage income, savings, family contribution, loans, income from spouse, etc.



### 1.5 - Combined CHSU Institutional Impact – Operations and Student Spending

Combining the data results of the fourteen data runs in Sections 1.3 and 1.4 provides us with a more comprehensive view of the total effect of CHSU operations (faculty, staff, overhead, operations, etc.) and the contributions of the graduate student population. That combined result is below:

#### 1.5.1 - DIRECT, INDIRECT AND INDUCED EFFECTS

**Table 1-4  
Economic Impact Results –Combined Ops and Student Spending**

Year	Combined CHSU and Student spending Impacts – Non-Capital Spending					Cumulative Economic Output
	Combined	Employment	Labor Income	Value Added	Output	
2021 Base	1 - Direct	128	\$ 19,462,867.16	\$ 25,516,364.21	\$ 29,051,000.00	
	2 - Indirect	37.11	\$ 2,516,753.13	\$ 4,678,850.84	\$ 8,470,403.53	
	3 - Induced	137.29	\$ 8,569,182.06	\$ 15,973,154.63	\$ 25,643,801.96	
	<b>Total</b>	<b>302.4</b>	<b>\$ 30,548,802.35</b>	<b>\$ 46,168,369.67</b>	<b>\$ 63,165,205.49</b>	<b>\$ 63,165,205.49</b>
2022	1 - Direct	142	\$ 21,201,801.07	\$ 27,732,514.87	\$ 31,341,184.29	
	2 - Indirect	40.03	\$ 2,715,156.92	\$ 5,047,699.78	\$ 9,138,152.84	
	3 - Induced	152.61	\$ 9,526,777.26	\$ 17,770,739.80	\$ 28,527,008.17	
	<b>Total</b>	<b>334.64</b>	<b>\$ 33,443,735.25</b>	<b>\$ 50,550,954.45</b>	<b>\$ 69,006,345.30</b>	<b>\$132,171,550.79</b>
2023	1 - Direct	149	\$ 21,653,339.44	\$ 28,424,896.14	\$ 32,497,000.00	
	2 - Indirect	41.51	\$ 2,815,287.82	\$ 5,233,851.35	\$ 9,475,154.16	
	3 - Induced	178.51	\$ 11,150,348.75	\$ 20,884,599.83	\$ 33,507,340.72	
	<b>Total</b>	<b>369.02</b>	<b>\$ 35,618,976.01</b>	<b>\$ 54,543,347.32</b>	<b>\$ 75,479,494.88</b>	<b>\$207,651,045.67</b>
2024	1 - Direct	163	\$ 22,697,159.71	\$ 29,809,617.62	\$ 34,133,000.00	
	2 - Indirect	43.6	\$ 2,957,018.16	\$ 5,497,339.70	\$ 9,952,162.88	
	3 - Induced	207.11	\$ 12,941,095.12	\$ 24,305,152.61	\$ 38,981,112.54	
	<b>Total</b>	<b>413.7</b>	<b>\$ 38,595,272.99</b>	<b>\$ 59,612,109.94</b>	<b>\$ 83,066,275.41</b>	<b>\$290,717,321.08</b>
2025	1 - Direct	184	\$ 23,713,130.08	\$ 31,085,848.14	\$ 35,382,000.00	
	2 - Indirect	45.19	\$ 3,065,221.82	\$ 5,698,499.20	\$ 10,316,333.96	
	3 - Induced	237.97	\$ 14,874,727.44	\$ 28,002,453.38	\$ 44,896,963.37	
	<b>Total</b>	<b>467.16</b>	<b>\$ 41,653,079.34</b>	<b>\$ 64,786,800.72</b>	<b>\$ 90,595,297.32</b>	<b>\$381,312,618.40</b>
2026	1 - Direct	194	\$ 24,503,078.46	\$ 32,047,914.12	\$ 36,208,000.00	
	2 - Indirect	46.25	\$ 3,136,780.05	\$ 5,831,531.83	\$ 10,557,170.87	
	3 - Induced	262.08	\$ 16,385,657.66	\$ 30,891,930.56	\$ 49,520,174.07	
	<b>Total</b>	<b>502.32</b>	<b>\$ 44,025,516.16</b>	<b>\$ 68,771,376.51</b>	<b>\$ 96,285,344.94</b>	<b>\$477,597,963.34</b>
2027	1 - Direct	200	\$ 25,180,882.47	\$ 32,935,134.84	\$ 37,213,000.00	
	2 - Indirect	47.53	\$ 3,223,845.45	\$ 5,993,393.56	\$ 10,850,198.84	
	3 - Induced	289.45	\$ 18,100,711.56	\$ 34,176,889.04	\$ 54,775,082.64	
	<b>Total</b>	<b>536.98</b>	<b>\$ 46,505,439.48</b>	<b>\$ 73,105,417.44</b>	<b>\$102,838,281.48</b>	<b>\$580,436,244.82</b>

For this section, we have added all the induced effects of the student household income spending to the base operations in Section 1.3 for a comprehensive picture of total economic activity attributed to the CHSU. For the base year 2020-21, the combined effects of direct, indirect and induced job creation results in a cumulative employment impact of more than 300 jobs in the local economy. This impact is repeated in the labor income and added value categories. Total Cumulative Economic Impact for the 20-21 base year is more than \$63 million.

Year by year projected growth highlights the growing annual impact realized from the base year in the metropolitan region. By 2026-27, employment effects will be 536 jobs, labor income will exceed \$46 million and total output will exceed \$102 million. Total output for the seven cumulative years will exceed \$580 million for the combined effects of the CHSU operations and student spending.

### ***1.6 - Capital Investment Impact – Technical Analysis***

Capital investment is generally a one-time investment in specific facilities, equipment or other construction. Because it is not an on-going expense it is often evaluated separately to account for the one-time nature of the expenditure. The CHSU campus anticipates ongoing investment in facilities, offices and student support expenditures. In addition, specific investments in housing related to the support of the campus environment designed to meet student, staff and faculty needs are anticipated. Those proposed housing projects include several single-family subdivisions as well as graduate student housing in apartments and townhomes.

These one-time investments are conservatively estimated and analyzed below. Please note that the economic impacts derived from these investments are not a recurring impact once the facility is complete. Job creation, labor income and value-added output is measured in terms of annual measures based on one-year equivalency.

**1.6.1 - DIRECT, INDIRECT AND INDUCED ECONOMIC EFFECTS**

**Table 1-5  
Economic Impact Results – Capital Investment Only**

Category	Capital Projects One-time Impact	One Year Equivalent Employment	Labor Income	Value Added	Output
CHSU Facilities	1 - Direct	341.13	\$27,400,171.69	\$36,873,258.54	\$55,000,000.00
	2 - Indirect	70.65	\$5,657,325.39	\$9,107,766.44	\$17,416,736.66
	3 - Induced	155.93	\$9,717,000.49	\$17,904,519.12	\$28,783,915.13
	<b>Total</b>	<b>567.72</b>	<b>\$42,774,497.56</b>	<b>\$63,885,544.10</b>	<b>\$101,200,651.79</b>
Single Family Projects	1 - Direct	508.21	\$39,380,636.66	\$56,075,985.67	\$88,000,000.00
	2 - Indirect	157.09	\$11,063,916.63	\$18,580,293.39	\$32,602,449.04
	3 - Induced	238.14	\$14,839,477.65	\$27,332,616.88	\$43,940,726.53
	<b>Total</b>	<b>903.44</b>	<b>\$65,284,030.94</b>	<b>\$101,988,895.94</b>	<b>\$164,543,175.58</b>
Multi Family Apts & TH	1 - Direct	358.53	\$27,897,344.58	\$39,963,144.85	\$49,000,000.00
	2 - Indirect	47.89	\$3,332,334.49	\$5,517,186.73	\$9,850,266.66
	3 - Induced	147.08	\$9,165,297.60	\$16,879,577.33	\$27,136,088.85
	<b>Total</b>	<b>553.5</b>	<b>\$40,394,976.67</b>	<b>\$62,359,908.91</b>	<b>\$85,986,355.50</b>
<b>Total Capital Projects Economic Impact</b>	<b>Direct, Indirect &amp; Induced*</b>	<b>2024.66</b>	<b>\$148,453,505.17</b>	<b>\$228,234,348.95</b>	<b>\$351,730,182.87</b>

\* Over the seven (7) year projection, the 2024 annual equivalent jobs created by capital spending would average 289 jobs per year (2024/7 = 289.14)

Capital investments, especially those related to major construction facilities, generate significant economic impacts to a regional economy. As is clear from the analysis above, the investments in facilities, single family construction and multifamily construction yields a high rate of economic activity.

CHSU facilities projections will generate over 500 jobs on a one-year basis as well more than \$100 million in cumulative economic impact. Single family and multifamily construction activity will yield similar impacts of over 900 and 550 jobs respectively and combined economic output of almost \$250 million. Total employment creation will be the equivalent of 2,024 annual positions over the seven-year span of the analysis. An alternative way to assess it is that the 2024 annual jobs averaged over the seven-year analysis yields an annual average of 289 construction and related spin-off jobs annually. In total, more than \$351 million in combined economic output will result from the one-time capital investments anticipated from these three investment sectors.

## **1.7 - Summary – Total Economic Impacts**

In summary, the combined economic engines of medical institutions and higher education occupy a growing importance in the world of economic and community development. In particular, the combination of these two sectors results in a significant and important economic presence in the growing regional economy for the Central Valley. This impact is felt throughout the local economy in retail, services, manufacturing, transportation and other sectors. Its presence is marked by higher than average wages, continuous growth and a very positive future employment and growth outlook.

The combined potential of all sectors in this seven-year analysis show the depth of the impact. When you consider CHSU operations, student impacts on spending and potential capital investment the results are significant.

- More than 536 permanent well compensated jobs (Table 1-4.) from CHSU operations and student spending created, as well as another 2024 one-time annual jobs (Table 1-5.) in construction and related spinoff economic sectors resulting from capital investment in facilities and housing projects. An alternative method to express the annual jobs would be the creation of 289 jobs every year for 7 years for a total of 2,024 ( $289 \times 7 = 2,024$ ).
- Cumulative economic output of more than \$580 million from CHSU and student spending and more than \$350 million from capital investment, for total cumulative economic impact of more than \$930 million into the regional economy during the seven-year period of analysis.

# APPENDIX A

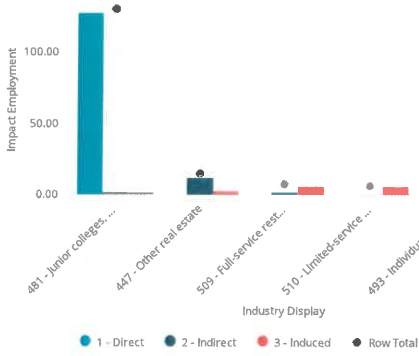
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Economic Indicators by Impact

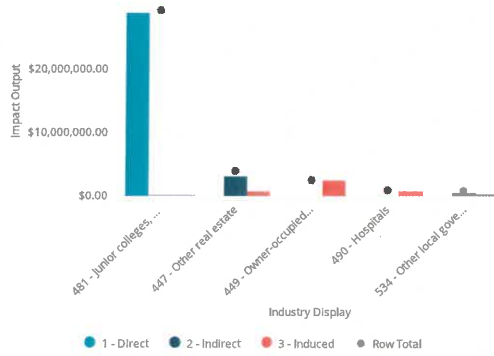
Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	128.00	\$19,462,867.16	\$25,516,364.21	\$29,051,000.00	1 - Direct	\$138,390.82	\$142,513.97	\$84,856.67	\$1,082,107.95	\$3,953,329.16	\$5,401,198.57
2 - Indirect	37.11	\$2,516,753.13	\$4,678,850.84	\$8,470,403.53	2 - Indirect	\$48,819.92	\$49,952.31	\$29,738.35	\$210,949.48	\$520,217.05	\$859,677.11
3 - Induced	105.18	\$6,555,385.04	\$12,094,232.86	\$19,443,274.91	3 - Induced	\$221,461.05	\$226,242.00	\$134,688.48	\$716,102.37	\$1,411,418.16	\$2,709,912.06
<b>Total</b>	<b>270.29</b>	<b>\$28,535,005.33</b>	<b>\$42,289,447.90</b>	<b>\$56,964,678.44</b>	<b>Total</b>	<b>\$408,671.79</b>	<b>\$418,708.28</b>	<b>\$249,283.50</b>	<b>\$2,009,159.80</b>	<b>\$5,884,964.37</b>	<b>\$8,970,787.74</b>

Top 5 Employment Industries



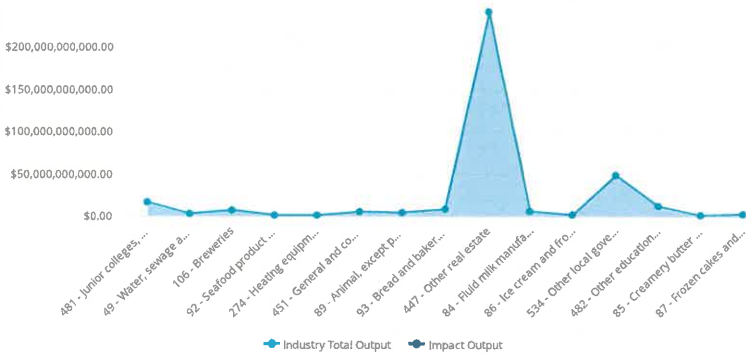
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$29,351,072.32	.18%
49	Water, sewage and other systems	\$2,421,111,304.64	\$70,580.20	.00%
106	Breweries	\$6,521,145,348.16	\$166,698.98	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$12,767.15	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$7,468.14	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$89,120.27	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$69,006.11	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$124,555.57	.00%
447	Other real estate	\$242,140,956,290.56	\$3,835,906.85	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$85,043.37	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$19,779.70	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$686,745.23	.00%
482	Other educational services	\$11,684,070,598.07	\$151,391.60	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$11,349.60	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$25,611.22	.00%
67	Malt manufacturing	\$7,744,215.28	\$95.72	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$370,694.84	.00%

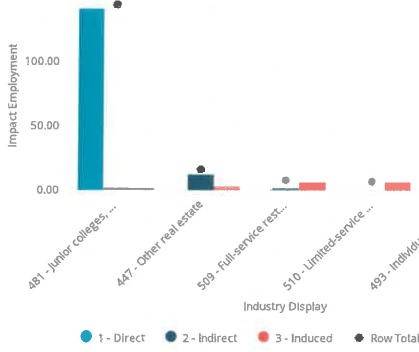
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Economic Indicators by Impact

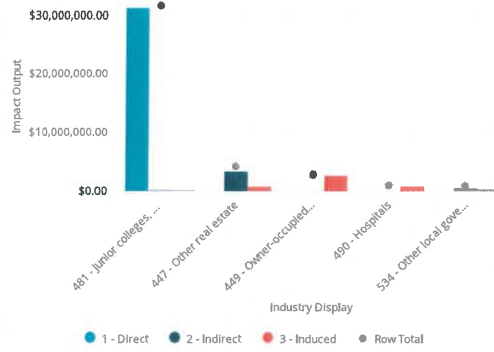
Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	142.00	\$21,201,801.07	\$27,732,514.87	\$31,341,184.29	1 - Direct	\$149,320.63	\$153,784.33	\$91,567.51	\$1,175,522.56	\$4,304,847.41	\$5,875,042.45
2 - Indirect	40.03	\$2,715,156.92	\$5,047,699.78	\$9,138,152.84	2 - Indirect	\$52,668.56	\$53,890.21	\$32,082.72	\$227,579.31	\$561,227.44	\$927,448.24
3 - Induced	114.45	\$7,133,188.11	\$13,160,272.62	\$21,157,092.47	3 - Induced	\$240,982.32	\$246,184.71	\$146,560.96	\$779,223.59	\$1,535,823.92	\$2,948,775.50
<b>Total</b>	<b>296.48</b>	<b>\$31,050,146.10</b>	<b>\$45,940,487.27</b>	<b>\$51,636,429.60</b>	<b>Total</b>	<b>\$442,971.51</b>	<b>\$453,859.24</b>	<b>\$270,211.19</b>	<b>\$2,182,325.46</b>	<b>\$6,401,898.78</b>	<b>\$9,751,266.19</b>

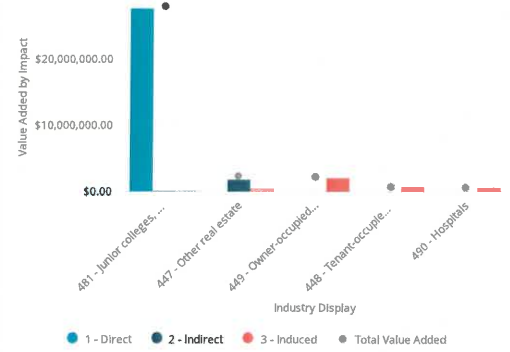
Top 5 Employment Industries



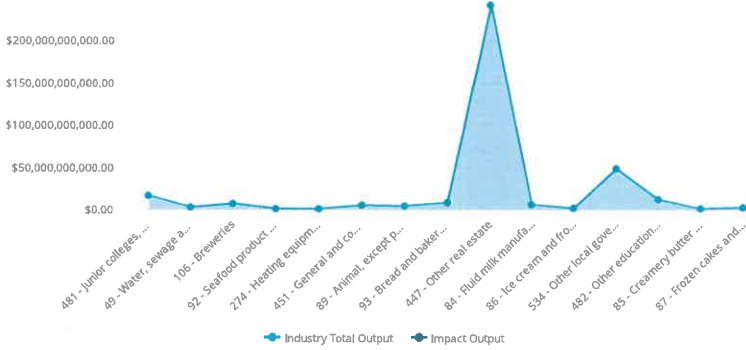
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$31,666,175.68	.20%
49	Water, sewage and other systems	\$2,421,111,304.64	\$76,263.43	.00%
106	Breweries	\$6,521,145,348.16	\$180,180.73	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$13,795.83	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$8,062.34	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$96,430.90	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$74,623.46	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$134,801.31	.00%
447	Other real estate	\$242,140,956,290.56	\$4,144,978.04	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$92,028.51	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$21,382.96	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$743,352.77	.00%
482	Other educational services	\$11,684,070,598.07	\$164,084.05	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$12,282.68	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$27,718.44	.00%
67	Malt manufacturing	\$7,744,215.28	\$103.68	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$400,772.38	.00%

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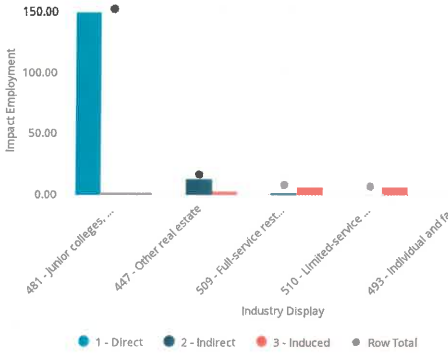
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Economic Indicators by Impact

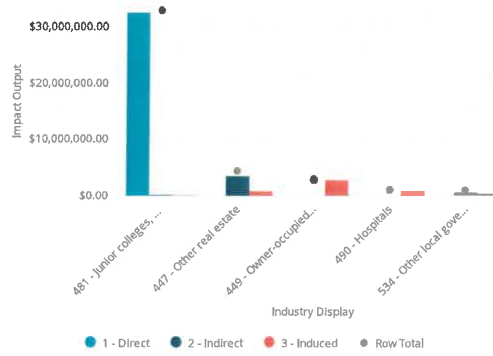
Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	149.00	\$21,653,339.44	\$28,424,896.14	\$32,497,000.00	1 - Direct	\$154,795.04	\$159,398.32	\$94,909.96	\$1,205,782.65	\$4,399,241.60	\$6,014,127.57
2 - Indirect	41.51	\$2,615,287.82	\$5,233,851.35	\$9,475,154.16	2 - Indirect	\$54,610.89	\$55,877.60	\$33,265.88	\$235,972.09	\$581,924.67	\$961,651.14
3 - Induced	117.09	\$7,297,729.91	\$13,463,788.83	\$21,645,039.26	3 - Induced	\$246,538.98	\$251,861.32	\$149,940.41	\$797,193.66	\$1,571,249.44	\$3,016,783.81
<b>Total</b>	<b>307.60</b>	<b>\$31,766,357.17</b>	<b>\$47,122,536.32</b>	<b>\$63,617,193.42</b>	<b>Total</b>	<b>\$455,944.91</b>	<b>\$467,137.24</b>	<b>\$278,116.26</b>	<b>\$2,238,948.41</b>	<b>\$6,552,415.71</b>	<b>\$9,992,562.52</b>

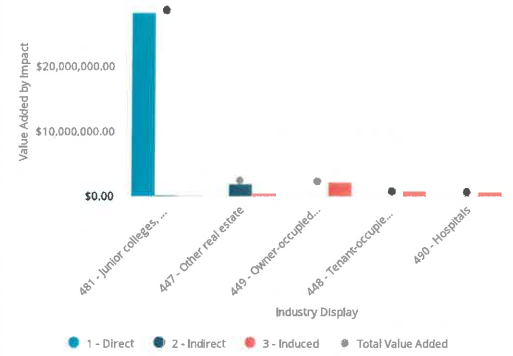
Top 5 Employment Industries



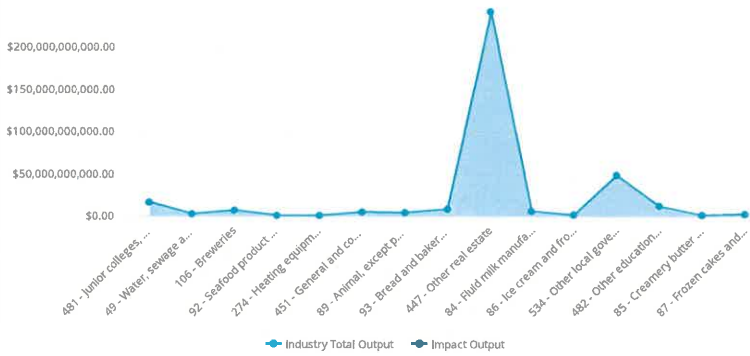
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$32,831,936.80	.21%
49	Water, sewage and other systems	\$2,421,111,304.64	\$78,883.52	.00%
106	Breweries	\$6,521,145,348.16	\$186,276.05	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$14,268.75	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$8,350.85	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$99,527.00	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$77,089.09	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$139,083.79	.00%
447	Other real estate	\$242,140,956,290.56	\$4,287,062.89	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$94,968.88	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$22,100.55	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$766,779.93	.00%
482	Other educational services	\$11,684,070,598.07	\$168,911.80	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$12,673.73	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$28,598.25	.00%
67	Malt manufacturing	\$7,744,215.28	\$106.84	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$414,172.70	.00%

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Economic Indicators by Impact

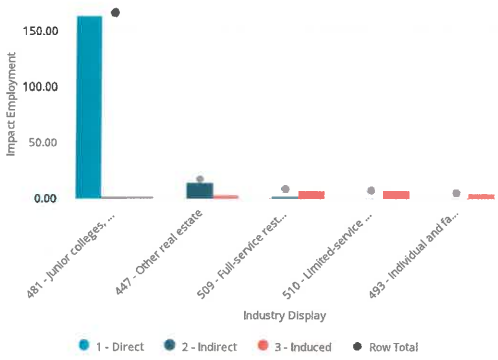
Impact ^	Employment	Labor Income	Value Added	Output
1 - Direct	163.00	\$22,697,159.71	\$29,809,617.62	\$34,133,000.00
2 - Indirect	43.60	\$2,957,018.16	\$5,497,339.70	\$9,952,162.88
3 - Induced	122.77	\$7,651,319.59	\$14,116,128.96	\$22,693,772.78

Tax Results

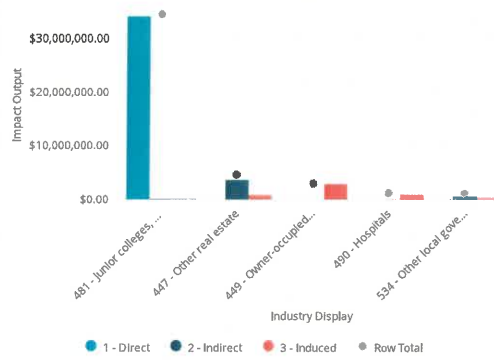
Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	\$162,583.38	\$167,414.89	\$99,683.20	\$1,264,651.64	\$4,611,697.17	\$6,306,030.28
2 - Indirect	\$57,360.18	\$58,690.65	\$34,940.59	\$247,851.66	\$611,220.56	\$1,010,063.65
3 - Induced	\$258,483.99	\$264,064.21	\$157,205.14	\$835,818.68	\$1,647,379.43	\$3,162,951.45

<b>Total</b>	<b>329.36</b>	<b>\$33,305,497.46</b>	<b>\$49,423,086.29</b>	<b>\$66,778,935.65</b>	<b>Total</b>	<b>\$478,427.54</b>	<b>\$490,169.75</b>	<b>\$291,828.94</b>	<b>\$2,348,321.98</b>	<b>\$4,670,297.16</b>	<b>\$10,479,045.37</b>
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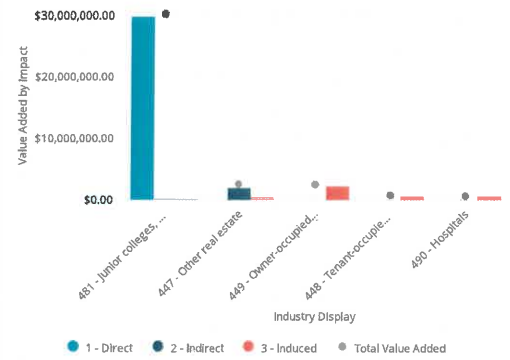
Top 5 Employment Industries



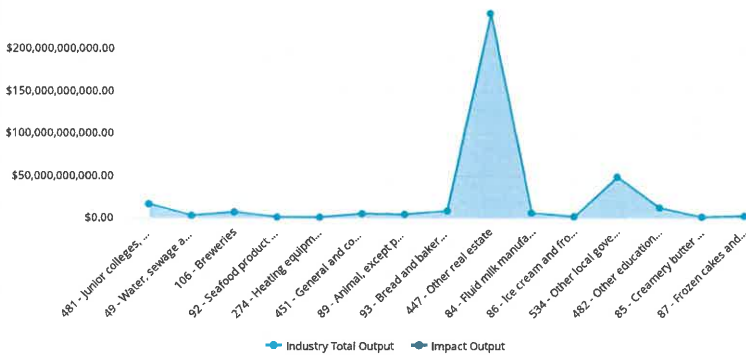
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$34,484,512.82	.22%
49	Water, sewage and other systems	\$2,421,111,304.64	\$82,827.81	.00%
106	Breweries	\$6,521,145,348.16	\$195,576.80	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$14,982.07	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$8,770.03	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$104,473.05	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$80,929.88	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$145,989.22	.00%
447	Other real estate	\$242,140,956,290.56	\$4,501,377.48	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$99,686.38	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,942,042.20	\$23,203.22	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$804,823.57	.00%
482	Other educational services	\$11,684,070,598.07	\$177,243.97	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$13,303.09	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$30,018.03	.00%
67	Malt manufacturing	\$7,744,215.28	\$112.13	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$434,830.19	.00%

Generated on January 19, 2021 at 5:27pm EST

# Impact Results Overview - CHSU Operations 2024-25

Run ID is 89457 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## FILTERS

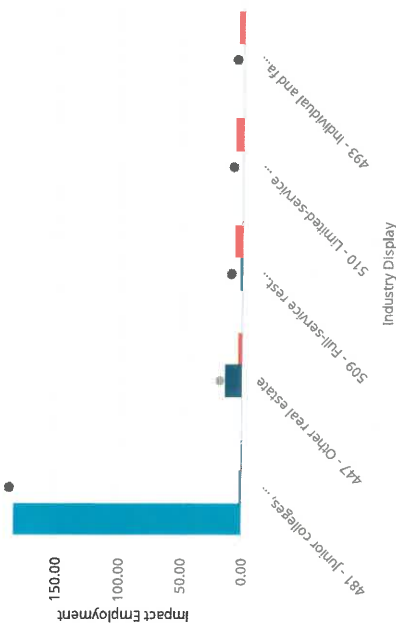
### Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Total
1 - Direct	184.00	\$23,713,130.08	\$31,085,848.14	\$35,382,000.00	1 - Direct	\$168,550.79	\$173,573.15	\$103,550.15	\$1,318,276.40	\$4,816,576.67
2 - Indirect	45.19	\$3,065,221.82	\$5,696,499.20	\$10,316,353.96	2 - Indirect	\$59,459.11	\$60,838.27	\$36,219.14	\$256,921.09	\$633,586.44
3 - Induced	128.15	\$7,986,596.53	\$14,734,724.36	\$23,688,257.04	3 - Induced	\$269,811.89	\$275,636.66	\$164,094.56	\$874,466.52	\$1,719,568.01
<b>Total</b>	<b>357.34</b>	<b>\$34,764,950.43</b>	<b>\$51,519,071.70</b>	<b>\$69,386,590.99</b>	<b>Total</b>	<b>\$497,821.79</b>	<b>\$510,048.08</b>	<b>\$303,663.85</b>	<b>\$2,447,644.02</b>	<b>\$7,169,731.13</b>

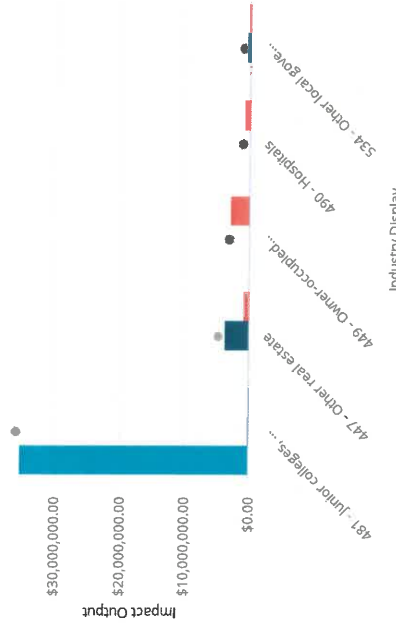
### Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Total
1 - Direct	184.00	\$23,713,130.08	\$31,085,848.14	\$35,382,000.00	1 - Direct	\$168,550.79	\$173,573.15	\$103,550.15	\$1,318,276.40	\$4,816,576.67
2 - Indirect	45.19	\$3,065,221.82	\$5,696,499.20	\$10,316,353.96	2 - Indirect	\$59,459.11	\$60,838.27	\$36,219.14	\$256,921.09	\$633,586.44
3 - Induced	128.15	\$7,986,596.53	\$14,734,724.36	\$23,688,257.04	3 - Induced	\$269,811.89	\$275,636.66	\$164,094.56	\$874,466.52	\$1,719,568.01
<b>Total</b>	<b>357.34</b>	<b>\$34,764,950.43</b>	<b>\$51,519,071.70</b>	<b>\$69,386,590.99</b>	<b>Total</b>	<b>\$497,821.79</b>	<b>\$510,048.08</b>	<b>\$303,663.85</b>	<b>\$2,447,644.02</b>	<b>\$7,169,731.13</b>

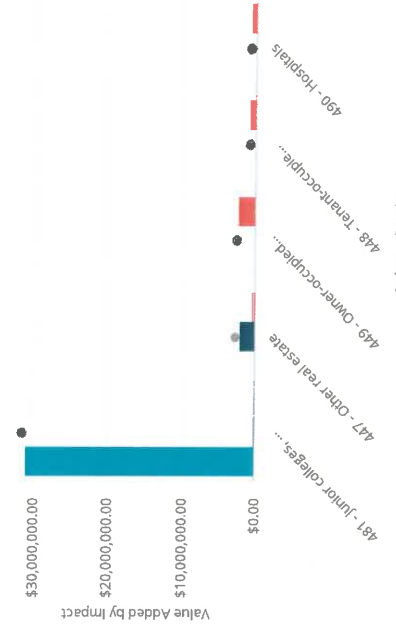
### Top 5 Employment Industries



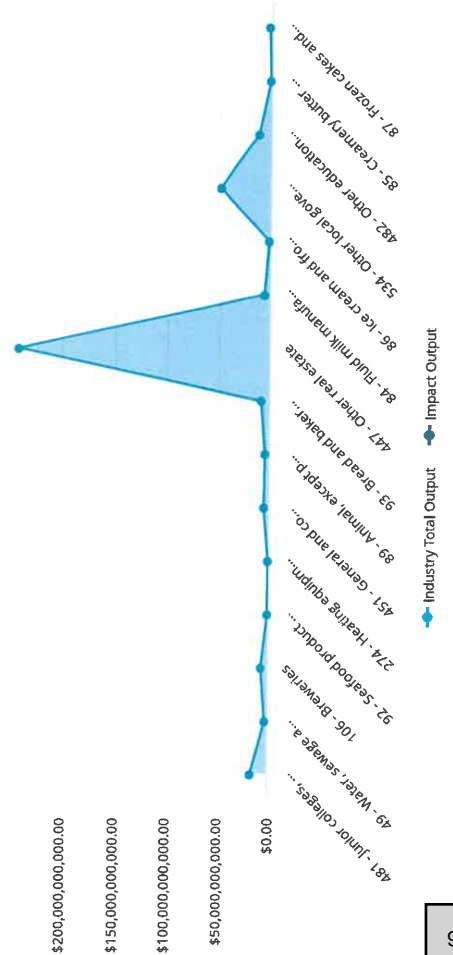
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



### Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$35,747,520.40	.22%
49	Water, sewage and other systems	\$2,421,111,304.64	\$85,966.65	.00%
106	Breweries	\$6,521,145,348.16	\$203,041.80	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$15,550.41	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$9,095.89	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$108,554.22	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$84,052.02	.00%
95	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$151,717.91	.00%
447	Other real estate	\$242,140,956,290.56	\$4,672,141.18	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$103,588.68	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$24,092.12	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$896,511.53	.00%
482	Other educational services	\$11,684,070,598.07	\$184,416.43	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$15,824.64	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$31,196.39	.00%
67	Malt manufacturing	\$7,744,215.28	\$116.60	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$451,515.94	.00%

AGENDA ITEM NO. 5.

# Impact Results Overview - CHSU Operations 2025-26

**FILTERS** Run ID is 89458 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

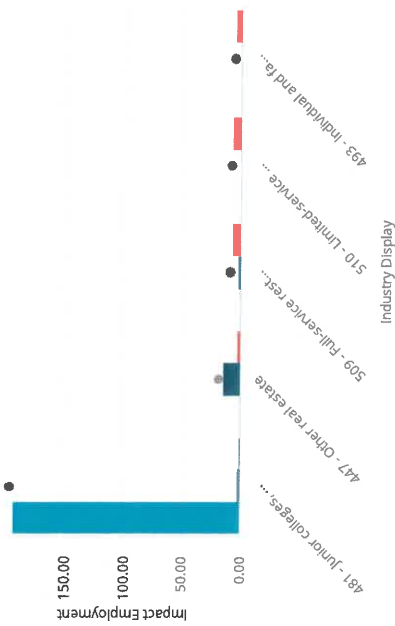
## Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	194.00	\$24,503,078.46	\$32,047,914.12	\$36,208,000.00	1 - Direct	\$172,508.76	\$171,666.28	\$105,787.51	\$1,358,418.48	\$4,975,070.47	\$6,789,451.50
2 - Indirect	46.25	\$3,136,780.05	\$5,831,531.83	\$10,557,170.87	2 - Indirect	\$60,847.19	\$62,238.55	\$37,064.69	\$262,918.96	\$648,377.65	\$1,071,467.04
3 - Induced	132.27	\$5,243,536.05	\$15,208,794.47	\$24,450,395.56	3 - Induced	\$278,493.55	\$284,505.73	\$169,374.58	\$900,517.20	\$1,774,889.42	\$3,407,780.49
<b>Total</b>	<b>372.51</b>	<b>\$35,883,394.55</b>	<b>\$53,086,240.42</b>	<b>\$71,215,566.43</b>	<b>Total</b>	<b>\$511,849.50</b>	<b>\$524,430.57</b>	<b>\$312,226.78</b>	<b>\$2,521,854.65</b>	<b>\$7,398,337.54</b>	<b>\$11,268,699.04</b>

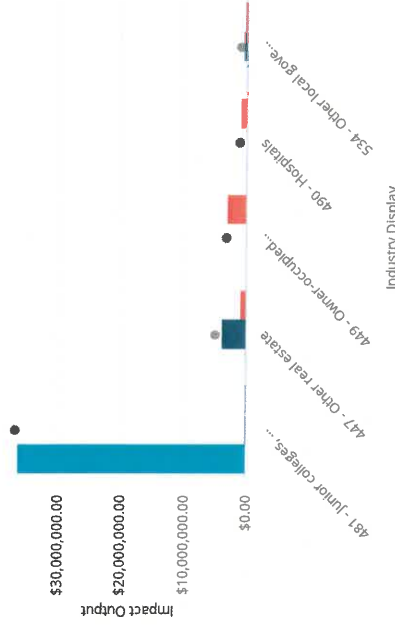
## Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	194.00	\$24,503,078.46	\$32,047,914.12	\$36,208,000.00	1 - Direct	\$172,508.76	\$171,666.28	\$105,787.51	\$1,358,418.48	\$4,975,070.47	\$6,789,451.50
2 - Indirect	46.25	\$3,136,780.05	\$5,831,531.83	\$10,557,170.87	2 - Indirect	\$60,847.19	\$62,238.55	\$37,064.69	\$262,918.96	\$648,377.65	\$1,071,467.04
3 - Induced	132.27	\$5,243,536.05	\$15,208,794.47	\$24,450,395.56	3 - Induced	\$278,493.55	\$284,505.73	\$169,374.58	\$900,517.20	\$1,774,889.42	\$3,407,780.49
<b>Total</b>	<b>372.51</b>	<b>\$35,883,394.55</b>	<b>\$53,086,240.42</b>	<b>\$71,215,566.43</b>	<b>Total</b>	<b>\$511,849.50</b>	<b>\$524,430.57</b>	<b>\$312,226.78</b>	<b>\$2,521,854.65</b>	<b>\$7,398,337.54</b>	<b>\$11,268,699.04</b>

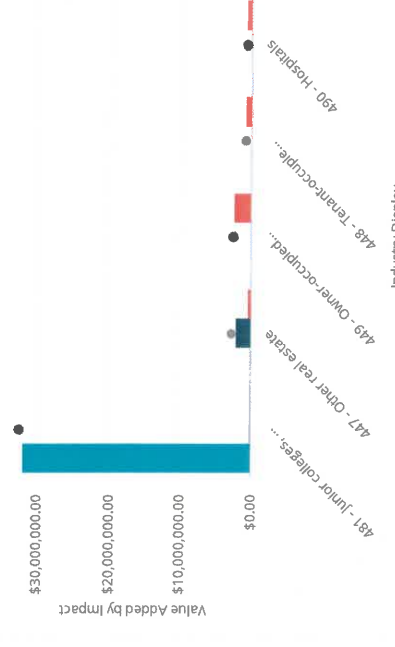
## Top 5 Employment Industries



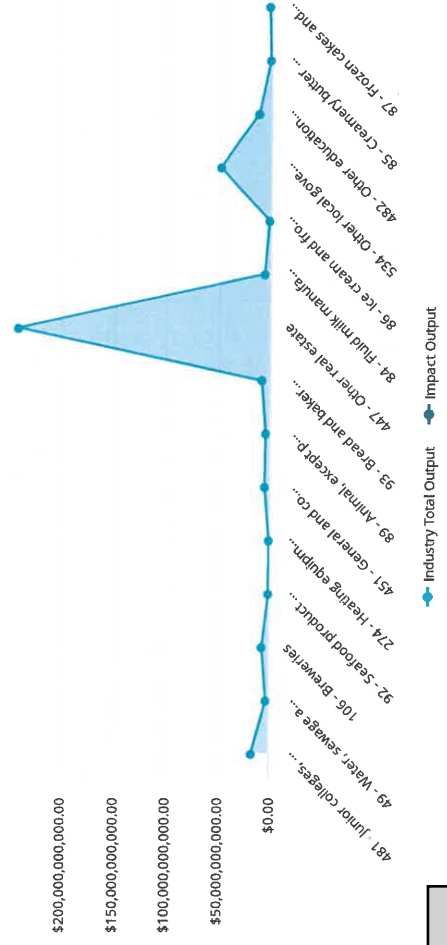
## Top 5 Output Industries



## Top 5 Value Added Industries



## Top 15 Industries by Estimated Growth Percentage



## Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$36,583,512.97	.23%
49	Water, sewage and other systems	\$2,421,111,304.64	\$88,111.22	.00%
106	Breweries	\$6,521,145,348.16	\$208,174.99	.00%
274	Seafood product preparation and packaging	\$528,592,865.59	\$15,939.08	.00%
451	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$9,314.54	.00%
481	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$111,417.65	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$86,219.13	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$155,752.60	.00%
447	Other real estate	\$242,140,956,290.56	\$4,788,923.07	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$106,331.46	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$24,705.33	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$858,892.38	.00%
482	Other educational services	\$11,694,070,598.07	\$189,597.00	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$14,191.68	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,506,370.44	\$32,026.56	.00%
67	Malt manufacturing	\$7,744,215.28	\$119.80	.00%
48	Natural gas distribution	\$30,494,367,337.86	\$463,043.72	.00%

AGENDA ITEM NO. 5.

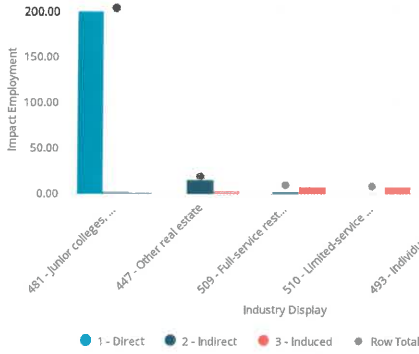
FILTERS Run ID Is 89459 Dollar Year Is 2021 Region Is any value Impact Is any value Group Name Is any value Event Name Is any value

Economic Indicators by Impact

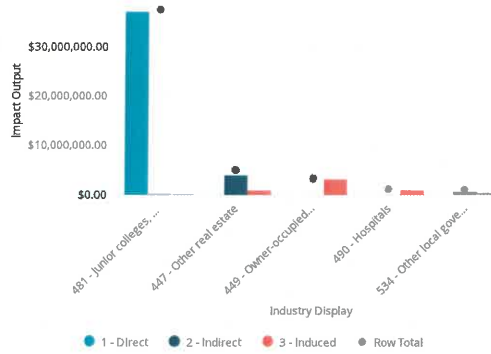
Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	200.00	\$25,180,882.47	\$32,935,134.84	\$37,213,000.00	1 - Direct	\$177,296.74	\$182,597.24	\$108,723.54	\$1,396,031.58	\$5,112,709.82	\$6,977,358.91
2 - Indirect	47.53	\$3,223,845.45	\$5,993,393.56	\$10,850,198.84	2 - Indirect	\$62,536.09	\$63,986.62	\$38,093.46	\$270,216.62	\$666,374.21	\$1,101,207.00
3 - Induced	135.93	\$8,471,656.97	\$15,629,662.55	\$25,127,003.49	3 - Induced	\$286,200.21	\$292,378.76	\$174,061.63	\$925,436.92	\$1,824,005.40	\$3,502,082.91
<b>Total</b>	<b>383.46</b>	<b>\$36,876,384.89</b>	<b>\$54,558,190.95</b>	<b>\$73,190,202.33</b>	<b>Total</b>	<b>\$526,033.03</b>	<b>\$538,962.62</b>	<b>\$320,878.63</b>	<b>\$2,591,685.12</b>	<b>\$7,603,089.42</b>	<b>\$11,580,648.81</b>

Top 5 Employment Industries



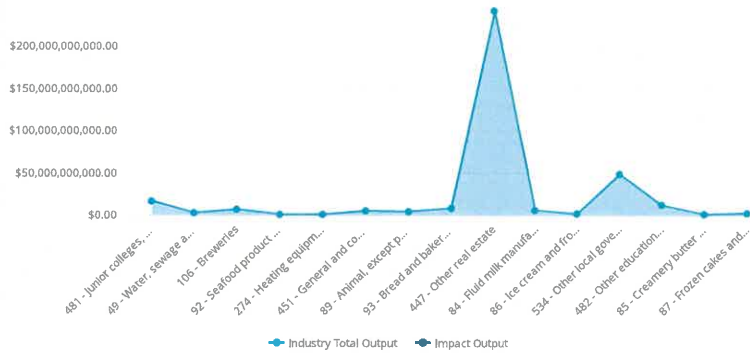
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
481	Junior colleges, colleges, universities, and professional schools	\$15,929,813,007.93	\$37,598,921.56	.24%
49	Water, sewage and other systems	\$2,421,111,304.64	\$90,555.51	.00%
106	Breweries	\$6,521,145,348.16	\$213,949.31	.00%
92	Seafood product preparation and packaging	\$528,592,865.59	\$16,381.24	.00%
274	Heating equipment (except warm air furnaces) manufacturing	\$386,601,017.76	\$9,573.02	.00%
451	General and consumer goods rental except video tapes and discs	\$4,673,535,211.20	\$114,506.97	.00%
89	Animal, except poultry, slaughtering	\$3,844,220,012.19	\$88,610.25	.00%
93	Bread and bakery product, except frozen, manufacturing	\$7,816,246,871.92	\$160,070.90	.00%
447	Other real estate	\$242,140,956,290.56	\$4,921,770.47	.00%
84	Fluid milk manufacturing	\$5,462,109,540.10	\$109,279.65	.00%
86	Ice cream and frozen dessert manufacturing	\$1,362,342,042.20	\$25,390.57	.00%
534	Other local government enterprises	\$48,361,602,020.89	\$882,704.17	.00%
482	Other educational services	\$11,684,070,598.07	\$194,850.96	.00%
85	Creamery butter manufacturing	\$880,719,885.10	\$14,585.15	.00%
87	Frozen cakes and other pastries manufacturing	\$2,063,505,370.44	\$32,914.50	.00%
67	Malt manufacturing	\$7,744,215.28	\$123.12	.00%
48	Natural gas distribution	\$30,434,367,337.86	\$475,886.45	.00%

Generated on January 19, 2021 at 5:44pm EST

FILTERS Run ID is 89484 Dollar Year Is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

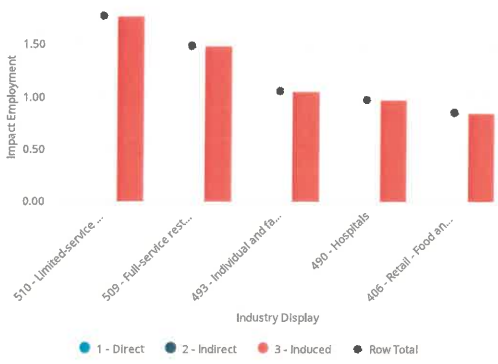
Economic Indicators by Impact

Tax Results

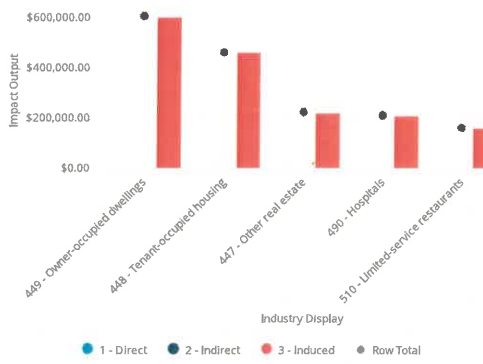
Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	32.11	\$2,013,797.02	\$3,878,921.77	\$6,200,527.05	3 - Induced	\$71,465.11	\$73,000.47	\$43,459.24	\$228,018.03	\$437,997.93	\$853,940.77

Total	32.11	\$2,013,797.02	\$3,878,921.77	\$6,200,527.05	Total	\$71,465.11	\$73,000.47	\$43,459.24	\$228,018.03	\$437,997.93	\$853,940.77
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Top 5 Employment Industries



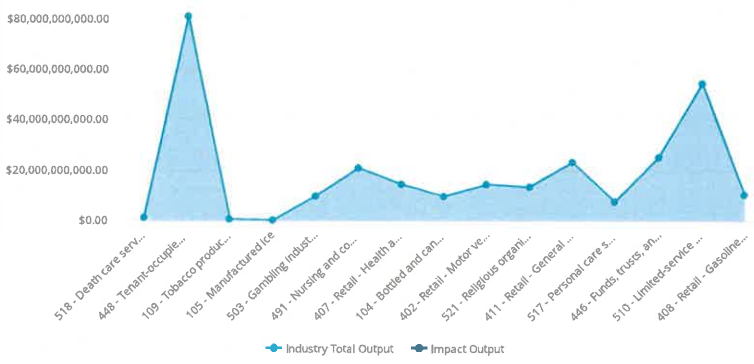
Top 5 Output Industries



Top 5 Value Added Industries



Top 15 Industries by Estimated Growth Percentage



Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
518	Death care services	\$1,151,089,090.69	\$7,265.74	.00%
448	Tenant-occupied housing	\$80,984,716,257.23	\$456,803.31	.00%
109	Tobacco product manufacturing	\$514,405,822.82	\$2,428.21	.00%
105	Manufactured ice	\$108,114,560.17	\$374.42	.00%
503	Gambling Industries (except casino hotels)	\$9,640,990,494.68	\$32,933.82	.00%
491	Nursing and community care facilities	\$20,830,839,385.18	\$68,441.90	.00%
407	Retail - Health and personal care stores	\$14,321,666,115.05	\$44,109.34	.00%
104	Bottled and canned soft drinks & water	\$9,559,612,203.98	\$29,298.24	.00%
402	Retail - Motor vehicle and parts dealers	\$14,264,505,769.00	\$43,534.61	.00%
521	Religious organizations	\$13,294,862,358.79	\$40,512.59	.00%
411	Retail - General merchandise stores	\$23,091,993,818.29	\$70,315.02	.00%
517	Personal care services	\$7,454,217,920.06	\$22,491.70	.00%
446	Funds, trusts, and other financial vehicles	\$25,057,020,743.58	\$72,819.61	.00%
510	Limited-service restaurants	\$54,366,913,161.56	\$157,854.01	.00%
408	Retail - Gasoline stores	\$10,174,250,111.19	\$29,387.73	.00%
94	Cookie and cracker manufacturing	\$868,112,988.95	\$2,485.23	.00%
489	Other ambulatory health care services	\$4,286,182,588.60	\$12,099.34	.00%

Generated on January 19, 2021 at 6:54pm EST



# Impact Results Overview - Student Spending Impact 2021-22

Run ID is 85496 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## FILTERS

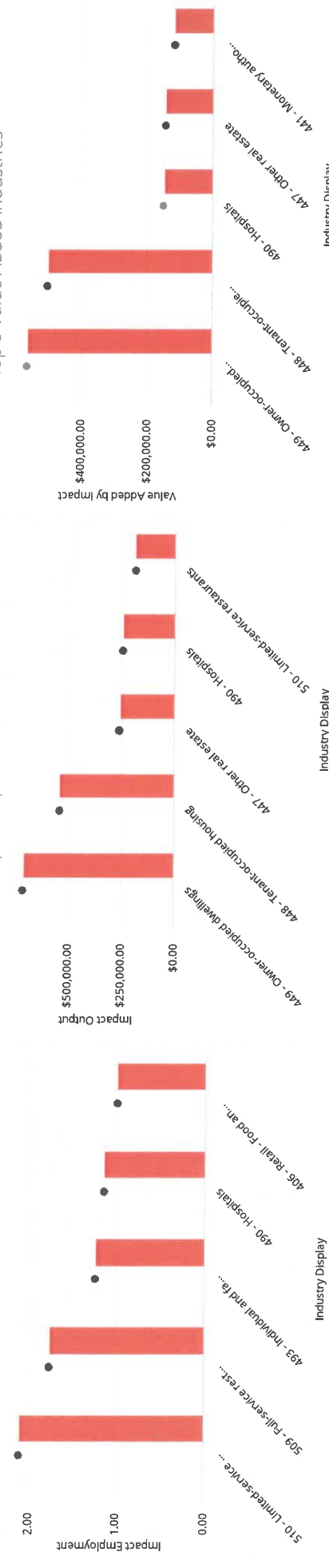
### Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	38.16	\$2,393,589.15	\$4,610,467.18	\$7,389,915.70	3 - Induced	\$84,943.07	\$86,767.99	\$51,655.43	\$271,021.10	\$520,602.17	\$1,014,989.77
<b>Total</b>	<b>38.16</b>	<b>\$2,393,589.15</b>	<b>\$4,610,467.18</b>	<b>\$7,389,915.70</b>	<b>Total</b>	<b>\$84,943.07</b>	<b>\$86,767.99</b>	<b>\$51,655.43</b>	<b>\$271,021.10</b>	<b>\$520,602.17</b>	<b>\$1,014,989.77</b>

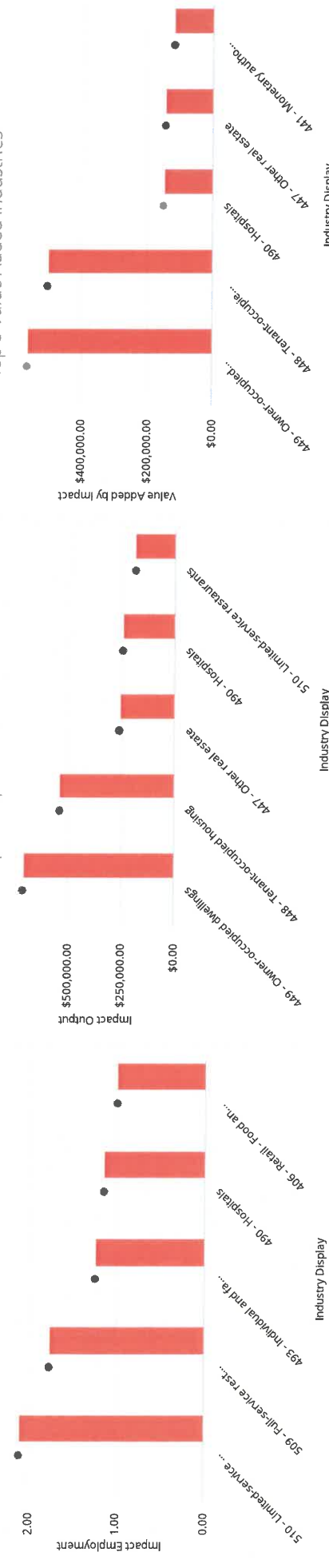
### Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	38.16	\$2,393,589.15	\$4,610,467.18	\$7,389,915.70	3 - Induced	\$84,943.07	\$86,767.99	\$51,655.43	\$271,021.10	\$520,602.17	\$1,014,989.77
<b>Total</b>	<b>38.16</b>	<b>\$2,393,589.15</b>	<b>\$4,610,467.18</b>	<b>\$7,389,915.70</b>	<b>Total</b>	<b>\$84,943.07</b>	<b>\$86,767.99</b>	<b>\$51,655.43</b>	<b>\$271,021.10</b>	<b>\$520,602.17</b>	<b>\$1,014,989.77</b>

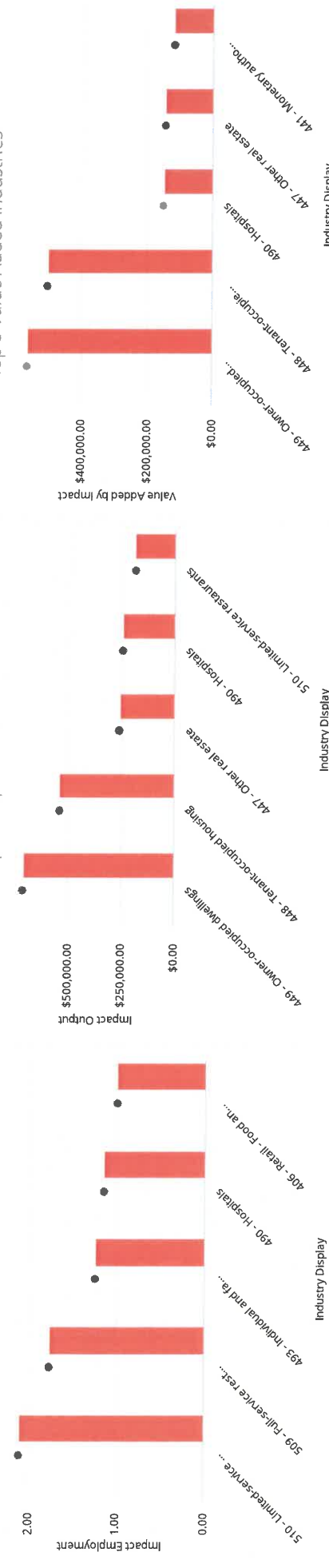
### Top 5 Employment Industries



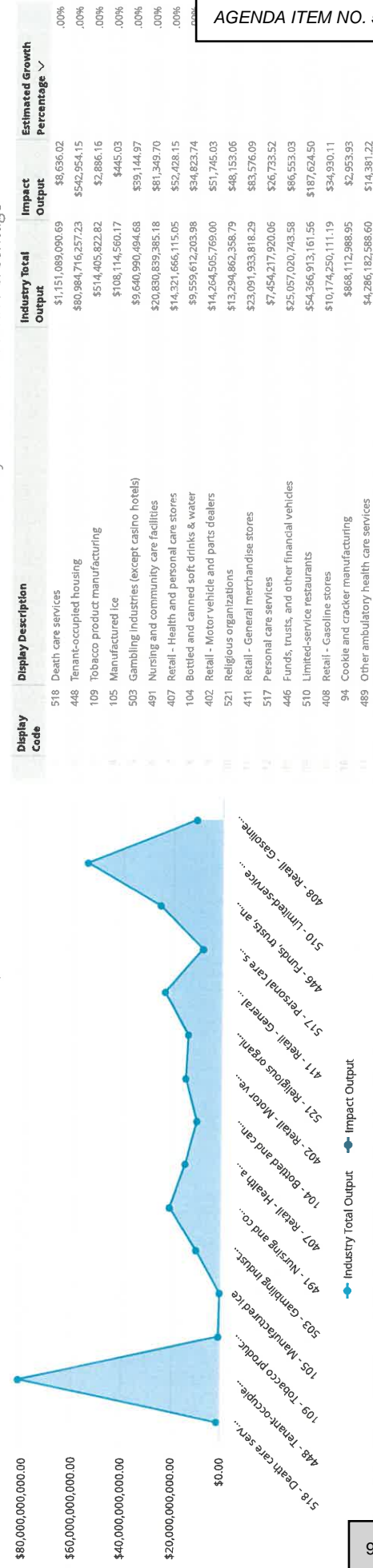
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



AGENDA ITEM NO. 5.



# Impact Results Overview - Student Spending Impact 2022-23

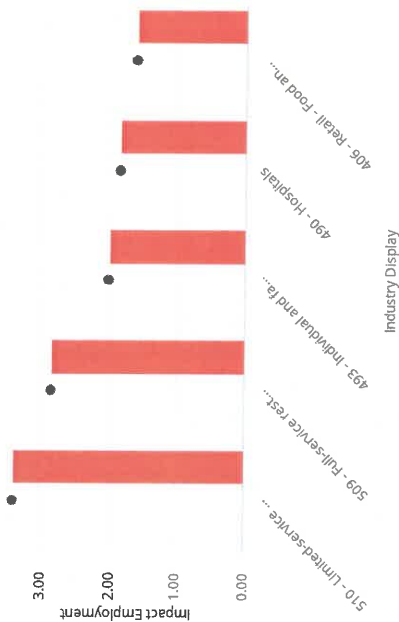
FILTERS Run ID is 89509 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## Economic Indicators by Impact

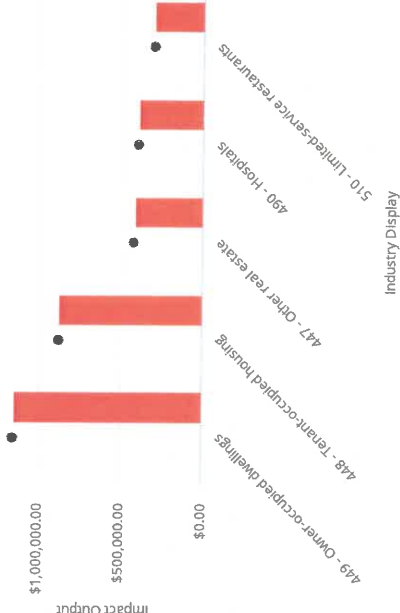
Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	61.42	\$3,852,618.84	\$7,420,811.00	\$11,862,301.46	3 - Induced	\$136,720.74	\$139,656.05	\$83,142.38	\$436,223.98	\$837,939.01	\$1,633,684.17
<b>Total</b>	<b>61.42</b>	<b>\$3,852,618.84</b>	<b>\$7,420,811.00</b>	<b>\$11,862,301.46</b>	<b>Total</b>	<b>\$136,720.74</b>	<b>\$139,656.05</b>	<b>\$83,142.38</b>	<b>\$436,223.98</b>	<b>\$837,939.01</b>	<b>\$1,633,684.17</b>

## Tax Results

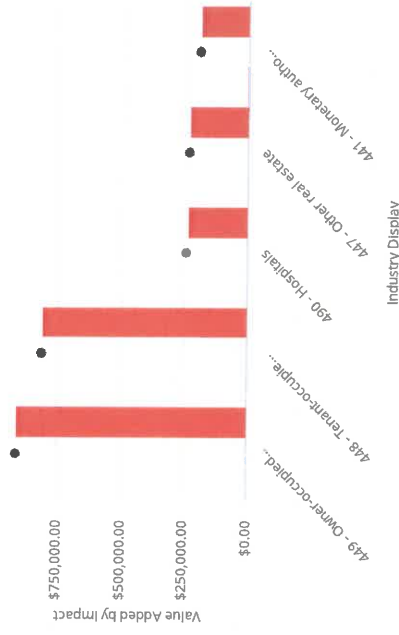
### Top 5 Employment Industries



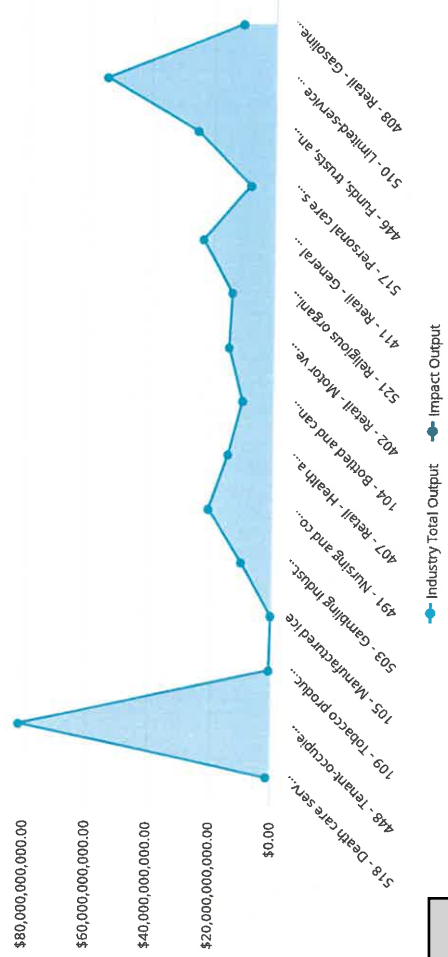
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



### Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
518	Death care services	\$11,511,089,090.69	\$13,900.17	.00%
448	Tenant-occupied housing	\$80,984,716,257.23	\$673,915.81	.00%
109	Tobacco product manufacturing	\$514,405,822.82	\$4,645.44	.00%
105	Manufactured ice	\$108,114,560.17	\$716.30	.00%
503	Gambling industries (except casino hotels)	\$9,640,590,494.68	\$63,006.08	.00%
491	Nursing and community care facilities	\$20,830,939,365.18	\$130,937.00	.00%
407	Retail - Health and personal care stores	\$14,321,666,115.05	\$84,386.10	.00%
104	Bottled and canned soft drinks & water	\$9,559,612,203.98	\$56,050.80	.00%
402	Retail - Motor vehicle and parts dealers	\$14,264,505,769.00	\$83,286.58	.00%
521	Religious organizations	\$13,294,862,358.79	\$77,505.12	.00%
411	Retail - General merchandise stores	\$23,091,933,818.29	\$134,520.50	.00%
517	Personal care services	\$7,454,217,920.06	\$46,029.13	.00%
446	Funds, trusts, and other financial vehicles	\$25,057,020,743.58	\$139,312.06	.00%
510	Limited-service restaurants	\$54,366,913,161.56	\$301,992.37	.00%
408	Retail - Gasoline stores	\$10,174,250,111.19	\$56,222.01	.00%
94	Cookie and cracker manufacturing	\$668,112,988.95	\$4,754.52	.00%
489	Other ambulatory health care services	\$4,286,182,588.60	\$23,147.39	.00%

AGENDA ITEM NO. 5.

# Impact Results Overview - Student Spending Impact 2023-24

Run ID is 89511 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## FILTERS

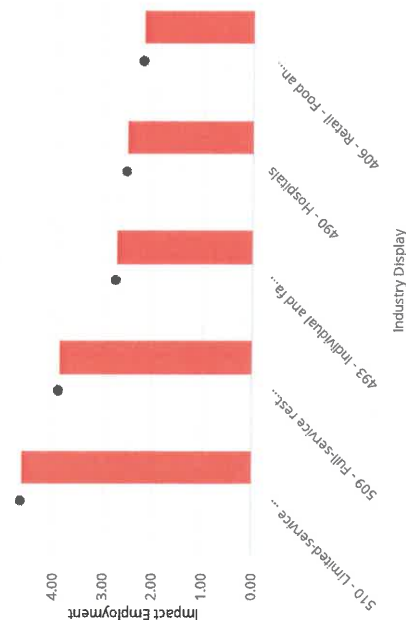
### Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	84.34	\$5,289,775.53	\$10,189,023.65	\$16,287,339.76	3 - Induced	\$187,722.19	\$191,755.21	\$114,157.29	\$598,950.23	\$1,150,518.51	\$2,243,103.44
<b>Total</b>	<b>84.34</b>	<b>\$5,289,775.53</b>	<b>\$10,189,023.65</b>	<b>\$16,287,339.76</b>	<b>Total</b>	<b>\$187,722.19</b>	<b>\$191,755.21</b>	<b>\$114,157.29</b>	<b>\$598,950.23</b>	<b>\$1,150,518.51</b>	<b>\$2,243,103.44</b>

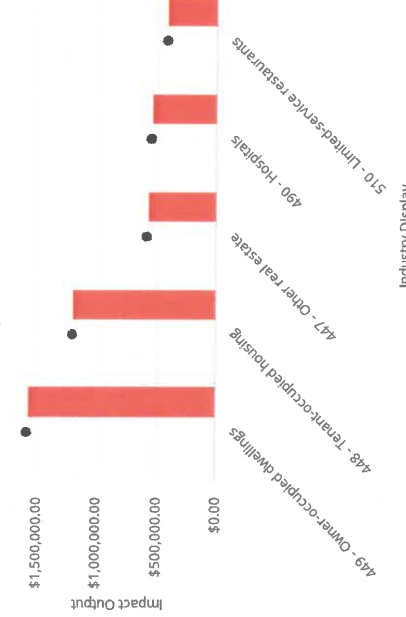
### Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	84.34	\$5,289,775.53	\$10,189,023.65	\$16,287,339.76	3 - Induced	\$187,722.19	\$191,755.21	\$114,157.29	\$598,950.23	\$1,150,518.51	\$2,243,103.44
<b>Total</b>	<b>84.34</b>	<b>\$5,289,775.53</b>	<b>\$10,189,023.65</b>	<b>\$16,287,339.76</b>	<b>Total</b>	<b>\$187,722.19</b>	<b>\$191,755.21</b>	<b>\$114,157.29</b>	<b>\$598,950.23</b>	<b>\$1,150,518.51</b>	<b>\$2,243,103.44</b>

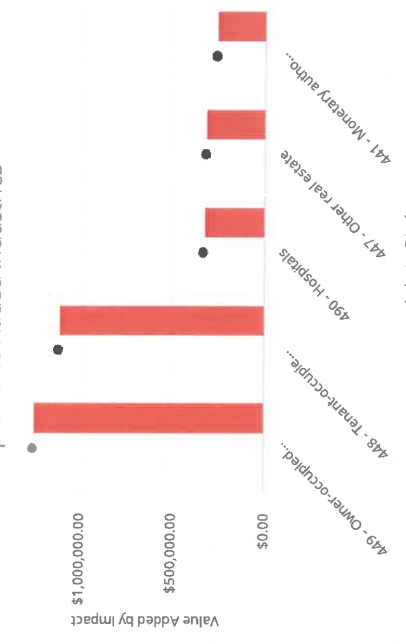
### Top 5 Employment Industries



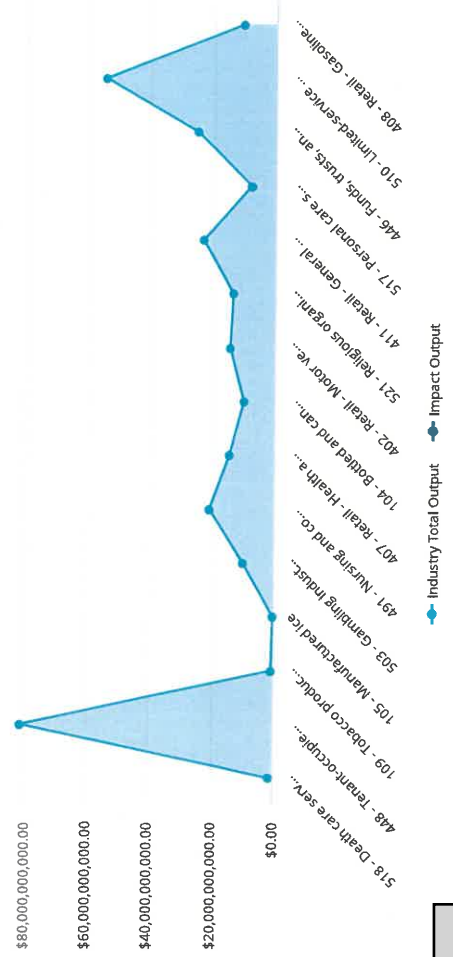
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



### Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
518	Death care services	\$1,151,089,090.69	\$19,085.40	.00%
448	Tenant-occupied housing	\$80,984,716,257.23	\$1,199,915.86	.00%
109	Tobacco product manufacturing	\$514,405,822.82	\$6,376.35	.00%
105	Manufactured ice	\$108,114,560.17	\$983.51	.00%
503	Gambling industries (except casino hotels)	\$9,640,990,494.68	\$86,509.47	.00%
491	Nursing and community care facilities	\$20,830,839,385.18	\$179,780.92	.00%
407	Retail - Health and personal care stores	\$14,321,666,115.05	\$115,864.97	.00%
104	Bottled and canned soft drinks & water	\$9,559,612,203.98	\$76,959.64	.00%
402	Retail - Motor vehicle and parts dealers	\$14,264,505,769.00	\$114,355.29	.00%
521	Religious organizations	\$13,294,862,358.79	\$106,417.14	.00%
411	Retail - General merchandise stores	\$23,091,953,818.29	\$184,701.18	.00%
517	Personal care services	\$7,454,217,920.06	\$59,080.45	.00%
446	Funds, trusts, and other financial vehicles	\$25,057,020,743.58	\$191,280.15	.00%
510	Limited-service restaurants	\$54,356,913,161.56	\$414,645.71	.00%
408	Retail - Gasoline stores	\$10,174,250,111.19	\$77,194.71	.00%
94	Cookie and cracker manufacturing	\$888,112,988.95	\$6,528.11	.00%
489	Other ambulatory health care services	\$4,286,182,588.60	\$31,782.15	.00%

AGENDA ITEM NO. 5.

# Impact Results Overview - Student Spending Impact 2024-25

Run ID is 89514 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## FILTERS

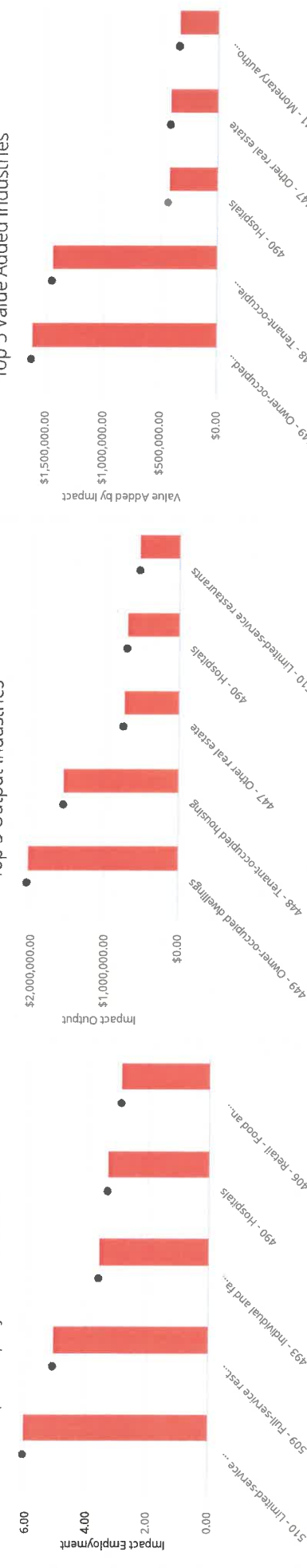
### Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	109.82	\$6,888,128.91	\$13,267,729.02	\$21,208,706.33	3 - Induced	\$244,444.14	\$249,695.78	\$148,650.95	\$779,928.45	\$1,498,158.05	\$2,920,877.37
<b>Total</b>	<b>109.82</b>	<b>\$6,888,128.91</b>	<b>\$13,267,729.02</b>	<b>\$21,208,706.33</b>	<b>Total</b>	<b>\$244,444.14</b>	<b>\$249,695.78</b>	<b>\$148,650.95</b>	<b>\$779,928.45</b>	<b>\$1,498,158.05</b>	<b>\$2,920,877.37</b>

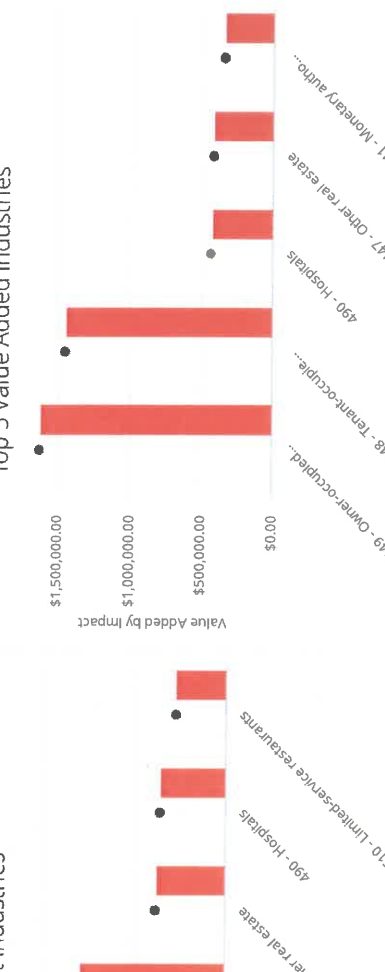
### Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	109.82	\$6,888,128.91	\$13,267,729.02	\$21,208,706.33	3 - Induced	\$244,444.14	\$249,695.78	\$148,650.95	\$779,928.45	\$1,498,158.05	\$2,920,877.37
<b>Total</b>	<b>109.82</b>	<b>\$6,888,128.91</b>	<b>\$13,267,729.02</b>	<b>\$21,208,706.33</b>	<b>Total</b>	<b>\$244,444.14</b>	<b>\$249,695.78</b>	<b>\$148,650.95</b>	<b>\$779,928.45</b>	<b>\$1,498,158.05</b>	<b>\$2,920,877.37</b>

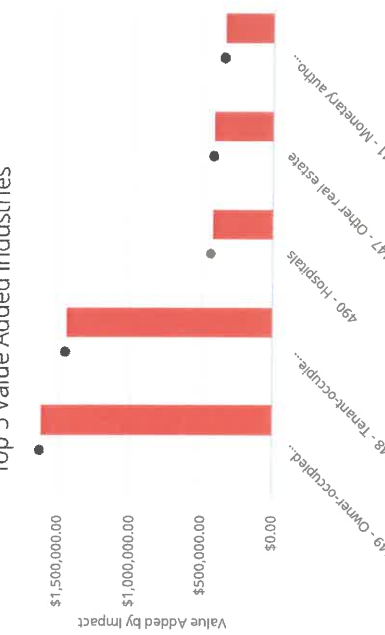
### Top 5 Employment Industries



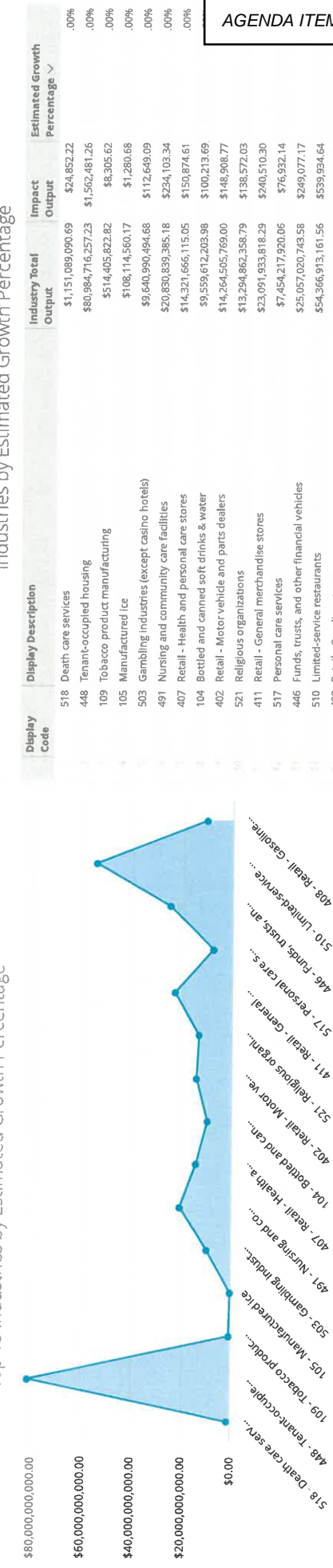
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



### Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
518	Death care services	\$1,151,089,090.69	\$24,852.22	.00%
448	Tenant-occupied housing	\$80,984,716,257.23	\$1,562,481.26	.00%
109	Tobacco product manufacturing	\$514,405,822.82	\$8,305.62	.00%
105	Manufactured ice	\$108,114,560.17	\$1,280.68	.00%
503	Gambling industries (except casino hotels)	\$9,640,990,494.68	\$112,649.09	.00%
491	Nursing and community care facilities	\$20,830,839,385.18	\$234,103.34	.00%
407	Retail - Health and personal care stores	\$14,321,666,115.05	\$150,874.61	.00%
104	Bottled and canned soft drinks & water	\$9,559,612,203.98	\$100,213.69	.00%
402	Retail - Motor vehicle and parts dealers	\$14,264,505,799.00	\$148,908.77	.00%
521	Religious organizations	\$13,294,862,358.79	\$138,572.03	.00%
411	Retail - General merchandise stores	\$23,091,933,818.29	\$240,510.30	.00%
517	Personal care services	\$7,454,217,920.06	\$76,932.14	.00%
446	Funds, trusts, and other financial vehicles	\$25,057,020,743.58	\$249,077.17	.00%
510	Limited-service restaurants	\$54,366,913,161.56	\$639,954.64	.00%
408	Retail - Gasoline stores	\$10,174,250,111.19	\$100,519.79	.00%
94	Cookie and cracker manufacturing	\$888,112,988.95	\$8,100.64	.00%
489	Other ambulatory health care services	\$4,286,182,588.60	\$41,385.42	.00%

AGENDA ITEM NO. 5.

# Impact Results Overview - Student Spending Impact 2025-26

FILTERS Run ID is 89566 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

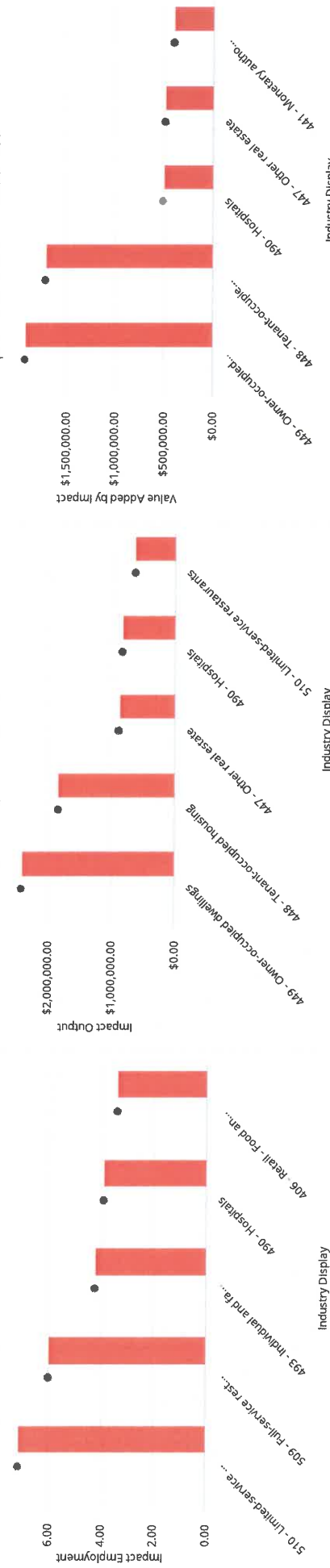
## Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	129.81	\$8,142,121.61	\$15,683,136.09	\$25,069,778.51	3 - Induced	\$288,945.51	\$295,153.22	\$175,713.04	\$921,915.42	\$1,770,899.65	\$3,452,626.84

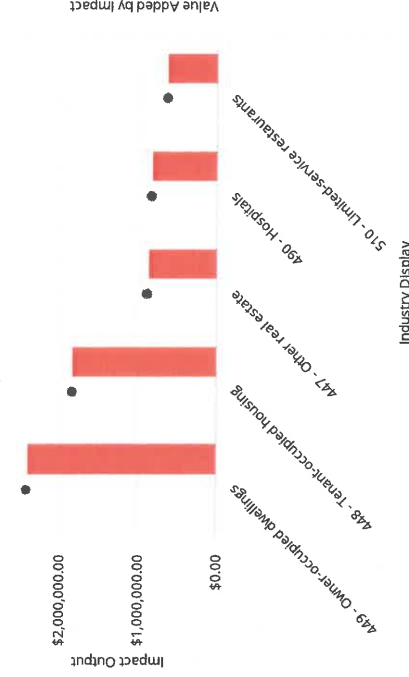
## Tax Results

Total	129.81	\$8,142,121.61	\$15,683,136.09	\$25,069,778.51	Total	\$288,945.51	\$295,153.22	\$175,713.04	\$921,915.42	\$1,770,899.65	\$3,452,626.84
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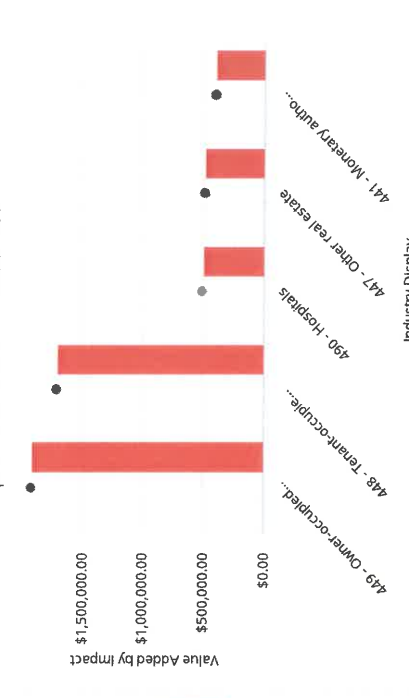
## Top 5 Employment Industries



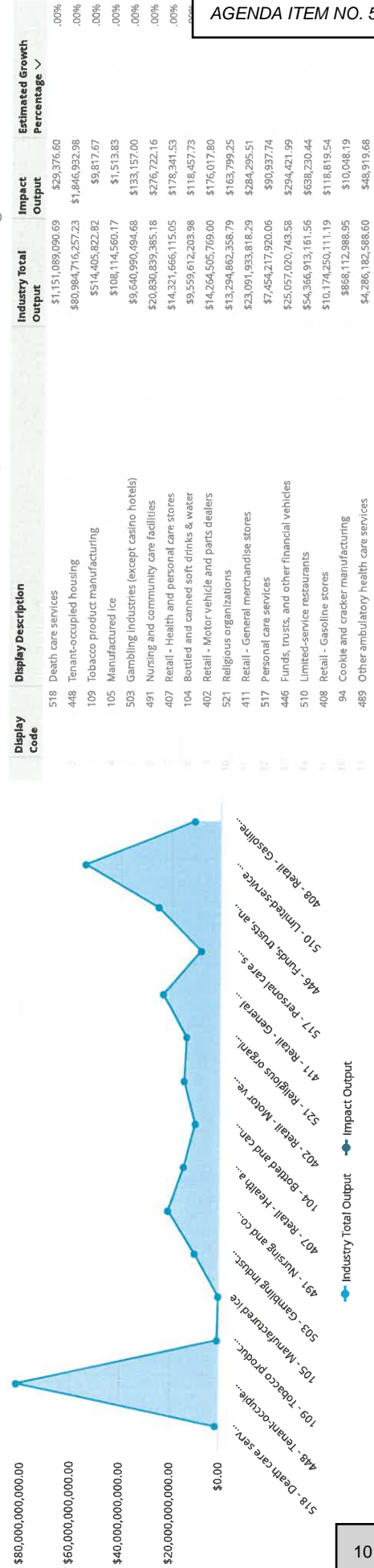
## Top 5 Output Industries



## Top 5 Value Added Industries



## Top 15 Industries by Estimated Growth Percentage



AGENDA ITEM NO. 5.

# Impact Results Overview - Student Spending Impact 2026-27

FILTERS Run ID is 89518 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

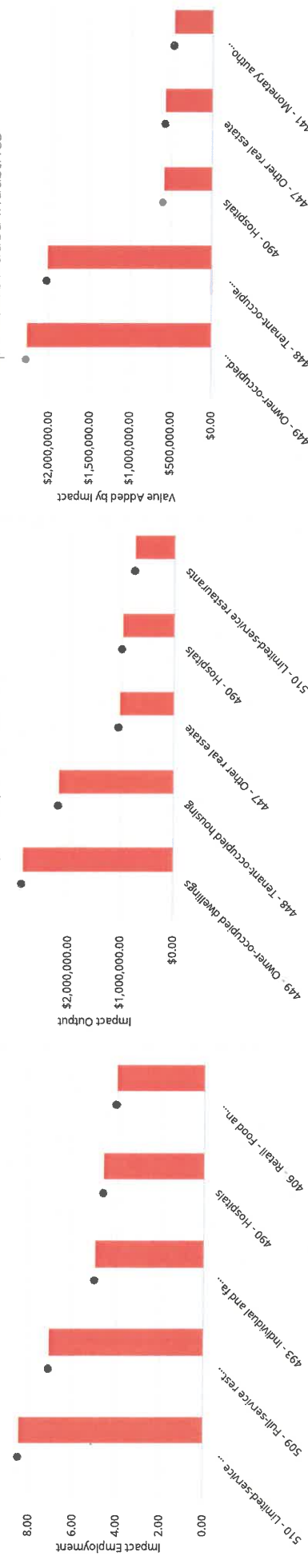
## Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	153.52	\$9,629,054.59	\$18,547,226.49	\$29,648,079.15	3 - Induced	\$341,713.40	\$349,054.78	\$207,802.16	\$1,090,277.74	\$2,094,305.41	\$4,083,153.49
<b>Total</b>	<b>153.52</b>	<b>\$9,629,054.59</b>	<b>\$18,547,226.49</b>	<b>\$29,648,079.15</b>	<b>Total</b>	<b>\$341,713.40</b>	<b>\$349,054.78</b>	<b>\$207,802.16</b>	<b>\$1,090,277.74</b>	<b>\$2,094,305.41</b>	<b>\$4,083,153.49</b>

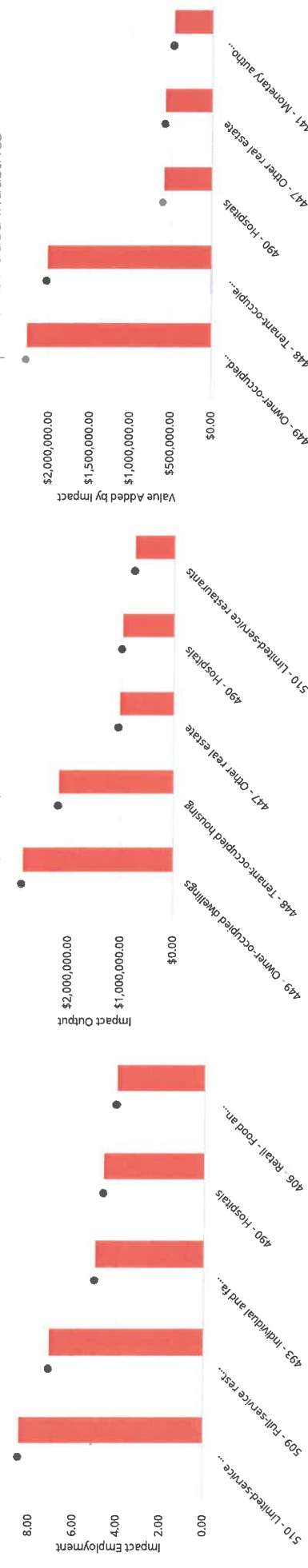
## Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	0.00	\$0.00	\$0.00	\$0.00	1 - Direct	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 - Indirect	0.00	\$0.00	\$0.00	\$0.00	2 - Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 - Induced	153.52	\$9,629,054.59	\$18,547,226.49	\$29,648,079.15	3 - Induced	\$341,713.40	\$349,054.78	\$207,802.16	\$1,090,277.74	\$2,094,305.41	\$4,083,153.49
<b>Total</b>	<b>153.52</b>	<b>\$9,629,054.59</b>	<b>\$18,547,226.49</b>	<b>\$29,648,079.15</b>	<b>Total</b>	<b>\$341,713.40</b>	<b>\$349,054.78</b>	<b>\$207,802.16</b>	<b>\$1,090,277.74</b>	<b>\$2,094,305.41</b>	<b>\$4,083,153.49</b>

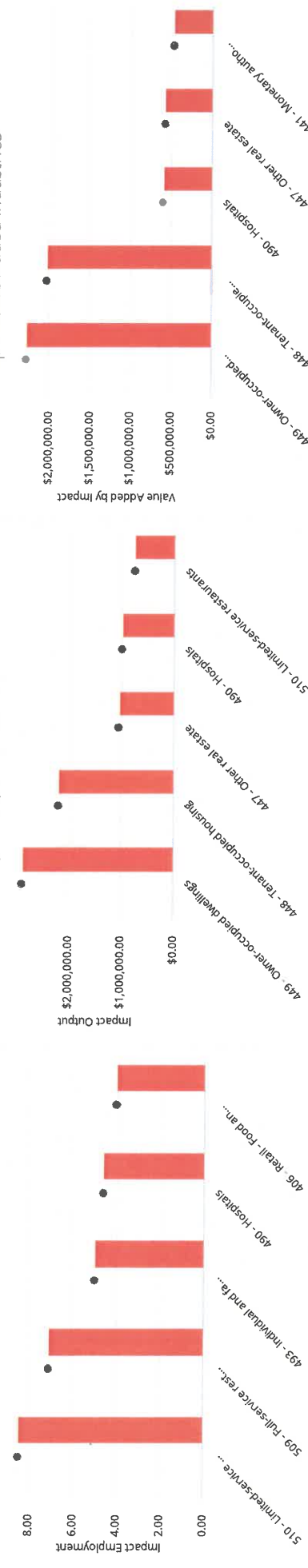
## Top 5 Employment Industries



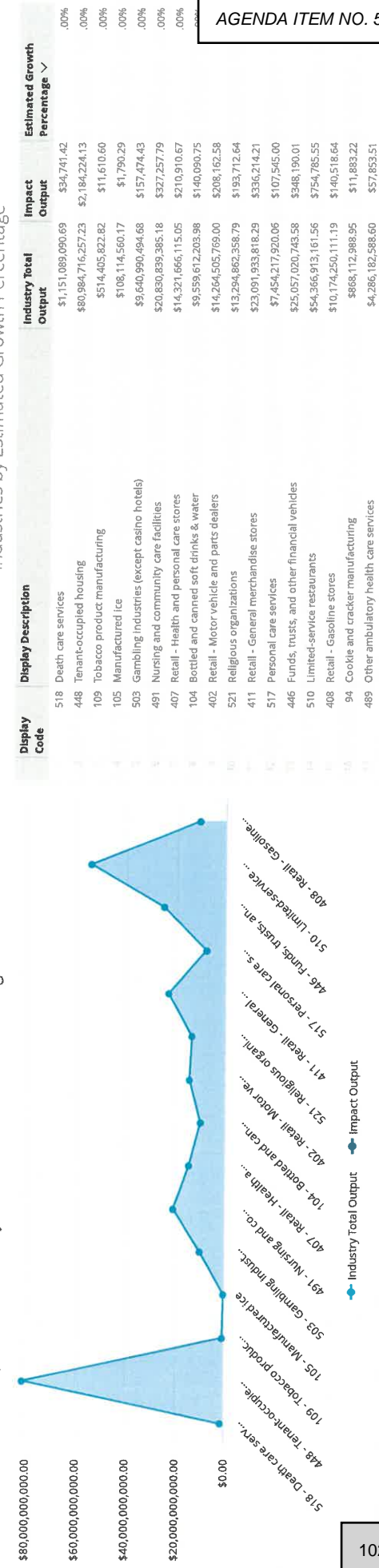
## Top 5 Output Industries



## Top 5 Value Added Industries



## Top 15 Industries by Estimated Growth Percentage



## Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
518	Death care services	\$1,151,089,090.69	\$34,741.42	.00%
448	Tenant-occupied housing	\$80,984,716,257.23	\$2,184,224.13	.00%
109	Tobacco product manufacturing	\$514,405,622.82	\$11,610.60	.00%
105	Manufactured ice	\$108,114,560.17	\$1,790.29	.00%
503	Gambling industries (except casino hotels)	\$9,640,990,494.68	\$157,474.43	.00%
491	Nursing and community care facilities	\$20,830,839,395.18	\$327,257.79	.00%
407	Retail - Health and personal care stores	\$14,321,666,115.05	\$210,910.67	.00%
104	Bottled and canned soft drinks & water	\$9,559,612,203.98	\$140,090.75	.00%
402	Retail - Motor vehicle and parts dealers	\$14,264,505,769.00	\$208,162.58	.00%
521	Religious organizations	\$13,294,862,358.79	\$193,712.64	.00%
411	Retail - General merchandise stores	\$23,091,935,818.29	\$336,214.21	.00%
517	Personal care services	\$7,454,217,920.06	\$107,545.00	.00%
446	Funds, trusts, and other financial vehicles	\$25,057,020,743.58	\$348,190.01	.00%
510	Limited-service restaurants	\$54,366,913,161.56	\$754,785.55	.00%
408	Retail - Gasoline stores	\$10,174,250,111.19	\$140,518.64	.00%
94	Cookie and cracker manufacturing	\$868,112,988.95	\$11,893.22	.00%
489	Other ambulatory health care services	\$4,286,182,588.60	\$57,853.51	.00%

AGENDA ITEM NO. 5.



# Impact Results Overview - ONE TIME Capital Investment - CHSU Operations - Is not a recurring impact

Run ID is 89559 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

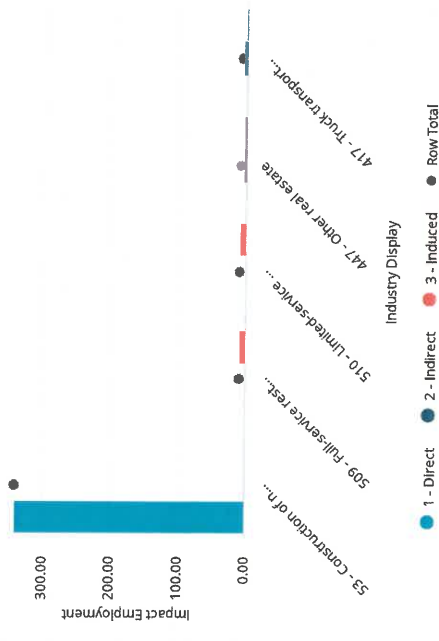
## Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	341,113	\$27,400,171.69	\$36,873,258.54	\$55,000,000.00	1 - Direct	\$60,704.22	\$63,862.26	\$38,035.25	\$1,276,485.51	\$5,212,869.01	\$6,651,954.25
2 - Indirect	70.65	\$5,657,325.39	\$9,107,766.44	\$17,416,736.66	2 - Indirect	\$158,871.76	\$162,371.79	\$96,665.35	\$545,506.53	\$1,181,974.65	\$2,145,390.09
3 - Induced	155.93	\$9,717,000.49	\$17,904,519.12	\$28,783,915.13	3 - Induced	\$327,386.41	\$334,435.66	\$199,095.35	\$1,059,610.28	\$2,091,512.69	\$4,012,024.40
<b>Total</b>	<b>567.72</b>	<b>\$42,774,497.56</b>	<b>\$63,885,544.10</b>	<b>\$101,200,651.79</b>	<b>Total</b>	<b>\$546,942.39</b>	<b>\$560,669.71</b>	<b>\$333,797.95</b>	<b>\$2,881,602.32</b>	<b>\$8,486,356.36</b>	<b>\$12,809,368.74</b>

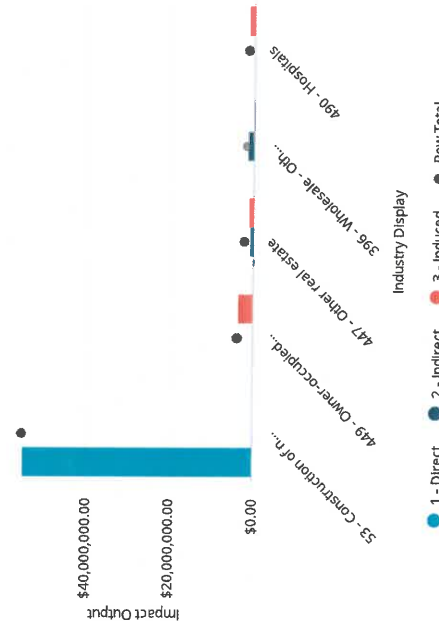
## Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	341,113	\$27,400,171.69	\$36,873,258.54	\$55,000,000.00	1 - Direct	\$60,704.22	\$63,862.26	\$38,035.25	\$1,276,485.51	\$5,212,869.01	\$6,651,954.25
2 - Indirect	70.65	\$5,657,325.39	\$9,107,766.44	\$17,416,736.66	2 - Indirect	\$158,871.76	\$162,371.79	\$96,665.35	\$545,506.53	\$1,181,974.65	\$2,145,390.09
3 - Induced	155.93	\$9,717,000.49	\$17,904,519.12	\$28,783,915.13	3 - Induced	\$327,386.41	\$334,435.66	\$199,095.35	\$1,059,610.28	\$2,091,512.69	\$4,012,024.40
<b>Total</b>	<b>567.72</b>	<b>\$42,774,497.56</b>	<b>\$63,885,544.10</b>	<b>\$101,200,651.79</b>	<b>Total</b>	<b>\$546,942.39</b>	<b>\$560,669.71</b>	<b>\$333,797.95</b>	<b>\$2,881,602.32</b>	<b>\$8,486,356.36</b>	<b>\$12,809,368.74</b>

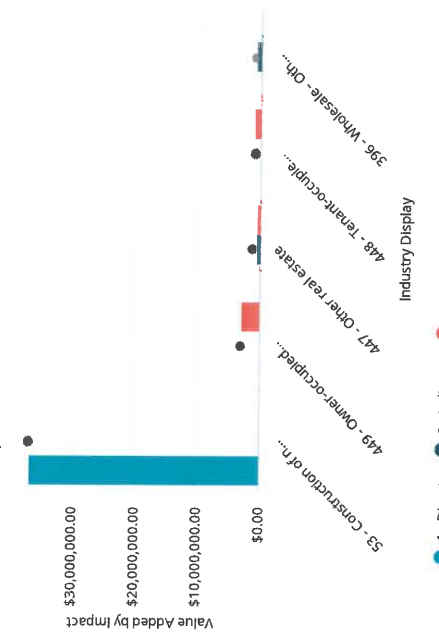
## Top 5 Employment Industries



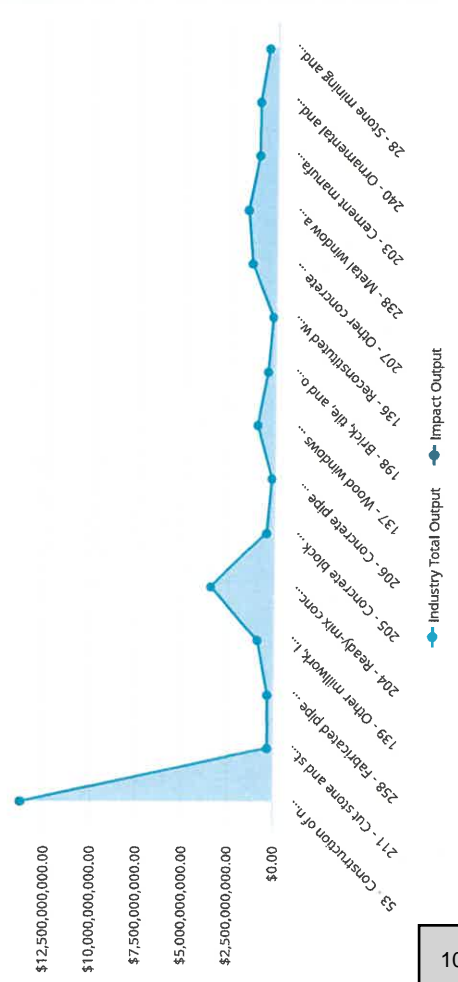
## Top 5 Output Industries



## Top 5 Value Added Industries



## Top 15 Industries by Estimated Growth Percentage



## Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
53	Construction of new educational and vocational structures	\$13,673,331,045.57	\$55,000,000.00	.40%
211	Cut stone and stone product manufacturing	\$287,757,466.90	\$189,497.14	.07%
258	Fabricated pipe and pipe fitting manufacturing	\$305,165,699.36	\$78,734.85	.03%
139	Other millwork, including flooring	\$864,117,512.09	\$305,052.04	.02%
204	Ready-mix concrete manufacturing	\$3,455,469,478.09	\$700,332.01	.02%
205	Concrete block and brick manufacturing	\$408,166,064.17	\$82,386.50	.02%
206	Concrete pipe manufacturing	\$147,753,871.31	\$29,642.06	.02%
137	Wood windows and door manufacturing	\$933,646,351.41	\$182,788.11	.02%
198	Brick, tile, and other structural clay product manufacturing	\$393,828,316.45	\$72,322.94	.02%
136	Reconstituted wood product manufacturing	\$146,339,292.48	\$23,909.88	.02%
207	Other concrete product manufacturing	\$1,278,219,378.43	\$204,396.17	.02%
238	Metal window and door manufacturing	\$1,506,722,380.11	\$218,670.79	.02%
203	Cement manufacturing	\$929,483,779.70	\$130,425.08	.02%
240	Ornamental and architectural metal work manufacturing	\$912,912,537.06	\$124,810.86	.02%
28	Stone mining and quarrying	\$452,961,841.52	\$61,464.36	.02%
133	Wood preservation	\$345,926,230.76	\$44,987.14	.02%
142	Prefabricated wood building manufacturing	\$151,096,188.35	\$19,299.21	.02%

AGENDA ITEM NO. 5.

# Impact Results Overview - ONE TIME Capital Investment - MULTI FAMILY DEVELOPMENTS - Is not a recurring impact

Run ID is 89565 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

## FILTERS

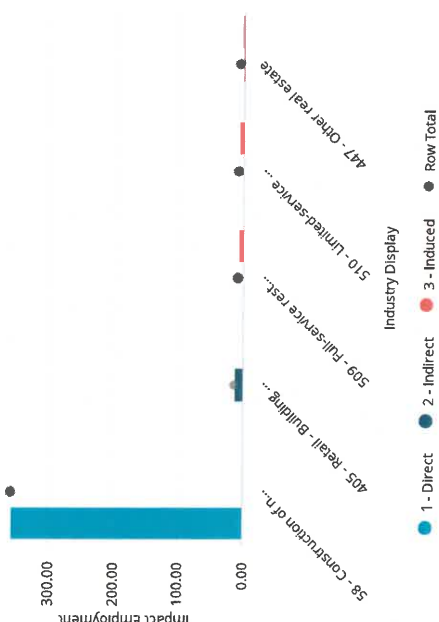
### Economic Indicators by Impact

Impact	Employment	Labor Income	Value Added	Output	Impact	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	358.53	\$27,897,344.58	\$39,963,144.85	\$49,000,000.00	1 - Direct	\$78,834.52	\$82,376.60	\$49,052.76	\$1,356,849.40	\$5,280,224.37	\$6,847,337.64
2 - Indirect	47.89	\$3,332,334.49	\$5,517,186.73	\$9,850,266.66	2 - Indirect	\$142,784.75	\$145,801.31	\$85,799.26	\$410,771.26	\$712,951.35	\$1,499,107.93
3 - Induced	147.08	\$9,165,297.60	\$16,879,577.33	\$27,136,088.85	3 - Induced	\$308,445.76	\$315,107.17	\$187,592.54	\$998,760.63	\$1,972,552.84	\$3,782,438.93
<b>Total</b>	<b>553.50</b>	<b>\$40,394,976.67</b>	<b>\$62,359,908.91</b>	<b>\$85,986,355.50</b>	<b>Total</b>	<b>\$530,065.04</b>	<b>\$543,285.07</b>	<b>\$323,444.56</b>	<b>\$2,766,381.29</b>	<b>\$7,965,708.55</b>	<b>\$12,128,884.51</b>

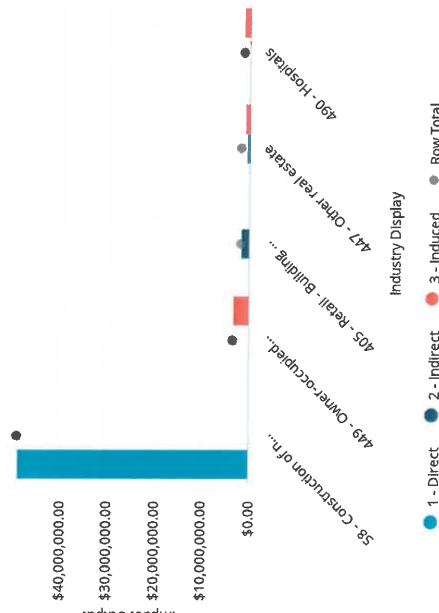
### Tax Results

Impact	Employment	Labor Income	Value Added	Output	Impact	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	358.53	\$27,897,344.58	\$39,963,144.85	\$49,000,000.00	1 - Direct	\$78,834.52	\$82,376.60	\$49,052.76	\$1,356,849.40	\$5,280,224.37	\$6,847,337.64
2 - Indirect	47.89	\$3,332,334.49	\$5,517,186.73	\$9,850,266.66	2 - Indirect	\$142,784.75	\$145,801.31	\$85,799.26	\$410,771.26	\$712,951.35	\$1,499,107.93
3 - Induced	147.08	\$9,165,297.60	\$16,879,577.33	\$27,136,088.85	3 - Induced	\$308,445.76	\$315,107.17	\$187,592.54	\$998,760.63	\$1,972,552.84	\$3,782,438.93
<b>Total</b>	<b>553.50</b>	<b>\$40,394,976.67</b>	<b>\$62,359,908.91</b>	<b>\$85,986,355.50</b>	<b>Total</b>	<b>\$530,065.04</b>	<b>\$543,285.07</b>	<b>\$323,444.56</b>	<b>\$2,766,381.29</b>	<b>\$7,965,708.55</b>	<b>\$12,128,884.51</b>

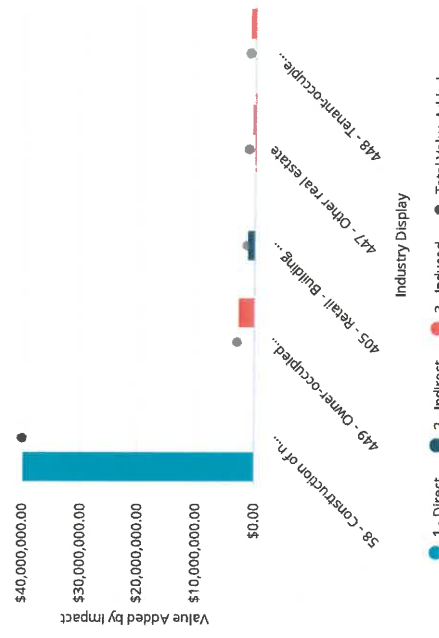
### Top 5 Employment Industries



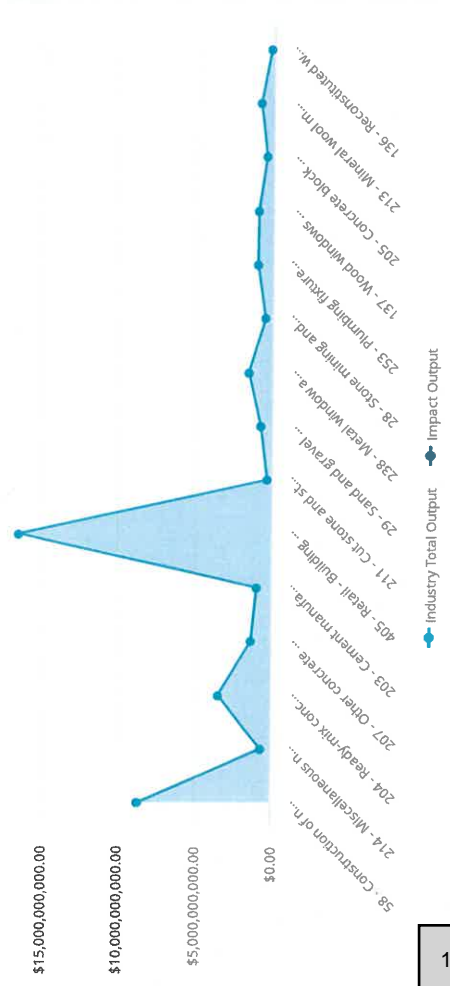
### Top 5 Output Industries



### Top 5 Value Added Industries



### Top 15 Industries by Estimated Growth Percentage



### Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
58	Construction of new multifamily residential structures	\$8,624,952,780.29	\$49,000,000.00	.57%
214	Miscellaneous nonmetallic mineral products manufacturing	\$623,595,111.01	\$129,759.79	.02%
204	Ready-mix concrete manufacturing	\$3,455,469,478.09	\$591,715.78	.02%
207	Other concrete product manufacturing	\$1,278,219,378.43	\$186,408.30	.01%
203	Cement manufacturing	\$929,483,779.70	\$98,626.54	.01%
405	Retail - Building material and garden equipment and supplies stores	\$16,460,466,383.78	\$1,716,235.89	.01%
211	Cut stone and stone product manufacturing	\$287,757,466.90	\$29,103.57	.01%
29	Sand and gravel mining	\$722,631,416.93	\$58,253.20	.01%
238	Metal window and door manufacturing	\$1,506,722,380.11	\$119,460.24	.01%
28	Stone mining and quarrying	\$452,961,841.52	\$32,366.45	.01%
253	Plumbing fixture fitting and trim manufacturing	\$961,875,753.73	\$62,125.19	.01%
137	Wood windows and door manufacturing	\$933,646,351.41	\$58,363.07	.01%
205	Concrete block and brick manufacturing	\$408,165,064.17	\$25,102.67	.01%
213	Mineral wool manufacturing	\$809,610,467.34	\$49,503.18	.01%
136	Reconstituted wood product manufacturing	\$146,339,292.48	\$8,604.89	.01%
139	Other millwork, including flooring	\$864,117,512.09	\$45,215.11	.01%
30	Other clay, ceramic, refractory minerals mining	\$44,249,667.32	\$2,088.72	.01%

AGENDA ITEM NO. 5.



# Impact Results Overview ONE TIME Capital Investment - SINGLE FAMILY DEVELOPMENTS- Is not a recurring impact

**FILTERS** Run ID is 89564 Dollar Year is 2021 Region is any value Impact is any value Group Name is any value Event Name is any value

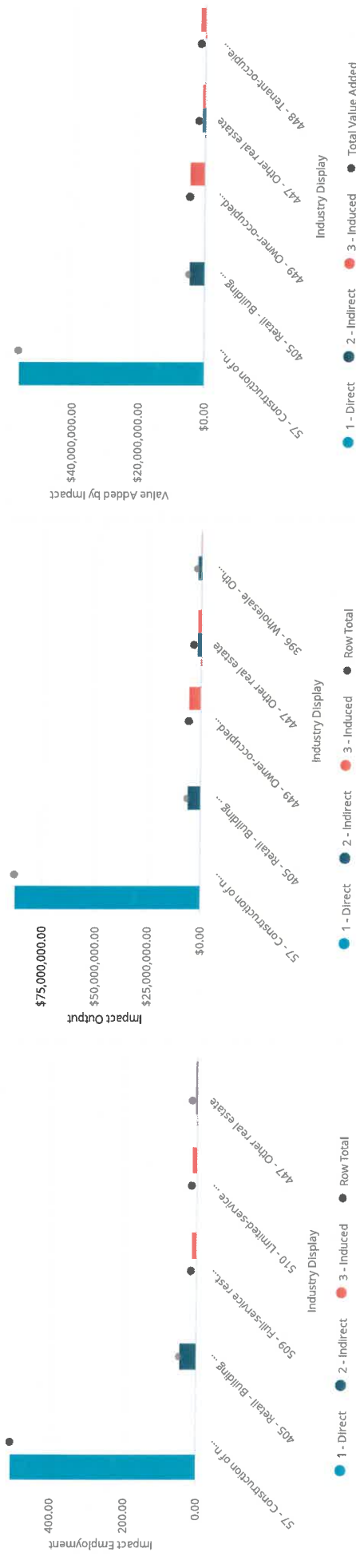
## Economic Indicators by Impact

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	508.21	\$39,380,636.66	\$56,075,985.67	\$88,000,000.00	1 - Direct	\$186,028.78	\$192,478.98	\$114,603.11	\$2,044,793.82	\$7,460,158.22	\$9,998,062.91
2 - Indirect	157.09	\$11,063,916.63	\$18,580,293.39	\$32,602,449.04	2 - Indirect	\$512,021.70	\$222,774.00	\$311,220.28	\$1,434,536.02	\$2,386,111.62	\$5,166,663.62
3 - Induced	238.14	\$14,839,477.65	\$27,332,616.88	\$43,940,726.53	3 - Induced	\$499,522.02	\$510,309.77	\$303,802.37	\$1,617,333.34	\$3,193,798.15	\$6,124,765.66
<b>Total</b>	<b>903.44</b>	<b>\$65,284,030.94</b>	<b>\$101,988,895.94</b>	<b>\$164,543,175.58</b>	<b>Total</b>	<b>\$1,197,572.50</b>	<b>\$1,225,562.75</b>	<b>\$729,625.76</b>	<b>\$5,096,663.19</b>	<b>\$13,040,067.99</b>	<b>\$21,289,492.18</b>

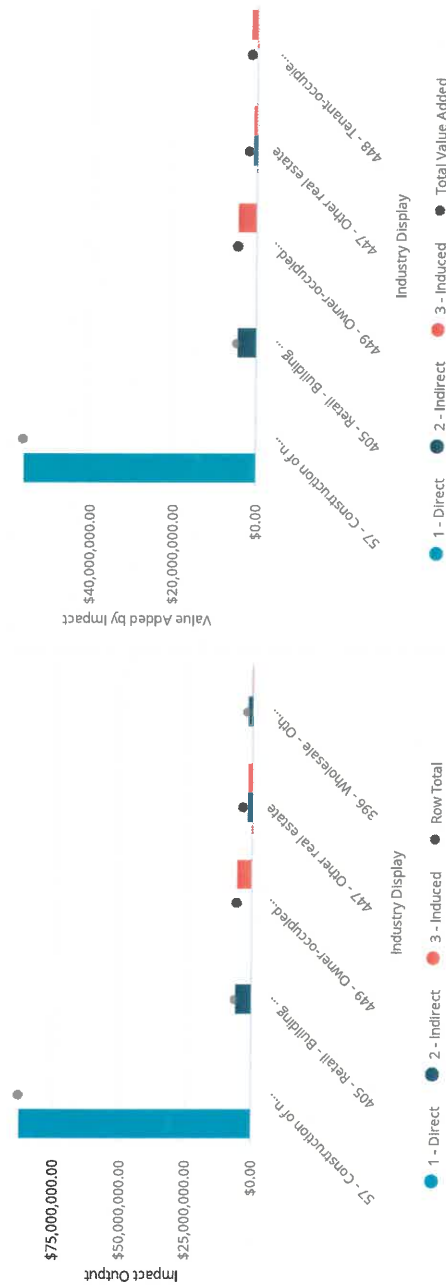
## Tax Results

Impact ^	Employment	Labor Income	Value Added	Output	Impact ^	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	508.21	\$39,380,636.66	\$56,075,985.67	\$88,000,000.00	1 - Direct	\$186,028.78	\$192,478.98	\$114,603.11	\$2,044,793.82	\$7,460,158.22	\$9,998,062.91
2 - Indirect	157.09	\$11,063,916.63	\$18,580,293.39	\$32,602,449.04	2 - Indirect	\$512,021.70	\$222,774.00	\$311,220.28	\$1,434,536.02	\$2,386,111.62	\$5,166,663.62
3 - Induced	238.14	\$14,839,477.65	\$27,332,616.88	\$43,940,726.53	3 - Induced	\$499,522.02	\$510,309.77	\$303,802.37	\$1,617,333.34	\$3,193,798.15	\$6,124,765.66
<b>Total</b>	<b>903.44</b>	<b>\$65,284,030.94</b>	<b>\$101,988,895.94</b>	<b>\$164,543,175.58</b>	<b>Total</b>	<b>\$1,197,572.50</b>	<b>\$1,225,562.75</b>	<b>\$729,625.76</b>	<b>\$5,096,663.19</b>	<b>\$13,040,067.99</b>	<b>\$21,289,492.18</b>

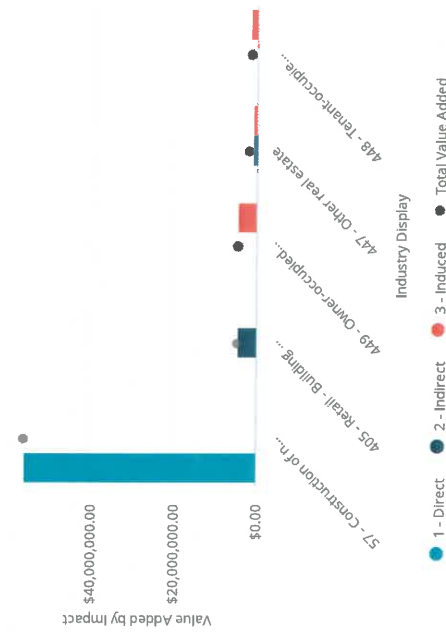
## Top 5 Employment Industries



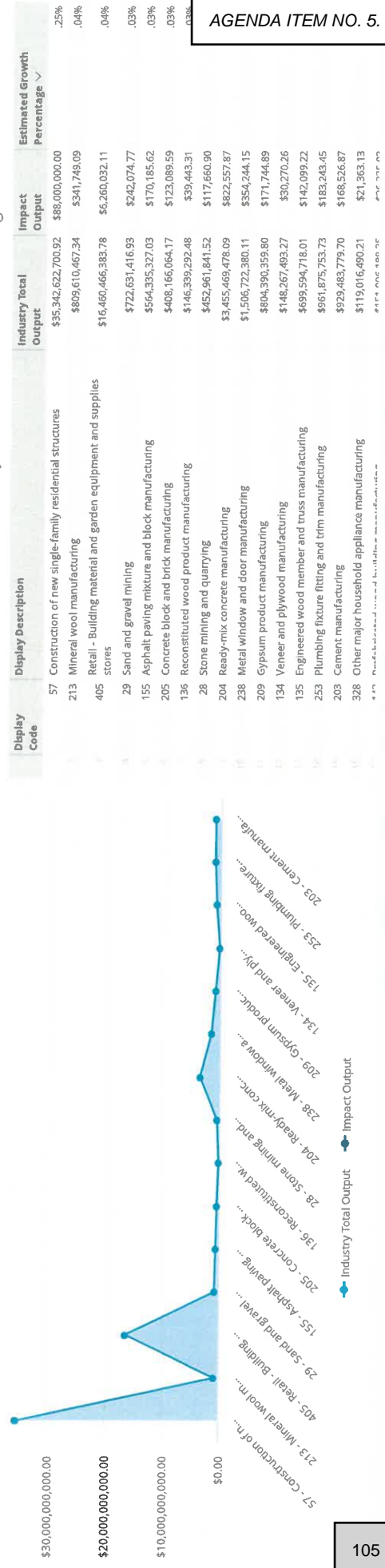
## Top 5 Output Industries



## Top 5 Value Added Industries



## Top 15 Industries by Estimated Growth Percentage



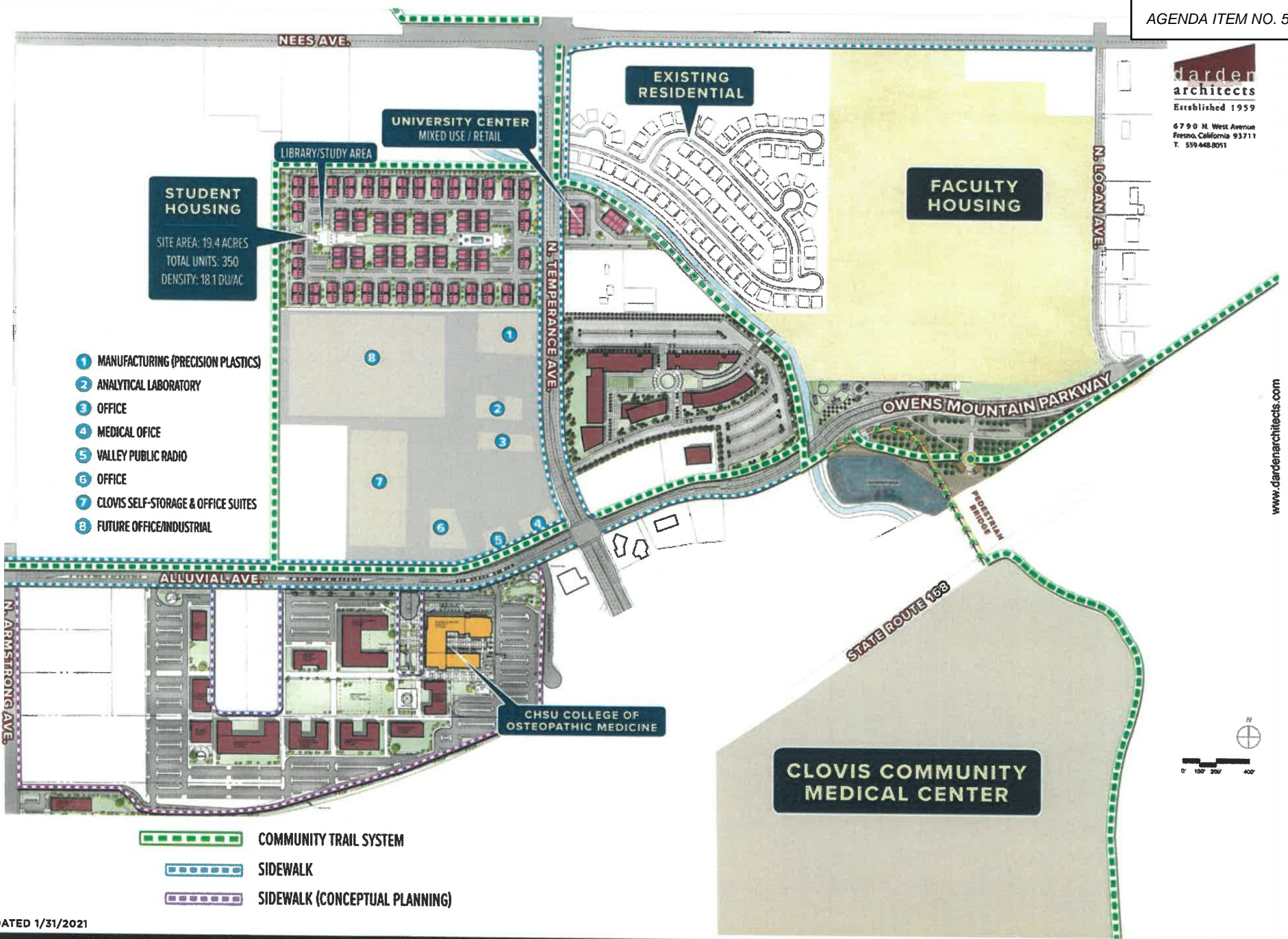
## Industries by Estimated Growth Percentage

Display Code	Display Description	Industry Total Output	Impact Output	Estimated Growth Percentage
57	Construction of new single-family residential structures	\$35,342,622,700.92	\$88,000,000.00	.25%
213	Mineral wool manufacturing	\$809,610,467.34	\$341,749.09	.04%
405	Retail - Building material and garden equipment and supplies stores	\$16,460,466,383.78	\$6,260,032.11	.04%
29	Sand and gravel mining	\$722,631,416.93	\$242,074.77	.03%
155	Asphalt paving mixture and block manufacturing	\$564,335,327.03	\$170,185.62	.03%
205	Concrete block and brick manufacturing	\$408,166,064.17	\$123,089.59	.03%
136	Reconstituted wood product manufacturing	\$146,339,292.48	\$39,443.31	.03%
204	Ready-mix concrete manufacturing	\$452,961,841.52	\$117,660.90	.03%
238	Metal window and door manufacturing	\$3,455,469,478.09	\$822,557.87	.03%
209	Gypsum product manufacturing	\$1,506,723,380.11	\$354,244.15	.03%
134	Veneer and plywood manufacturing	\$804,390,359.80	\$171,744.89	.03%
135	Engineered wood member and truss manufacturing	\$148,267,493.27	\$30,270.26	.03%
253	Plumbing fixture fitting and trim manufacturing	\$699,594,718.01	\$142,099.22	.03%
203	Cement manufacturing	\$961,875,753.73	\$183,248.45	.03%
328	Other major household appliance manufacturing	\$929,483,779.70	\$168,526.87	.03%
449	Owner-occupied...	\$119,016,490.21	\$21,363.13	.03%

AGENDA ITEM NO. 5.

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- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES
- 8 FUTURE OFFICE/INDUSTRIAL

- COMMUNITY TRAIL SYSTEM
- SIDEWALK
- SIDEWALK (CONCEPTUAL PLANNING)

UPDATED 1/31/2021

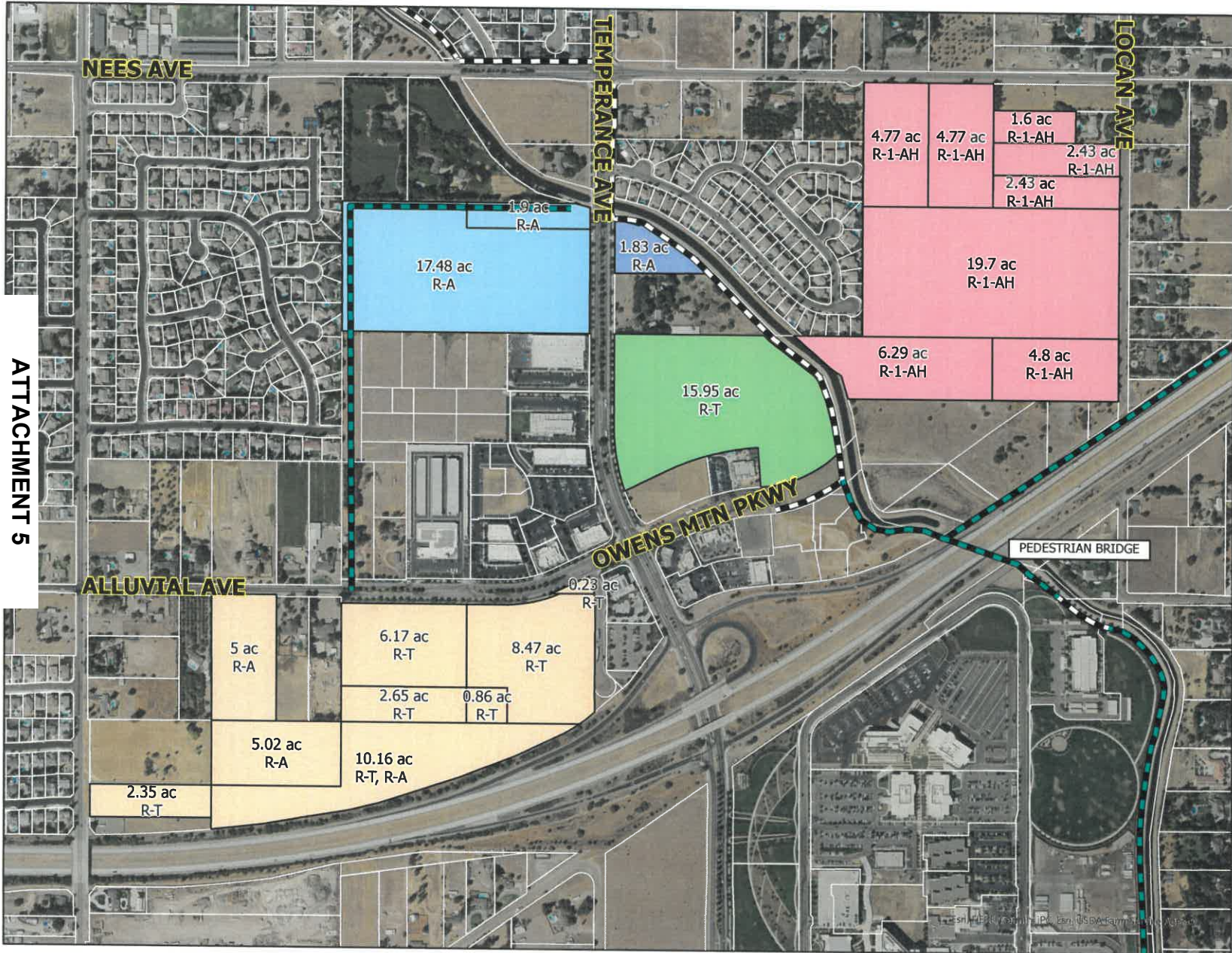
**CONCEPTUAL MASTER PLAN** **CALIFORNIA HEALTH SCIENCES UNIVERSITY**  
Clovis, CA

**ATTACHMENT 4**

ATTACHMENT 4

Copyright 2021 Darden Architects





**CHSU MASTERPLAN PHASING**

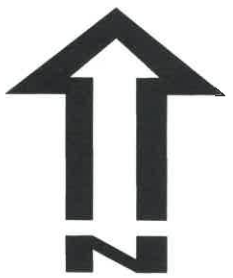
**PHASE/TYPE**

- PHASE 1 CAMPUS +/- 45 ac
- PHASE 2 MF +/- 20 ac
- PHASE 2 SF +/- 50 ac
- PHASE 3 CAMPUS +/- 16 ac
- PHASE 3 ANCILLARY COMMERCIAL +/- 7 ac

**TRAILS**

- Existing
- Planned

ATTACHMENT 5



12/28/2020 4:58 PM



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 9, 2020

SUBJECT: Consider – Update on California Health Science University (CHSU) and request for the City Council to provide policy direction regarding establishment of student and/or faculty housing within the area surrounding the CHSU Campus. Granville Homes and the Assemi Group, applicant.

**Staff:** Dave Merchen, City Planner

**Recommendation:** Provide policy direction regarding the request by Granville Homes and the Assemi Group.

ATTACHMENTS: 1. Applicant's Letter – October 5, 2020  
2. Administrative Use Permit AUP2016-09  
3. Approved Conceptual CHSU Master Site Plan

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff is seeking Council policy direction related to the addition of student and faculty housing within the area planned for the Research and Technology Park (R-T Park) with regard to three points:

1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU?
2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park?
3. If the Council concurs with the updated vision described above, should staff begin working on a zoning "clean-up" action within the R-T Park area to remove existing inconsistencies and streamline the process?

## **EXECUTIVE SUMMARY**

In 2016, the Planning and Development Services Director approved an Administrative Use Permit (AUP) to allow for the development of CHSU within the City's planned R-T Park. In addition to the various educational buildings shown in the campus layout, CHSU requested and received approval to include student housing located west of Locan and north of the Owens Mountain Parkway alignment. Following the City's approval of the CHSU Campus, Granville Homes and the Assemi Group (applicant) began working with staff to implement the housing component of the 2016 AUP. The applicant's current vision for CHSU related housing anticipates an expanded area near the Campus being utilized to accommodate student and faculty housing needs.

Granville Homes and the Assemi Group have requested that an informational presentation be made to the City Council to provide an update on the development of the CHSU Campus and to request direction regarding their updated vision for CHSU related housing within the area surrounding the campus (see Attachment 1). This item will include a brief introduction by staff together with a presentation by the applicant.

## **BACKGROUND**

The following section provides background on the R-T Park, including its intent and a brief overview of the development that has occurred since its inception in the late 1990's. The R-T Park was originally established in 1998 in order to attract high quality employment opportunities to the Clovis community and greater region. The impetus behind the R-T Park centered on promoting economic development and fiscal vitality and to create a stronger employment base. The objectives of the R-T Park are to:

- Provide accommodations for research and technology oriented uses, and actively promote such uses to broaden employment opportunities and strengthen the City's economic and fiscal base.
- Work with property owners in the designated R-T Park area to facilitate consolidation of parcels and creation of development sites of sufficient size to accommodate the space needs of major research and technology-based firms.
- Employ public investment in infrastructure as a catalyst to attract research and technology-based industries that will enhance the City's fiscal base.

At full buildout, the R-T Park will accommodate the development of approximately 340 acres in three phases. While research and technology businesses are intended to be the primary use-cluster, allowances for hotel and retail uses on approximately 20 acres were also included. The retail uses would be secondary uses oriented predominantly along the freeway right-of-way and not as a rule in the interior of the Business Park. Based on employment characteristics of the businesses occupying the R-T Park thus far, the area may generate an estimated 5,400 employees.



To date, portions of the R-T Park have been developed with its intended uses, including the recently completed CHSU, portions of the Portal Sierra complex located at the northwest corner of Temperance and Alluvial Avenues, and the commercial area at the southeast corner of Temperance Avenue and Owens Mountain Parkway. These referenced locations are shown below in **Figure 1**.

### PROPOSAL AND ANALYSIS

The following section includes discussion on relevant existing entitlements and the applicant's current vision for student and/or faculty housing as part of the greater CHSU Campus.

**FIGURE 1**  
**R-T Park Development**



### **Existing Entitlement – AUP2016-09**

On June 9, 2016, the City approved AUP2016-09 (Attachment 2) for the CHSU educational campus. As part of the approval, a conceptual CHSU master site plan was provided which included three (3) phases of development, which are described below in more detail and shown in Attachment 3.

- *Phase 1 – CHSU Campus (west of Temperance Avenue)*: According to the conceptual master site plan included under AUP2016-09, Phase 1 of the campus includes construction of approximately 291,000 square feet of building area consisting of four (4) separate buildings for the College of Pharmacy, College of Medicine, Administration, Library & Food Service, and College of Allied Health.
- *Phase 2 – CHSU Campus (east of Temperance Avenue)*: According to the conceptual master site plan included under AUP2016-09, Phase 2 of the campus includes the construction of approximately 247,000 square feet of building area consisting of five (5) separate buildings for the College of Dentistry, College of Optometry, Clinic, Auditorium and Food Service & Student Center.
- *Phase 3 – CHSU Student Housing (east of Temperance Avenue)*: According to the conceptual master site plan included under AUP2016-09, Phase 3 of the campus includes the construction of approximately 250 student housing units on approximately 24.5 acres near the corner of Owens Mountain Parkway and Locan Avenue. According to the conceptual master site plan, the units appear to be of a multi-family design and were anticipated to accommodate up to four (4) students per unit for a maximum capacity to house approximately 1,000 students.

At the time of approval of AUP2016-09, the proposed use was classified as “Schools, Specialized Education and Training” under the Clovis Municipal Code (CMC). Although student (or faculty) housing is not explicitly defined under “Schools, Specialized Education and Training,” because of its ancillary use as part of the CHSU campus build out and its ultimate intent to serve CHSU students, City staff found that the student housing component was appropriate given its direct correlation to the CHSU school. This was a key determination, because neither single family nor multi-family development is otherwise permitted within the R-T zone or the underlying Mixed Use-Business Campus General Plan designation.

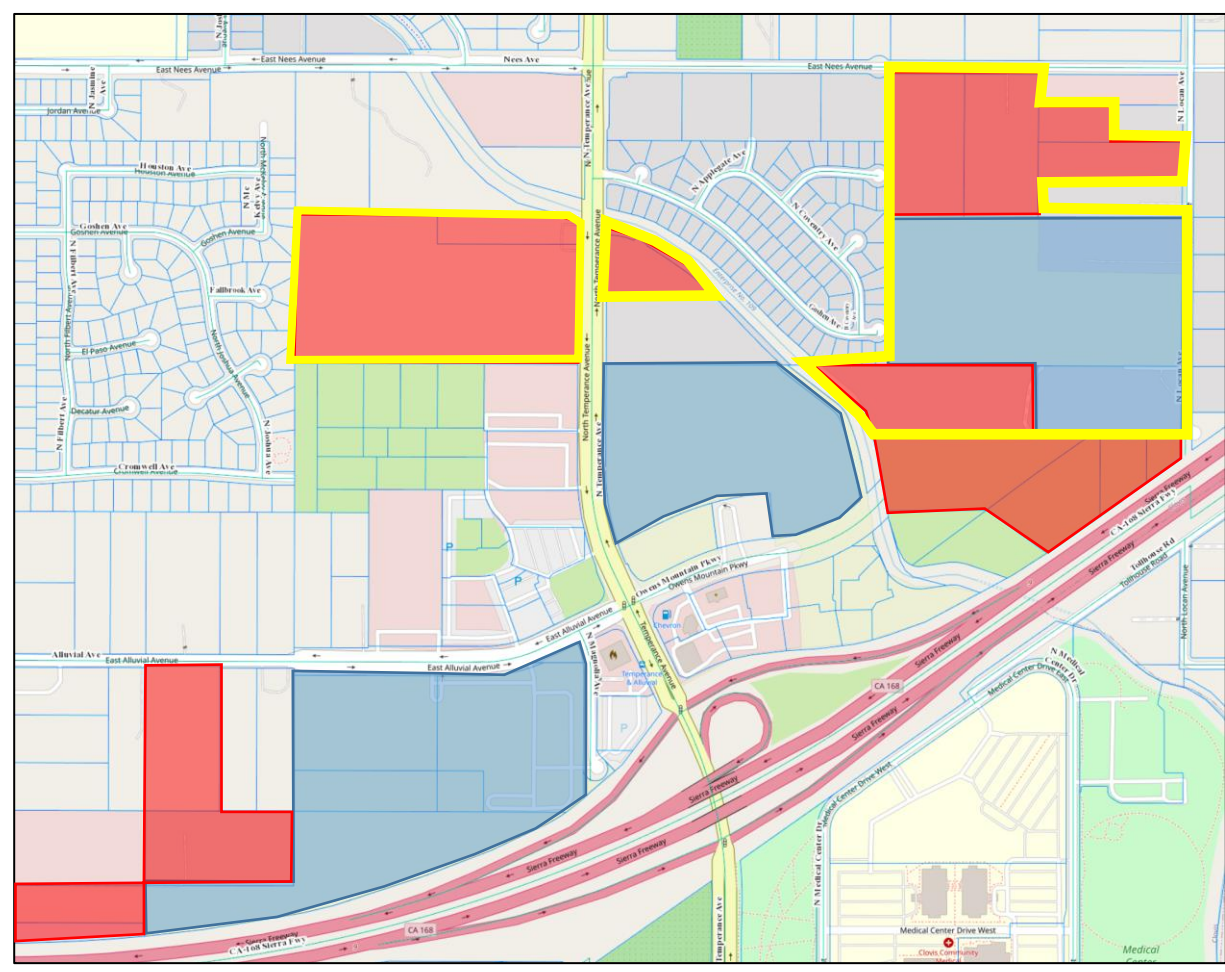
### **Current Vision for CHSU Campus Related Housing**





Since the approval of AUP2016-09, the vision for the type and locations of the CHSU housing component (Phase 3 of AUP2016-09) has evolved. The updated concept includes an expanded area being utilized for a mix of units in both single family and multi-family formats. For illustrative purposes, the applicant provided an updated graphic showing a generalized layout of the campus and surrounding area, including the housing component (Attachment 1).



The conceptual master plan previously approved with AUP 2016-09 includes about 24 acres of land dedicated to housing, while the updated concept adds approximately 50 additional acres. A diagram comparing the previous master plan to the revised proposal is included as **Figure 2**. Detail regarding the number and size of dwelling units is not included. The layout is conceptual at this point, and is not intended to function as a site plan proposal.

**FIGURE 2**  
**Limits of AUP2016-09 vs. Updated Concept**



-  = Approved Limits of AUP2016-09
  -  = Addition Contemplated by Updated Concept
  -  = Total Proposed Limits of Student and Faculty Housing
-   
N

### **Housing in the R-T Park and Mixed Use-Business Campus Designation**

While neither single-family nor multi-family development is permitted as a stand-alone use in the R-T Park and Mixed-Use Business Campus area, housing which is integral to the CHSU Campus can be viewed as a consistent use. This is how the student housing identified in the original approval of AUP2016-09 was presented. In evaluating the applicant's updated concept, staff determined that student and faculty housing sites should demonstrate a clear association with the CHSU Campus in order to qualify as a permitted use within the campus area.

### **University - Housing Affiliation**

A variety of potential models exist to establish the relationship between an educational campus and surrounding student and faculty housing. On one end of the spectrum, the housing units can be owned and managed by the university or a university foundation. On the opposite end of the spectrum, the units can be privately owned and simply marketed to individuals associated with the school who want to own or rent in close proximity. The following specific examples were identified by staff as it researched student and faculty housing affiliations:

- CSU Monterey Bay: Single Family - CSU sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Rental single family homes also available. Apartments - Combination of traditional student apartments and apartments reserved for rent to CSUMB and employees of certain "educational partners."
- Westmont (Santa Barbara): Single Family - School sells home with *deed restriction* that the home be sold to future faculty/staff. Apartments – traditional on-campus housing and off-campus complex owned by the university.
- CSU Channel Islands: Single Family - CSU sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Apartments – traditional on-campus student housing.
- Stanford: Single Family - Stanford sells home, but maintains a *ground lease* in perpetuity, owner rents ground as well. Rental Housing Programs comprised of residential rental leases for university-owned faculty residences subject to a *ground lease* (on- & off-campus), and Stanford University Residences (on- & off-campus). Apartments – traditional on-campus housing. Stanford has also secured off-campus leases at apartment complexes in Palo Alto, Menlo Park, Mountain View, and Redwood City to help meet the high demand for housing. These subsidized off-campus apartments are offered along with the on-campus options in a housing lottery application.
- CSU Fresno: Single Family – Not offered. Apartments: Traditional on-campus housing. Palazzo apartments, new construction near Shaw and Freeway 168, is *market rate, open to anybody*. Marketed to students, on property sold to University foundation.

- UCSF School of Medicine: While in Fresno, medical students from the UCSF School of Medicine campus are housed at Riverview Garden Apartments, provided by the University. UCSF Students who are rotating in Fresno do not pay housing fees.

The written communication from Granville Homes and the Assemi Group, included as Attachment 1 to this report, outlines the proposed relationship between the student and faculty housing units and the CHSU Campus. The primary characteristic of the proposed affiliation is the opportunity for CHSU community members, students, faculty, and staff to gain primary access to the housing units. This includes making all rental units and single family ownership units available to CHSU community members before becoming available to the public. Additionally, five single homes would be permanently available exclusively to CHSU community members.

Staff and the applicant seek Council's direction relative to proceeding with the updated concept for student and faculty housing based on the affiliation described above and outlined in Attachment 1. Staff's observation is that the affiliation should be sufficiently clear to distinguish between the applicant's proposal and any other conventional single or multi-family development that might also request to develop in the planned R-T Park area. If a more direct tie is desired by the Council than has been outlined by the applicant (such as ground lease, deed restriction, occupancy covenant, etc.), that direction may be given by the Council.

### **Necessary Planning Entitlements**

When the Council is satisfied with the mechanism that will tie student and faculty housing to the University, two levels of entitlements are necessary to implement the applicant's updated concept. First, a "clean-up" action should be processed to transition the existing non-conforming zoning to the R-T designation and remove existing inconsistencies in the way the existing General Plan references to the R-T Park. At Council's direction, this clean-up action can be initiated and processed by the City and will address the entire R-T Park area. Second, the applicant should submit a request for a new (or amended) administrative use permit to replace the outdated master plan with the updated plan.

Alternatively, if the student and faculty housing products are viewed as traditional projects that will be open to all buyers and renters in the market, Council may provide direction to proceed with routine entitlements that would otherwise be required. In this instance, applications would include a general plan amendment, rezone, site plan review, and tract map.

### **FISCAL IMPACT**

As an item for discussion and direction, there is no direct fiscal impact associated with the consideration. However, if the Council provides direction to move forward with the proposed student and/or faculty housing concept, the amount of land in the R-T Park area intended for revenue generating commercial and office uses would be reduced.

CHSU has been a boost to the City's economic development efforts and establishing related student and/or faculty housing to further the success of the University which meets the City's economic development goals. However, the use of the property for non-university related housing projects will negatively impact the ability of the City to attract the jobs needed to meet the objectives in the City's 2014 General Plan. In general, the City does not have sizeable properties available for commercial development and the loss of acreage for residential projects puts at risk the City's long-term fiscal needs.

#### **REASON FOR RECOMMENDATION**

Staff is seeking City Council direction related to the addition of student and faculty housing within the area planned for R-T Park, and the extent to which any such housing should be tied to the California Health Science University. At this time, no formal recommendation is needed.

#### **ACTIONS FOLLOWING APPROVAL**

If the City Council's feedback indicates that student and faculty housing within the planned R-T Park is acceptable in concept, staff and the applicant will work together to outline the procedural requirements.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager LS



October 5, 2020

City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Dave and Renee,

Thank you for taking the time to meet with our team that has been working on this project for nearly 8 years. As we have discussed, The Assemi Group of Family Companies, would like to be scheduled to provide City Council with a CHSU Master Plan Update, as well as request their direction for Administration and Staff to work on amending our existing Administrative Use Permit, as we have relied on.

Our consultants have defined the amended CHSU affiliated use as described below:

### **CHSU Affiliated Housing**

Universities have needed to become more creative in accommodating the housing need of undergraduate and graduate students and students with families, in addition to post-PhD researchers, faculty, visiting scholars and staff members of the University Campus community. In that context, through University owned or University affiliated housing, campuses are entering into public/private agreements or working with public and private stakeholders to assure that a variety of housing opportunities are available to the University Campus community. The University of California system, for example, is engaged in a multi-year housing initiative to accommodate its growing population. With many differences between the campuses, even at a single campus the housing programs can encompass Residential Halls, On-campus apartments, Campus Affiliated Properties, and a Family Student Village experience.

For the proposed development, having concluded that CHSU as an education/school use is appropriate in the Research and Technology/Business Park District, it follows that campus affiliated housing for the CHSU community, as an integral part of that primary land use, is also allowed. As set for the in the General Plan, a focus area assignment “complements a property’s General Plan land use designation and may expand permissible uses.” The Research and Technology Business Park focus area should similarly complement the existing land use designation and permissible uses in the Mixed Use/Business Campus General Plan Land Use Designation. Research and development is consistent with the Mixed Use/Business Campus General Plan Land Use Designation and the Industrial use designations. An education/school use is allowed in all of the industrial zoning districts, including the Research and Technology /Business Park District.

CHSU affiliated housing would be housing located in close proximity to CHSU and designed to accommodate diverse housing needs of the post-graduate and faculty community unique to CHSU. Given

## **ATTACHMENT 1**

*Home Building • Land Development & Urban Infill • Property Management • Philanthropy*

**Address:** 1396 West Herndon Avenue, Suite 101 Fresno, CA 93711

**Corporate:** 559.436.0900 **Established:** 1977 **Websites:** gvhomes.com • rentgranville.com



the post-graduate nature of CHSU, the students will be older than the majority of students found at an undergraduate institution. By example, it is expected that the College of Pharmacy students will range in age between 23 and 30 years old, with the average being 25 to 27 years old. Older students will have different student housing needs and some may be married with families. Consequently, the type of campus housing will be more apartment style than the dormitory style associated with undergraduate housing.

It is anticipated that each of the CHSU Colleges will be able to accommodate growth over the start-up student enrollment, with additional growth predicated on demand. Growth will suggest increased need for additional campus housing and some additional parking, which can easily be accommodated within the planning area. Campus housing on and in close proximity to the CHSU may also reduce CHSU required parking. For planning purposes, a total student population of 2,000 is presumed, with up to 1,000 students living in campus housing.

The proposed CHSU affiliated housing program for students would provide housing for between 25% and 50% of the CHSU community, with the actual number of campus affiliated housing units dependent upon demand. Student housing will be constructed as various colleges are brought online. By example, housing for 70 to 135 students will be constructed in conjunction with the College of Pharmacy.

For the proposed CHSU affiliated campus housing,

- CHSU community members, students, faculty and staff, would have priority access.
- All available rental housing would be made available to CHSU community members prior to being available to the public.
- All new ownership single-family housing would be made available to CHSU community members prior to being available to the public.
- Five single-family homes would be permanently available exclusively to CHSU community members.

In addition to CHSU affiliated housing, the proposed development may also include other ancillary uses associated with and/or supportive of education/school uses.

For your use, we have included an illustration to depict the continually evolving CHSU Master Plan Campus for your use.

Thank you and please let us know if you would like to further discuss the agenda request.

Sincerely,

Darius Assemi  
President  
Granville Homes, Inc.

architects  
Established 1959  
6790 N. West Avenue  
Fresno, California 93711  
T. 559.448.8051



**STUDENT HOUSING**  
SITE AREA: 19.4 ACRES  
TOTAL UNITS: 350  
DENSITY: 18.1 DU/AC

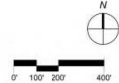
**UNIVERSITY CENTER**  
STUDENT/FACULTY COMMERCIAL SITE

**EXISTING RESIDENTIAL**

**FACULTY HOUSING**

**CHSU FUTURE CAMPUS**

- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES



UPDATED 9/10/2020

# CONCEPTUAL MASTER PLAN

## CALIFORNIA HEALTH SCIENCES UNIVERSITY

Clovis, CA

7/15/2020 10:34:05 AM  
C:\Users\jgoff\Documents\Temp\msd\msd\_v116\_rptm\_dplan.rvt

Copyright 2020 Danden Architects



***City of Clovis***  
***Department of Planning and Development Services***  
 CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

June 9, 2016

Tom McLaughlin  
 Proctor Campus Holdings  
 1396 W. Herndon Avenue, Suite 101  
 Fresno CA 93711

**SUBJECT:** AUP2016-09; A request to approve an Administrative Use Permit to allow for a Health Science Educational Facility to be established within the Research and Technology Park located north of Highway 168 at Temperance Avenue.

Dear Applicant:

This letter is to advise you that the Planning Division has completed its comment period, review and public hearing for the subject request.

Please be advised that the use has been approved subject to the following conditions:

**Planning Division Conditions:**  
**(Department Representative- Orlando Ramirez, 324-2340)**

1. The applicant shall sign and return the "Acknowledgment of Acceptance of Conditions- Administrative Use Permit" within thirty (30) days of the date of approval of the Administrative Use Permit (AUP), unless a written appeal is requested within fifteen (15) days of receipt of this notice, or the Planning Director grants and extension in writing. Failure to execute this condition will result in immediate termination of this Administrative Use Permit at the end of the 30-day period. **Conditions must be signed prior to issuance of building permits or start of business, whichever occurs first.**
2. This Administrative Use Permit is granted for a Health Science Educational Facility to be established within the Research and Technology Park located north of Highway 168 at Temperance Avenue.
3. This Administrative Use Permit is not transferable to another location.
4. This AUP is approved per attached Exhibit "B."

**ATTACHMENT 2**

5. The applicant shall address zoning inconsistencies for the proposed use prior to submittal for Site Plan Review.
6. The applicant shall submit for site plan approval for the project in accordance with Section 9-3.408, Site Plan Review, of the Clovis Municipal Code.
7. The applicant shall refer to the Central Valley Research and Technology Business Park Architectural Design Guidelines for development of the various buildings and uses.
8. This conditional use permit is granted based upon the site plan and related exhibits labeled as Exhibit "B", which is on file in the Clovis Planning Division. Minor variations to the exhibits may be made through the site plan approval process. Major modification to the site plan shall require amendment to this administrative use permit approval.
9. Reciprocal access and hold as one agreements or other instruments approved by the City Planner shall be recorded for all parcels affected by AUP2016-09. No building permits shall be issued until the recording of said reciprocal access agreement. Such access easements shall be approved by the Director of Public Works, City Engineer, and City Planner.
10. The applicant shall work with staff and affected property owners on wall placement through the Site Plan Review process to mitigate potential noise concerns.
11. The developer shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future buyers.
12. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
13. All conditions of the Herndon Shepherd Specific Plan, and the Research and Technology Zone District, and any other applicable conditions are hereby referred to and made a part of this use permit by reference
14. All parking for the uses shall be accommodated on site.

**DEPARTMENT OF PUBLIC HEALTH DISTRICT CONDITIONS**  
**(Kevin Tsuda, District Representative – 600-3271)**

15. The applicant shall refer to the attached Health Department requirements. If the list is not attached, please contact the District for the list of requirements.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS**

**(Michael Maxwell, FMFCD Representative - 456-3292)**

16. The applicant shall refer to the attached FMFCD requirements. If the list is not attached, please contact the District for the list of requirements.

**FRESNO IRRIGATION DISTRICT CONDITIONS**

**(Steve Bloem, FID Representative - 233-7161 X319)**

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

**DEPARTMENT OF TRANSPORTATION**

**(Michael Navarro, District Representative- (559) 488-7307)**

18. The Applicant shall refer to the attached District requirements. If the list is not attached, please contact the District for the list of requirements.

Sincerely,

Orlando Ramirez  
Associate Planner  
324-2340





**SITE KEY** ■ PROJECT SITE

**OVERALL**  
 LAND AREA = 69.00 ACRES = 3,005,840 SQ FT  
 TOTAL BUILDING AREA = 638,000 SQ FT  
 PARKING STALLS SHOWN = (2160 GENERAL + 47 ADA) + (332 STAFF + 13 ADA)  
 BUILDING FOOTPRINT SQ FT = 446,800 SQ FT = 14.6% COVERAGE RATIO  
 PARKING SQ FT = 1,085,488 SQ FT = 36.1% OF SITE AREA  
 OPEN AREA SQ FT = 1,473,352 SQ FT = 49.01% OF SITE AREA





**SITE 1**  
 LAND AREA = 28.55 ACRES = 1,243,938 SQ FT  
 TOTAL BUILDING AREA = 281,000 SQ FT  
 TOTAL PARKING STALLS = (766 GENERAL + 18 ADA) + (206 STAFF + 7 ADA)  
 BUILDING FOOTPRINT SQ FT = 153,000 SQ FT = 12.30% COVERAGE  
 \*257,400 SQ FT OF POSSIBLE BUILDING EXPANSION (GROUND COVERAGE TO REACH 33% COVERAGE RATIO)  
 PARKING SQ FT = 479,000 SQ FT = 38.52% OF SITE AREA  
 OPEN AREA SQ FT = 611,938 SQ FT = 49.18% OF SITE AREA

California Health Science University  
 Conceptual Site Plan

April 2016 | UNIVERSITY SITE 1





**SITE 2**  
 LAND AREA = 15.95 ACRES = 694,782 SQ FT  
 TOTAL BUILDING AREA = 247,000 SQ FT  
 PARKING STALLS SHOWN = (411 GENERAL + 9 ADA) + (128 STAFF + 6 ADA)  
 BUILDING FOOTPRINT SQ FT = 127,000 SQ FT = 18.28% COVERAGE RATIO  
 PARKING SQ FT = 239,458 SQ FT = 34.47% OF SITE AREA  
 OPEN AREA SQ FT = 328,295 SQ FT = 47.25% OF SITE AREA





THIS PROPERTY IS NOT PART OF THE PROJECT

STUDENT HOUSING  
(1000-1900 STUDENTS)

**ACADEMIC / STUDENT HOUSING**  
 1000 ± STUDENTS  
 4 STUDENTS PER UNIT  
 APPROXIMATELY 250 UNITS

**SITE 3**  
 LAND AREA = 24.5 ACRES = 1,067,220 SQ FT  
 TOTAL BUILDING AREA = 300,000 SQ FT  
 PARKING AT 2.24 STALLS PER 1000 SQ FT = 794 PARKING STALLS  
 ACTUAL PARKING STALLS SHOWN = (778 GENERAL + 16 ADA)  
 BUILDING FOOTPRINT SQ FT = 166,800 SQ FT = 15.63% COVERAGE RATIO  
 PARKING SQ FT = 320,206 SQ FT = 30.00% OF SITE AREA  
 OPEN AREA SQ FT = 580,212 SQ FT = 54.37% OF SITE AREA

**City Council Meeting – November 9, 2020  
Item 7 Meeting Minutes**

6:09 - CONSIDERED – UPDATE ON CALIFORNIA HEALTH SCIENCE UNIVERSITY (CHSU) AND REQUEST FOR THE CITY COUNCIL TO PROVIDE POLICY DIRECTION REGARDING ESTABLISHMENT OF STUDENT AND/OR FACULTY HOUSING WITHIN THE AREA SURROUNDING THE CHSU CAMPUS. GRANVILLE HOMES AND THE ASSEMI GROUP, APPLICANT.

City Planner Dave Merchen presented an Update on California Health Science University (CHSU) and request for the City Council to provide policy direction regarding establishment of student and/or faculty housing within the area surrounding the CHSU Campus. Dave Merchen indicated that staff is seeking Council policy direction related to the addition of student and faculty housing within the area planned for the Research and Technology Park (R-T Park) with regard to three points:

1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU?
2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park?
3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process?

In 2016, the Planning and Development Services Director approved an Administrative Use Permit (AUP) to allow for the development of CHSU within the City’s planned R-T Park. In addition to the various educational buildings shown in the campus layout, CHSU requested and received approval to include student housing located west of Locan and north of the Owens Mountain Parkway alignment. In 2019 Granville Homes and the Assemi Group began working with staff to implement the housing component of the 2016 AUP. The applicant’s current vision for CHSU related housing anticipates an expanded area near the Campus being utilized to accommodate student and faculty housing needs.

Granville Homes and the Assemi Group have requested that an informational presentation be made to the City Council to provide an update on the development of the CHSU Campus and to request direction regarding their updated vision for CHSU related housing within the area surrounding the campus.

Christine Ligenfelter, Florence Dunn, and Darius Assemi, representing the applicant, spoke in support of the expanded request regarding the housing component of the



2016 AUP. Discussion by the Council. It was the consensus of City Council to provide general direction for staff to continue to work with the applicant to come to resolution regarding what the applicant is requesting and how staff can assist on the path forward regarding CHSU student and faculty housing in the R-T Park and return to council for consideration. General policy direction from Council was to:

- Craft “guard rails” (ties between housing and CHSU) that will create a better tie between housing and CHSU that is something more than 5 permanent housing as provided by the applicant in the letter to council.
- Ensure student and faculty housing is necessary and essential noting that market rate single family residential is not permitted in the R-T Park.
- Address whether student and faculty housing should be phased for demand as the campus expands?
- Address whether student housing should be restricted to CHSU students? If not, should there be a percentage restricted to CHSU students?
- Work with the applicant to develop some kind of master plan with images to show council the campus housing ties to CHSU.
- Regarding the three policy questions:
  1. Is the Council comfortable with the updated vision presented by Granville Homes and the Assemi Group to utilize approximately 65 acres of R-T Park land for student and faculty housing in support of the CHSU? *Consensus of Council to direct staff to work with the applicant and further evaluate actual need for student and faculty housing and timing of that need.*
  2. What level of affiliation tying the student and faculty housing to the CHSU Campus is reasonable and appropriate, considering that traditional housing projects are not otherwise allowed within the area planned for R-T Park? *Consensus of Council to direct staff to work with the applicant on a more realistic tie (affiliation) between student and faculty housing and CHSU comparing what was included in the applicant’s letter to Council (5 homes) versus what the applicant provided in their oral presentation.*
  3. If the Council concurs with the updated vision described above, should staff begin working on a zoning “clean-up” action within the R-T Park area to remove existing inconsistencies and streamline the process? *Consensus of Council to direct staff to begin work on the “clean-up”.*