



CITY *of* CLOVIS

AGENDA • CITY COUNCIL MEETING

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

September 19, 2022

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.

The Clovis City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is webcast and accessed at www.cityofclovis.com/agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/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.
- In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic

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 Mouanoutoua

ROLL CALL

PRESENTATIONS/PROCLAMATIONS

1. Presentation Introducing the Centers for Living Ministry for Homelessness and Recovery.
2. Presentation of Proclamation declaring September 20, 2022 as National Information Technology Professionals Day.

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

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

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

3. Administration – Approval – Request for Street Closure to Hold CrossFit Event on Pollasky Avenue Between Spruce Avenue and Park Creek Drive on Saturday, October 22, 2022.
4. Finance - Approval – Res. 22-____, Approving the submittal of the 2022-2023 Transportation Funding Claim to the Fresno Council of Governments.
5. General Services – Approval – Res. 22- ____, Renewing Medical Plan Options for Eligible Retirees and Restating the Eligibility Requirements for Participation in the Plan.
6. Planning and Development Services - Approval – Waive formal bidding procedures and Authorize the City Manager to execute an agreement between the City of Clovis and Innovative Development and Living Solutions of California to perform housing-related consulting services in conjunction with funding received through the State of California Local Early Action Planning (LEAP) Program
7. Planning and Development Services - Approval – Final Acceptance for CIP 21-08 David McDonald Park Monument Sign.
8. Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of an Equipment Vehicle Lift from ARI Phoenix, Inc. Using the Sourcewell Purchasing Contract.
9. Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of One Fuel and One Service Trailer from Thunder Creek Equipment.

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

10. Consider items associated with approximately 310 acres of land bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant, 4Creeks Inc. Representative; Sayre Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owner. **(Continued from the September 12, 2022 meeting)**
 - a. Consider Introduction - Ord. 22-____, Rezone 2021-001 and R2021-003, A request to establish a Master Plan Community (MPC) Overlay District in conjunction with Home Place Master Plan and a request to prezone properties within the boundaries of the Home Place Master Plan to a combination of base zone districts to implement the land uses identified in the Home Place Master Plan.
 - b. Consider Approval - Res. 22-____, TM 6364, A request for a master tentative tract map to create approximately 1,174 new residential lots.

c. Consider Approval - Res. 22-____, PDP 2022-002, A request for a planned development permit to establish development standards and criteria for the proposed Tract Map 6364.

Staff: Dave Merchen, City Planner

Recommendation: Approve

- [11.](#) Consider Approval - Res. 22-____, RO304, A Resolution of Application for the Annexation of the territory known as the Home Place – Gettysburg Leonard Southeast Reorganization encompassing approximately 304 acres of land generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant; The Home Place Holdings, LLC and Sayre Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owners. **(Continued from the September 12, 2022 meeting)**

Staff: David Merchen, City Planner

Recommendation: Approve

CITY MANAGER COMMENTS

COUNCIL COMMENTS

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

12. Government Code section 54956.9(d)(4)
Conference with Legal Counsel – Anticipated Litigation
Deciding whether to initiate litigation
One potential case

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:

- Oct. 3, 2022 (Mon.)
Oct. 10, 2022 (Mon.) (To Be Cancelled)
Oct. 17, 2022 (Mon.)
Nov. 7, 2022 (Mon.)
Nov. 14, 2022 (Mon.)
Nov. 21, 2022 (Mon.) (To Be Cancelled)

CITY of CLOVIS
Proclamation

**Declaring September 20, 2022, as
National Information Technology Professionals Day**

WHEREAS, National Information Technology Professionals Day is celebrated on the third Tuesday of every September in recognition and appreciation for IT Professionals who take care of the critical technology infrastructure that is relied on to power our digital experience; and

WHEREAS, IT Professionals play a critical role in managing and maintaining the essential systems and applications that allow the City to serve its residents with excellent services; and

WHEREAS, The City of Clovis IT services include cyber-security preparedness, telecommunications, geographic information systems, network infrastructure, server and desktop virtualization, application and systems development, and 24/7 on-call support for Public Safety and other mission-critical applications; and

WHEREAS, Twenty-five IT professionals across our organization provide these services to our residents and our employees, and every day these IT Professionals are called upon to overcome a myriad of new challenges in a rapidly changing environment; and

WHEREAS, The City of Clovis has been improved by the results of dedicated efforts by our IT Professionals as they have increased efficiency, protected City assets, and improved the safety of our residents and employees.

NOW, THEREFORE, BE IT RESOLVED, that the Clovis City Council does hereby declare September 20, 2022, as

National Information Technology Professionals Day

IN WITNESS THEREOF, I hereunto set my hand and cause the official seal of the City of Clovis to be affixed this 19th day of September, 2022.



Jose S Flores

Mayor



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: September 19, 2022

SUBJECT: Administration – Approval – Request for Street Closure to Hold CrossFit Event on Pollasky Avenue Between Spruce Avenue and Park Creek Drive on Saturday, October 22, 2022.

ATTACHMENTS:

1. Request from Amoeba Fitness
2. Letter to Residents, Merchants, and Property Owners
3. Site Map

CONFLICT OF INTEREST

None.

RECOMMENDATION

For City Council to approve a request from Amoeba CrossFit for temporary street closure to hold a CrossFit event on Pollasky Avenue between Spruce Avenue and Park Creek Drive on Saturday, October 22, 2022.

EXECUTIVE SUMMARY

Amoeba CrossFit, a business located at 567 Par Creek Drive, has requested temporary closure of Pollasky Avenue between Spruce Avenue and Park Creek Drive on Saturday, October 22, 2022, to hold a CrossFit event.

BACKGROUND

Staff received a request from Amoeba CrossFit for the temporary closure of Pollasky Avenue between Spruce Avenue and Park Creek Drive on Saturday, October 22 to hold a CrossFit event. (Attachment 1)

City of Clovis staff is working closely with the applicant to manage the closure, traffic control, and details associated with security needs, solid waste disposal, and fire prevention.

Between August 6 and August 9, 2022, staff notified and met with all businesses and property owners located within Dry Creek Industrial Park of this request and solicited comments and concerns related to the street closure. (Attachment 2)

Staff received a comment from a neighboring business owner asking that staff work with applicant to make sure the street and surrounding areas are completely cleaned following the event.

FISCAL IMPACT

The promoter will bear all costs associated with this event. These may include additional Police and Fire services and additional trash pick-up.

REASON FOR RECOMMENDATION

The City of Clovis has positioned itself as a city that values outdoor activities and has made successful efforts to build infrastructure that supports this position. 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. Providing opportunities for community events and activities is a tool that leads to strong economic growth.

ACTIONS FOLLOWING APPROVAL

1. Staff will notify Amoeba CrossFit to inform them of Council's decision.
2. Staff will continue working with event promoter, residents, businesses, and property owners to help eliminate possible problems that may arise due to the street closure for this event.

Prepared by: Shawn Miller, Business Development Manager

Reviewed by: City Manager AM



City of Clovis SPECIAL EVENT Worksheet

1. Name of Event: **Goon Classic IV at Amoeba CrossFit**
2. Date/Time of Event: **October 22, 2022 from 8am until 4pm**
3. Will your event require street closure(s) Yes: No:
 - a. If yes, what time will the streets close and reopen? **Close at 7am and open at 5pm**
4. Name of Promoter: **Amoeba Fitness LLC**
5. Contact Person: **Mahdi "Sam" Sabri**
6. Address: **567 Park Creek Dr**
Clovis CA 93611
7. Phone: **559-540-8084** 8. Fax: _____
9. Email: **sam@amoeba.fitness** 10. Cell: _____
11. Location of Event: **Amoeba CrossFit (address above)**
12. Estimated crowd size: **200**
13. Will you be serving alcohol? Yes: No:
 - If Yes:
 - a: Have you secured the necessary ABC Permit? Yes: No:
 - b: Are you serving alcohol in a separate/secured area? Yes: No:
 - c: Who or what organization will be serving? _____
14. Will you, or your vendors be serving food / other refreshments? Yes: No:
 - If Yes:
 - a: What are the dimensions of the food tents? **20'x10'**
15. Besides food and beverage, will there be other vendor's tents? Yes: No:
 - If Yes:
 - a: What are the dimensions of the tents? **20'x10'**
16. How will waste / trash services be provided? Private: Public (City Services):
17. This event is: New Annual Semi Annual Other (Please Attach Description)

-See Attachment Check List on Reverse-



CITY *of* CLOVIS

1033 FIFTH STREET • CLOVIS, CA 93612

September 6, 2022

Subject: Dry Creek Industrial Park Street Closure

Dear Clovis Residents, Merchants and Property Owners:

The City of Clovis has received a request from Amoeba Fitness for temporary street closure of North Pollasky Avenue between Spruce Avenue and Park Creek Drive on Saturday, October 22, 2022 from 7:00 A.M. to 5:00 P.M. to hold a CrossFit event.

Please forward any concerns, in writing, to my attention by noon, Monday, September 16, 2022. Clovis City Council will consider this request at their regular meeting on Monday, September 19, 2022 at 6:00 P.M.

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.

Sincerely,

Shawn Miller
City of Clovis



Amoeba
CrossFit

Rare Earth
Coffee

CrossFit
Event

Attachment 3



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: September 19, 2022

SUBJECT: Finance - Approval – Res. 22-____, Approving the submittal of the 2022-2023 Transportation Funding Claim to the Fresno Council of Governments.

ATTACHMENTS: 1. Res. 22-____, Submission of Transportation Funding Claim Form
2. Transportation Funding Claim for Fiscal Year 2022-23

CONFLICT OF INTEREST

None.

RECOMMENDATION

That the Council approve Resolution 22-____, approving the submittal of the 2022-23 Transportation Funding Claim.

EXECUTIVE SUMMARY

Each year the City of Clovis is required to submit an annual transportation claim for the Local Transportation Fund of Fresno County to the Fresno Council of Governments (COG) to receive funds provided through the Transportation Development Act (TDA) of 1971. The claim is prepared in accordance with the City's annual budget. After the TDA claim is adopted by the Resolution of the City Council, the claim is submitted to COG for adoption by Resolution of the COG board. After approval, the City will begin to receive the funds apportioned by COG for the 2022-23 fiscal year.

BACKGROUND

Each year the City files a claim with the Fresno Council of Governments (COG) to receive funds provided through the Transportation Development Act (TDA) of 1971. The claim provides information on the various sources that are used to fund the transit operation and to fund bicycle/pedestrian projects.

The claim is normally based on the current year budget. If circumstances have changed since the budget was prepared, the claim will be based on the best available information.

In order for COG to allocate the TDA funds, the claim needs to be submitted to COG for approval. The claim allocates the available funds based on the final estimated allocation received from COG in May 2022.

FISCAL IMPACT

The TDA funds are budgeted in 2022-23 based upon the final estimated allocation received from COG in May 2022. Approval of the claim by the Council will allow the City to receive the funds.

REASON FOR RECOMMENDATION

To allocate the funds in accordance with the 2022-23 estimates, it is necessary to submit the TDA claim to COG for approval. Approval of the claim by the Council for submittal is required.

ACTIONS FOLLOWING APPROVAL

After Council approval, the claim will be filed with COG.

Prepared by: Jose Cortez, Accountant

Reviewed by: City Manager *AA*

RESOLUTION 22-____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
APPROVING SUBMISSION OF THE 2022-2023 TRANSPORTATION FUNDING CLAIM TO
THE FRESNO COUNCIL OF GOVERNMENTS**

WHEREAS, the City of Clovis is required to submit an annual transportation claim for the Transportation Funding through the Fresno Council of Governments for the fiscal year 2022-23; and

WHEREAS, the Fresno Council of Governments has the authority to review claims and allocate such funds in accordance with the Transportation Development Act of 1971 and Chapter 3 of Title 30 of the California Administrative Code; and

WHEREAS, the City of Clovis has approved the 2022-2023 Budget for expenditures for 2022-2023; and

WHEREAS, the Transportation Act of 1971 requires certain findings and declarations regarding transit needs and conformance with Article 8, Chapter 1400, Statutes 1971 and applicable rules and regulations.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis hereby authorizes submittal of its Claim for Local Transportation Funds, as Attachment 2, in the amount of \$11,812,634 for purposes allowed under Articles 3, 4, 4.5, and 8 of the Transportation Development Act of 1971.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 19, 2022, by the following vote, to wit.

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

DATED: September 19, 2022

Mayor

City Clerk

Enter Date: **8/23/2022** Claimant Name: **City of Clovis**

TRANSPORTATION FUNDING CLAIM FOR FISCAL YEAR: 2022/23

Instructions: Please note that each page of this claim is a separate worksheet, please click through all tabs and complete. Also note that light yellow fields require an entry if applicable, light grey fields contain formulas that will automatically calculate based on corresponding entries. A date and claimant name field is at the top of the first page, and automatically repeats on following pages, (date should be formatted 00/00/0000)

When completed, please print, sign and send signed original via mail to:

Les Beshears, Director of Finance, Fresno Council of Governments, 2035 Tulare Street, Suite 201, Fresno, CA 93721

From: Applicant:	City of Clovis
Address:	1033 Fifth Street
City/State/Zip:	Clovis, CA 93612
Contact Phone/email:	Jay Schengel / 559-324-2113

This applicant is an eligible claimant pursuant to Section 99203 of the Public Utilities Code and certifies that the following transportation funds are available to be claimed:

Local Transportation Fund

Apportionment:	\$ 6,337,464
Unexpended, Held by Claimant:	\$ 3,717,733
County 4.5 Contribution	\$ 16,343
County Contract for Tarpey Roundup:	\$ 79,198

State Transit Assistance Fund

Estimate:	\$ 1,661,896
Other Agency:	

Other

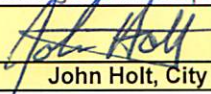
Audit Exception/Impairment (required General Fund Payback):	
Other:	

Eleven Million Eight Hundred Twelve Thousand Six Hundred Thirty-Four	TOTAL
	\$ 11,812,634

spell out total amount in above cell

for the purposes and respective amounts specified in the attached claim be drawn from the Local Transportation Fund and State Transit Assistance Fund.

Please print and sign after completing form

Authorized Signature: 

Name/Title: **John Holt, City Manager**

Date: **9/19/2022**



2035 Tulare St., Ste. 201 tel 559-233-4148
 Fresno, California 93721 fax 559-233-9645

www.fresnocog.org

Enter Date: 8/23/2022

Claimant Name: City of Clovis

TRANSPORTATION FUNDING CLAIM DETAIL FOR FISCAL YEAR: 2022/23

PURPOSE	AMOUNT	SUBTOTAL
1. Bicycle & Pedestrian Facilities:		
Article 3:	\$ 126,933	
Article 8a:		
Audit Exceptions (General Fund Payback);		
Unexpended Funds, Held by Claimant:		
		\$ 126,933
2. Regional Transportation Planning:		
	\$ 177,262	\$ 177,262
3. Public Transportation		
Article 4:	\$5,406,585	
Article 8c:		
Tarpey Roundup County Contract:	\$ 79,198	
Other Agency:		
State Transit Assistance Funds (STA):	\$ 1,661,896	
Audit Exceptions (General Fund Payback):		
Unexpended Funds, Held by Claimant:	\$ 3,717,733	
		\$10,865,412
4. Community Transit Service CTSA, Article 4.5:		
	\$ 318,127	\$ 318,127
5. To Be Claimed By:		
FAX Contract:	\$ 324,900	
		\$ 324,900
GRAND TOTAL		\$ 11,812,634
Claim Total Must Agree With Total on First Page		\$ 11,812,634
Minus All Unexpended Funds not used for Transit Claims		\$ 3,717,733
GRAND TOTAL PAYABLE TO CLAIMANT		\$ 8,094,901

Allocation instructions and payment by the Fresno County Auditor-Controller to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the rules and regulations of the Transportation Development Act.

Enter Date: 8/23/2022

Claimant Name: City of Clovis

BICYCLE AND PEDESTRIAN FACILITIES FOR FISCAL YEAR: 2022/23

Two percent (2%) of the claimant's Local Transportation Fund apportionment must be spent on bicycle and pedestrian facilities (PUC 99233.3 and 99234); such claims are to be filed as Article 3. Claims for projects in excess of 2% may be filed as Article 8a (PUC 99400(a)). If other funding is to be used with Local Transportation Funds to implement projects, such funding should be shown on the claim form.

PROJECT TITLE & BRIEF DESCRIPTION	PROJECT COST
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Various Bicycle & Pedestrian Facilities throughout the claimant's jurisdiction:	\$ 126,933.00
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AND/OR:

Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
TOTAL PROJECT COSTS	\$ 126,933.00

Enter Date: 8/23/2022

Claimant Name: City of Clovis

PUBLIC AND SPECIALIZED TRANSPORTATION SERVICE CLAIM FOR OPERATING AND CAPITAL EXPENSES FY: 2022/23

GENERAL TRANSPORTATION SERVICE PROPOSED 2022/23	PROJECT COSTS		TOTALS
<i>(Information needed per PUC 99266, which states no moneys may be allocated in excess of 15% above preceding year unless claim is accompanied by supporting documentation)</i>			
	TOTAL PROJECT COSTS	\$ 4,401,003.00	
	Prior Year	\$ 3,559,212.00	
	Percentage Change	24%	
	more than prior year		
Revenue Source & Amount	Operating	Capital	Total
LTF Article 4:	\$ 2,334,855.00		\$ 2,334,855.00
LTF Article 4.5 or 8c:			\$ -
STA:		\$ 500,000.00	\$ 500,000.00
Fares:	\$ 35,000.00	N/A	\$ 35,000.00
Local Support:	\$ 650,521.00	N/A	\$ 650,521.00
Fed/State Grants:		\$ 473,400.00	\$ 473,400.00
Measure C:	\$ 403,227.00		\$ 403,227.00
Interest:	\$ 4,000.00		\$ 4,000.00
Unexpended Funds Held By Claimant:			\$ -
Audit Exception - General Payback Fund:			\$ -
SUB-TOTALS	\$ 3,427,603.00	\$ 973,400.00	\$ 4,401,003.00

ELDERLY/HANDICAPPED SERVICE PROPOSED 2022/23	PROJECT COSTS		TOTALS
<i>(Information needed per PUC 99266, which states no moneys may be allocated in excess of 15% above preceding year unless claim is accompanied by supporting documentation)</i>			
	TOTAL PROJECT COSTS	\$ 3,643,067.00	
	Prior Year	\$ 3,054,349.00	
	Percentage Change	19%	
	more than prior year		
Revenue Source & Amount	Operating	Capital	Total
LTF Article 4:	\$ 2,700,670.00		\$ 2,700,670.00
Tarpey Roundup:	\$ 79,198.00		\$ 79,198.00
STA:		\$ 538,769.00	\$ 538,769.00
Fares:	\$ -	N/A	\$ -
Local Support:	\$ 320,430.00	N/A	\$ 320,430.00
Fed/State Grants:	\$ -		\$ -
Measure C:	\$ -		\$ -
Interest:	\$ 4,000.00		\$ 4,000.00
Unexpended Funds Held By Claimant:			\$ -
Audit Exception - General Payback Fund:			\$ -
SUB-TOTALS	\$ 3,104,298.00	\$ 538,769.00	\$ 3,643,067.00

CONSOLIDATED TRANSIT SERVICE AGENCY PROPOSED 2022/23	PROJECT COSTS		TOTALS
<i>(Information needed per PUC 99266, which states no moneys may be allocated in excess of 15% above preceding year unless claim is accompanied by supporting documentation)</i>			
	TOTAL PROJECT COSTS	\$ 706,949.00	
	Prior Year	\$ 574,298.00	
	Percentage Change	23%	
	more than prior year		
Revenue Source & Amount	Operating	Capital	Total
LTF Article 4.5:	\$ 318,127.00		\$ 318,127.00
LTF Article 8c:			\$ -
STA:			\$ -
Fares:	\$ 10,000.00	N/A	\$ 10,000.00
Local Support:	\$ 378,822.00	N/A	\$ 378,822.00
Fed/State Grants:	\$ -		\$ -
Other - describe briefly if applicable:			\$ -
Other - describe briefly if applicable:			\$ -
Unexpended Funds Held By Claimant:			\$ -
Audit Exception - General Payback Fund:			\$ -
SUB-TOTALS	\$ 706,949.00	\$ -	\$ 706,949.00
GRAND TOTALS:	OPERATING	CAPITAL	TOTAL
	\$ 7,238,850.00	\$ 1,512,169.00	\$ 8,751,019.00

Enter Date: 8/23/2022

Claimant Name: City of Clovis

PUBLIC AND SPECIALIZED TRANSPORTATION SERVICE FAREBOX CALCULATION FOR FISCAL YEAR: 2022/23

REQUIRED OPERATING/FAREBOX CALCULATIONS

General Transportation Service:

	Operating Expenses:	\$ 3,427,603.00
1. Total Operating Expenses Minus Exclusions	Amount Excluded	\$ 3,427,603.00
2. Farebox Revenues		\$ 35,000.00
3. Other Local Support		\$ 650,521.00
4. Total Local Support (Adds Lines 2 + 3)		\$ 685,521.00
5. Farebox Revenue/Operating Expense Ratio (Line 2 Divided By Line 1)		1%
6. Required Minimum Ratio Verification: Enter 1 for Urban, 2 for Rural	1	20%
7. Total Local Support/Operating Expense Ratio (Line 4 Divided By Line 1)		20%
8. Required Minimum Ratio Criteria:		20%
URBAN 20%		
RURAL 10%		
	Meets Minimum Requirements	20%

Elderly/Handicapped Service:

	Operating Expenses:	\$ 3,104,298.00
1. Total Operating Expenses Minus Exclusions	Amount Excluded	\$ 3,104,298.00
2. Farebox Revenues		\$ -
3. Other Local Support		\$ 320,430.00
4. Total Local Support (Adds Lines 2 + 3)		\$ 320,430.00
5. Farebox Revenue/Operating Expense Ratio (Line 2 Divided By Line 1)		0%
6. Required Minimum Ratio Verification:		10%
7. Total Local Support/Operating Expense Ratio (Line 4 Divided By Line 1)		10%
8. Required Minimum Ratio Criteria:		10%
10%		
	Meets Minimum Requirements	10%

Consolidated Transportation Service Agency:

	Operating Expenses:	\$ 706,949.00
1. Total Operating Expenses Minus Exclusions	Amount Excluded	\$ 706,949.00
2. Farebox Revenues		\$ 10,000.00
3. Other Local Support		\$ 378,822.00
4. Total Local Support (Adds Lines 2 + 3)		\$ 388,822.00
5. Farebox Revenue/Operating Expense Ratio (Line 2 Divided By Line 1)		1%
6. Required Minimum Ratio Verification:		54%
7. Total Local Support/Operating Expense Ratio (Line 4 Divided By Line 1)		55%
8. Required Minimum Ratio Criteria:		55%
Fares 10%		
Other Local Support 45%		
	Meets Minimum Requirements	55%

SUMMARY TOTALS:

	\$ 7,238,850.00
1. Total OF ALL Operating Expenses PLUS Exclusions	Total Operating Expenses: \$ 7,238,850.00
	Total Amount Excluded: \$ - \$ 7,238,850.00

Must Agree With TOTAL, Project Detail Operator Tab:	\$ 1,512,169.00
2. Total of All Capital Projects:	\$ 1,512,169.00

Must Agree With CAPITAL PROJECTS, Project Detail Operator Tab:	\$ 8,751,019.00
3. GRAND TOTAL:	\$ 8,751,019.00

Enter Date: 8/23/2022

Claimant Name: City of Clovis

CONTINGENCY PROJECT LISTING FOR FISCAL YEAR: 2022/23

Should additional Local Transportation Fund or State Transit Assistance Fund monies be made available during the current fiscal year, they are hereby also claimed for the following purposes:

CHECK ALL THAT APPLY (Enter "X" in yellow box)

- BICYCLE AND PEDESTRIAN FACILITIES Article 3
PUBLIC TRANSPORTATION Article 4

SUPPLEMENTAL INFORMATION REQUIRED OF TRANSIT CLAIMANTS (CCR 6632)

ATTACHED TO THIS CLAIM ARE SUBMITTED THE FOLLOWING DOCUMENTS: (initial yellow box all that apply)

- Budget or proposed budget for the 2015/16 fiscal year.
Statement for prior year revenues and expenditures (projections acceptable).
California Highway Patrol Certification pursuant to PUC 99251 (no claim may be approved unless accompanied by this certification).

STANDARD ASSURANCES FOR TRANSIT CLAIMANTS

CLAIMANT ASSURANCES: (initial yellow box all that apply)

- A. Claimant certifies that it has submitted a satisfactory, independent fiscal audit, with required certification statement, to the RTPA and to the State Controller, pursuant to PUC 99245 and 21 Cal. Code of Regulations Section 6664 for the prior fiscal year (project year minus two).
B. Claimant certifies that it has submitted a State Controller Report, in conformance with the uniform system of accounts and records, to the RTPA, and to the State Controller, pursuant to PUC 99243, for the prior year (project year minus two).
C. Claimant certifies in accordance with PUC Section 99314.5(b) that it is not precluded by any contract entered into on or after June 28, 1979, from employing part-time drivers or contracting with common carriers of persons operating under a franchise or license.
D. Claimant filing claim pursuant to PUC Section 99260 certifies that:
1. the current cost of its retirement system is fully funded with respect to the officers and employees of its public transportation system (PUC Section 99271a); or
2. the operator is implementing a plan approved by the transportation planning agency which will fully fund the retirement system for such officers and employees within 40 years (PUC Section 99271a); or
3. the operator has a private pension plan which sets aside and invests on a current basis funds sufficient to provide for the payment of future pension benefits and which is fully compliant with the requirements stated in PUC Sections 99272 and 99273.
E. Claimant certifies that it is in compliance with PUC Section 99264 that it does not routinely staff, with two or more persons, a vehicle for public transportation purposes designed to be operated by one person.
F. Claimant certifies that it is making full use of federal funds available under the Urban Mass Transportation Act of 1964, as amended in accordance with Section 6754(a)(3).
G. Claimant certifies that this is in compliance with PUC Section 99155 that if it offers reduced fares to seniors, the same reduced rate is offered to disabled persons, handicapped persons, and disabled veterans and it honors the federal Medicare card for identification to receive reduced fares.
H. Claimant certifies that it is in compliance with PUC Section 99155.5 regarding dial-a-ride and paratransit services being accessible to handicapped persons and that the service is provided to persons without regard to vehicle ownership and place of residence.

The undersigned hereby certifies that the above statements are true and correct. Please print and sign after completing form

Authorized Signature: [Handwritten Signature]

Name/Title: John Holt, City Manager
Date: 9/19/2022



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: September 19, 2022

SUBJECT: General Services – Approval – Res. 22- ____, Renewing Medical Plan Options for Eligible Retirees and Restating the Eligibility Requirements for Participation in the Plan.

ATTACHMENTS: 1. Resolution Retiree Medical

CONFLICT OF INTEREST

None

RECOMMENDATION

For City Council to approve a resolution renewing the City's Retiree Medical Plan options for eligible retirees and restating eligibility requirements for participation in the plan.

EXECUTIVE SUMMARY

For many years, the City has sponsored a group retiree medical plan for retirees who meet certain eligibility requirements. Approval of the attached resolution renews the retiree medical plan for the 2023 plan year.

BACKGROUND

For many years, the City has offered employees who retire from City service the option of purchasing the same medical and prescription drug benefit package offered to full-time, regular employees. The retiree medical plan option is renewed annually at the discretion of the Council. This option provides qualifying retirees (those with a minimum of five (5) years of full-time City service immediately preceding retirement) with the opportunity to continue participation in the City's medical/prescription plans. Eligibility requirements for participation in the plan and rate information are listed in the attached (Attachment A of Attachment 1).

FISCAL IMPACT

The retiree medical plan option is rated separately from the active City employee medical plan. In addition, monthly premiums are paid entirely by the retirees. Consequently, there is not a fiscal impact to the City for offering this program.

REASON FOR RECOMMENDATION

Council action is necessary to renew the retiree medical plan option for eligible retirees for the 2023 plan year.

ACTIONS FOLLOWING APPROVAL

Upon approval, the program renewal will become effective with the 2023 plan year, i.e., January 1, 2023. Eligible retirees will be provided with an open enrollment period (i.e. October 17 through November 11, 2022). Additionally, employees who retire and become eligible during the 2023 plan year will be provided with a similar notice at the time of retirement.

Prepared by: Linda Parry/Personnel Management Analyst

Reviewed by: City Manager *AA*

RESOLUTION 22-____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
APPROVING THE RENEWAL OF THE RETIREE MEDICAL PLAN OPTION FOR ELIGIBLE
RETIREES AND RESTATING THE ELIGIBILITY REQUIREMENTS
FOR PARTICIPATION IN THE PLAN**

WHEREAS, the City offers a retiree health plan that allows retirees to purchase medical and prescription coverage; and

WHEREAS, the City has established eligibility requirements for participation in the plan listed in the attached Attachment A of Attachment 1; and

WHEREAS, continued offering of the retiree health plan is determined on an annual basis at the discretion of the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis hereby renews the Retiree Medical Plan Option and rates effective January 1, 2023, as summarized in the Attachment A.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 19, 2022, by the following vote, to wit.

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

- DATED:

Mayor

City Clerk

Retiree Medical/Prescription Plan Summary

Attachment 1

For the 2023 Plan Year

Retiree Benefits

Effective January 1, 2023, retirees of the City of Clovis will be allowed to continue in a City sponsored Retiree Medical/Prescription Plan at their own expense, provided they meet the plan eligibility requirements. Enrolled retirees will participate in the annual open enrollment for the medical/prescription plans.

Eligibility Requirements

To be eligible for the Retiree Medical/Prescription Plan, a retired/retiring employee must meet the following eligibility requirements:

1. Been continuously covered in the medical/prescription portion of the City's health plan through December 31, 2022, as a full-time regular employee or a retired enrollee; or, was continuously covered by a City-approved group medical/prescription plan as a full-time regular City employee immediately preceding retirement from the City.
2. Be eligible to retire in accordance with CalPERS age and service requirements, including disability retirement.
3. Have a minimum of five (5) years of service with the City of Clovis as a full-time regular employee immediately preceding employment separation with the City of Clovis.
4. Retired employees and their dependents are eligible for City coverage **until they become eligible for Medicare**. Retired employees and/or their dependents that become eligible for Medicare are no longer eligible to remain on the City's retiree plans. They have the option of enrolling in Medicare and may seek supplemental coverage other than through the City's plan.
 - a. If a retired employee becomes Medicare eligible and has a spouse who is not Medicare eligible or a dependent child under the age of 26, the spouse and child may continue City coverage even after the retired employee becomes Medicare eligible and enrolls in Medicare and a supplemental plan.
 - b. A spouse who becomes Medicare eligible, or a dependent child who reaches the age of 26, will not be eligible to continue in the City's Retiree Medical/Prescription Plan.

Attachment A

5. An eligible employee who plans on retiring must enroll in the Retiree Medical/Prescription Plan within thirty (30) calendar days of the effective date of employment separation. If an eligible employee fails to enroll, or waives enrollment, they shall not be eligible to enroll in the plan at a future date. A dependent who enrolls or has been enrolled in an alternative insurance plan for a period of time, may be added to the retiree's plan upon loss of other coverage or during open enrollment if the retiree has maintained continuous coverage with the City under this plan.
6. Eligibility for dependents normally extends through the retiree. Dependents may only be enrolled for coverage if the retiree is concurrently enrolled (except as provided for in 4-a. above). Dependents of a retiree lose eligibility for coverage under the Retiree Medical/Prescription Plan when a non-Medicare eligible retiree elects to discontinue coverage. Upon the death of a covered retiree or the death of a covered employee who was eligible to retire, a spouse or covered child may continue coverage until the spouse is Medicare eligible and the child reaches the age of 26 respectively.
7. A retiree or eligible dependent that enrolls in the Retiree Medical/Prescription Plan shall not be allowed to re-enroll in the plan if they drop coverage in the plan or fail to make their monthly premium payment within thirty (30) days of the due date.
8. Continued enrollment in the Retiree Medical/Prescription Plan is also subject to terms and conditions set forth in the Evidence of Coverage/Disclosure Document of the medical plan in which the retiree and dependents are enrolled.

A Retiree who returns to work for the City and enrolls in an active plan because of reinstatement from retirement or who has returned as an elected official, will again be eligible for retiree coverage upon retiring subject to the normal retiree requirements.

Dental and Vision Coverage

Dental and/or Vision Coverage is not available to retirees through the City of Clovis Retiree Medical/Prescription Plan.

**Pre 65 Retiree Health Plan Monthly Rates charged by Vendor
for the 2023 Program Year**

	<u>Anthem HMO 15</u>	<u>Kaiser HMO 15</u>
Retiree Only	\$1,034.00	\$ 901.00
Retiree & Spouse	\$2,139.00	\$1,867.00
Retiree & Child(ren)	\$1,857.00	\$1,604.00
Retiree & Family	\$3,095.00	\$2,660.00

	<u>Anthem PPO 80</u>
Retiree Only	\$ 996.00
Retiree & Spouse	\$2,090.00
Retiree & Child(ren)	\$1,794.00
Retiree & Family	\$2,983.00

	<u>Anthem HDHP</u>	<u>Kaiser HDHP</u>
Retiree Only	\$ 716.00	\$ 704.00
Retiree & Spouse	\$1,500.00	\$1,456.00
Retiree & Child(ren)	\$1,310.00	\$1,251.00
Retiree & Family	\$2,143.00	\$2,075.00



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: September 19, 2022

SUBJECT: Planning and Development Services - Approval – Waive formal bidding procedures and Authorize the City Manager to execute an agreement between the City of Clovis and Innovative Development and Living Solutions of California to perform housing-related consulting services in conjunction with funding received through the State of California Local Early Action Planning (LEAP) Program

ATTACHMENTS: 1. Consultant Services Agreement
2. LEAP Grant Activity Description
3. Proposed Scope of Work

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the agreement between the City and Innovate Development and Living Solutions of California for housing-related consulting services.

EXECUTIVE SUMMARY

In conjunction with grant funding awarded to the City through the State of California Local Early Action Planning (LEAP) Program, the City received funding to work with a non-profit organization to perform housing-consulting services focusing on evaluating affordable housing project feasibility and alternatives. An evaluation of local non-profit organizations providing the desired services resulted in a determination that a single organization, Innovative Development and Living Solutions (IDLS) was available. For this reason, a waiver of formal bidding procedures is requested. The proposed agreement with IDLS will implement the grant-funded activity. The total amount of the contract is \$75,000. IDLS is a public benefit non-profit 501 c.3. corporation located in Clovis. IDLS' mission is to find creative solutions for housing and services for people of all income and population groups.

BACKGROUND

In 2021, the City received funding totaling \$500,000 for several program activities that are intended to accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Assessment. The bulk of the funds are being used to prepare the sixth cycle housing element and the VMT (Vehicle Miles Traveled) implementation guidelines. One program activity included in the grant award involves working with a non-profit organization to perform an analysis of affordable housing development opportunities and develop a preliminary project plan and/or strategy. A description of the program activity is included as Attachment 2.

Waiver of Formal Bidding Procedures

The City's traditional bidding procedures for the type of work being conducted would normally require that a request for proposals (RFP) be prepared and proposals accepted from qualifying firms. In this case, the program activity described in the LEAP grant award specifies that the work will be completed by a non-profit organization. An evaluation of non-profit organizations in the area conducted by Planning and Housing staff did not identify firms other than IDLS with experience in comparable work. A review of the non-profit registry provided the same results. Therefore, staff is requesting a waiver of formal bidding procedures.

IDLS is a public benefit non-profit 501 c.3. corporation located in Clovis. IDLS' mission is to find creative solutions for housing and services for people of all income and population groups. Their first project was Magnolia Crossing in Clovis, a public-privately developed mixed-income senior living community, and the first project of its kind in California. IDLS' Board President, Michael Sigala, has experience with performing similar pre-project analysis of affordable housing projects. The IDLS team has the staffing capability and expertise to perform the requested work.

Scope of Work

The proposed scope of work includes performing a housing needs analysis and an evaluation of potential sites that might be suitable for affordable housing development. A preliminary program and conceptual design of an affordable housing project will be developed as well as an analysis of costs and financial feasibility based on market conditions. A summary development timeline will be generated to illustrate major project miles stones that would be necessary for the successful completion of a project. The results of the analysis will be presented to the City Council for review.

The total cost associated with the agreement is a lump sum of \$75,000, though the proposed agreement calls for monthly progress billings. Of this amount, a minimum of \$70,000 is included in the grant funding received through the LEAP program. It is likely that adjustments to other grant-funded activities will allow the remaining \$5000 to be funded through the grant award as well. If those adjustments do not occur, adequate funding is available in the current budget to cover the expense.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

The proposed agreement will implement a grant-funded activity included in the City's LEAP program award. IDLS is a local non-profit with appropriate experience and expertise to perform the requested services.

ACTIONS FOLLOWING APPROVAL

Staff will work with the consultant to execute the final agreement.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager *AM*

**CITY OF CLOVIS
CONSULTANT SERVICE AGREEMENT**

This Consultant Services Agreement ("Agreement") is entered into between the City of Clovis, a California general law city ("City") and Innovative Development and Living Solutions of California ("Consultant") with respect to the following recitals, which are a substantive part of this Agreement. This Agreement shall be effective on September 20, 2022 ("Effective Date").

RECITALS

- A. City desires to obtain services related to the evaluation of factors related to affordable housing development and affordable housing options ("Services") more fully described in **Exhibit A** and as further set forth in the proposal from Consultant attached as **Exhibit B** which is incorporated herein by reference.
- B. Consultant is a public benefit non-profit 501 c.3. corporation with specific experience and expertise relative to the Services and hereby warrants and represents that Consultant is qualified, experienced, and capable of performing the Services, and possesses any required licenses, certifications, security/bonding, and/or training necessary to perform the Services.
- C. City desires to retain Consultant, and Consultant desires to provide the City with the Services, on the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual agreements herein, City and Consultant agree as follows:

AGREEMENT

1. Scope of Services. Consultant shall perform the Services described in the Recitals and detailed in **Exhibits A**. Changes in the scope of Services, including the work performed and/or deliverables produced, shall be made in writing and particularly describe the changes in Services, including payment/costs and schedule/term, as applicable.
2. Priority and Conflicts; Exclusions. If the terms and requirements of this Agreement conflict with **Exhibit A**, this Agreement and **Exhibit B** shall control. No contractual terms and/or conditions found in **Exhibit B** shall purport to waive, disclaim, or limit Consultant's liability, indemnification obligations, warranties, damages for breach or delay, or any security, bonding, or insurance requirements, and any such provisions shall have no force or effect with respect to this Agreement and the Services performed by Consultant.
3. Term of Agreement; Commencement of Services; Schedule. The term of this Agreement shall commence on September 20, 2022, and Consultant shall begin performing the Services on that date, unless otherwise instructed by City. This Agreement shall terminate on September 30, 2025, unless extended beyond that date by mutual consent of the Parties, for a period not exceeding 1 year. This Agreement may be terminated prior to the end of the term pursuant to Section 18 herein.
4. Payment for Services. City shall pay Consultant for the Services performed pursuant to this Agreement according to the rate(s) stated in Consultant's Proposal, which is set forth in **Exhibit B**, as applicable. The total amount paid by City to Consultant shall not exceed Seventy Five Thousand Dollars (\$75,000).

The foregoing is inclusive of all labor, equipment, materials, costs and expenses, taxes, and overhead. City shall pay Consultant for Services satisfactorily performed pursuant to this Agreement. Consultant shall submit monthly invoices to City containing detailed billing information regarding the Services provided and City shall tender payment to Consultant within thirty (30) days after receipt of invoice.

5. Independent Contractor Status. Consultant and its subcontractors shall perform the Services as independent contractors and not as officers, employees, agents or volunteers of City. Consultant is engaged in an independently established trade, occupation, or business to perform the Services required by this Agreement and is hereby retained to perform work that is outside the usual course of City's business. Consultant is free from the control and direction of City in connection with the manner of performance of the work. Nothing contained in this Agreement shall be deemed to create any contractual relationship between City and Consultant's employees or subcontractors, nor shall anything contained in this Agreement be deemed to give any third party, including but not limited to Consultant's employees or subcontractors, any claim or right of action against City.

6. Consultant Representations; Standard of Care; Compliance with Law. Consultant represents that Consultant and any subcontractors utilized by Consultant are and will be qualified in the field for which Services are being provided under this Agreement and Consultant and any subcontractors are now, and will be throughout their performance of the Services under this Agreement, properly licensed, certified, secured/bonded, trained, and/or otherwise qualified and authorized to perform the Services required and contemplated by this Agreement, as may be required by law. Consultant and its subcontractors shall utilize the standard of care and skill customarily exercised by members of their profession, shall use reasonable diligence and best judgment while performing the Services, and shall comply with all applicable laws, regulations, and industry standards.

7. Identity of Subcontractors and Sub-Consultants. Consultant shall, before commencing any work under this Agreement, provide to City in writing: (a) the identity of all subcontractors and sub-consultants (collectively referred to as "subcontractors"), if any, Consultant intends to utilize in Consultant's performance of this Agreement; and (b) a detailed description of the full scope of work to be provided by such subcontractors. Consultant shall only employ subcontractors pre-approved by City and in no event shall Consultant replace an approved subcontractor without the advance written permission of City, with the understanding that City's permission will not be unreasonably withheld. Notwithstanding any other provisions in this Agreement, Consultant shall be liable to City for the performance of Consultant's subcontractors.

8. Subcontractor Provisions. Consultant shall include in its written agreements with its subcontractors, if any, provisions which: (a) impose upon the subcontractors the obligation to provide to City the same insurance and indemnity obligations that Consultant owes to City; (b) make clear that City intends to rely upon the reports, opinions, conclusions and other work product prepared and performed by subcontractors for Consultant; and (c) entitle City to impose upon subcontractors the assignment rights found elsewhere in this Agreement.

9. Power to Act on Behalf of City. Consultant is not acting as an agent of City and shall not have any right, power, or authority to create any obligation, express or implied, or make representations on behalf of City except as may be expressly authorized in advance in writing from time to time by City and then only to the extent of such authorization.

10. Record Keeping; Reports. Consultant shall keep complete records showing the type of Services performed. Consultant shall be responsible and shall require its subcontractors to keep similar records. City shall be given reasonable access to the records of Consultant and its subcontractors for inspection and audit purposes. Consultant shall provide City with a working draft of all reports upon reasonable request by City

and of all final reports prepared by Consultant under this Agreement.

11. Ownership and Inspection of Documents. All data, tests, reports, analyses, documents, records, conclusions, opinions, recommendations and other work product generated by or produced for Consultant or its subcontractors in connection with the Services, regardless of the medium, including physical drawings and materials recorded on computer discs or other electronic devices ("Work Product"), shall be and remain the property of City. City shall have the right to use, copy, modify, and reuse the Work Product as it sees fit. Upon City's request, Consultant shall make available for inspection and copying all such Work Product and all Work product shall be turned over to City promptly at City's request or upon termination of this Agreement, whichever occurs first. Consultant shall not release any Work Product to third parties without prior written approval of City. This obligation shall survive termination of this Agreement and shall survive for four (4) years from the date of expiration or termination of this Agreement.

12. Confidentiality. All Work Product prepared and performed by and on behalf of Consultant in connection with the Services performed pursuant to this Agreement shall be kept confidential and shall be disclosed only to City, unless otherwise provided by law or expressly authorized by City. Consultant shall not disclose or permit the disclosure of any confidential information acquired during performance of the Services, except to its agents, employees and subcontractors who need such confidential information in order to properly perform their duties relative to this Agreement. Consultant shall also require its subcontractors to be bound to these confidentiality provisions.

13. City Name and Logo. Consultant shall not use City's name or insignia, photographs relating to the City projects or work for which Consultant's services are rendered, or any publicity pertaining to the Consultant's Services under this Agreement in any magazine, trade paper, newspaper, television or radio production, internet website, social media, or other similar medium without the prior written consent of City.

14. Conflicts of Interest. Consultant warrants that neither Consultant nor any of its employees have an improper interest, present or contemplated, in the Services which would affect Consultant's or its employees' performance of the Services and the Work Product produced. Consultant further warrants that neither Consultant nor any of its employees have real property, business interests or income that will be affected by the Services. Consultant covenants that no person having any such interest, whether an employee or subcontractor shall perform the Services under this Agreement. During the performance of the Services, Consultant shall not employ or retain the services of any person who is employed by the City or a member of any City Board or Commission.

15. Non-liability of Officers and Employees. No officer or employee of City shall be personally liable to Consultant, or any successors in interest, in the event of a default or breach by City for any amount which may become due Consultant or its successor, or for any breach of any obligation under the terms of this Agreement.

16. City Right to Employ Other Consultants. This Agreement and performance of the Services are non-exclusive and City reserves the right to employ other consultants in connection with the Services while this Agreement is in effect.

17. Termination of Agreement. This Agreement shall terminate as provided in Section 3, unless terminated earlier pursuant to the following:

a. Termination by City: For Convenience. City may at its discretion terminate this Agreement for convenience and without cause upon fourteen (14) days prior written notice to Consultant. Upon receipt of a termination notice pursuant to this subsection, Consultant shall promptly discontinue all Services affected, unless the notice directs otherwise.

b. Termination by City or Consultant: For Cause. Either party may terminate this Agreement upon ten (10) days prior written notice to the other party of a material breach, and a failure within that time period to cure or commence reasonable steps to cure the breach.

c. Compensation to Consultant Upon Termination. Consultant shall be paid compensation for Services satisfactorily performed prior to notice of termination. As to any phase partially performed but for which the applicable portion of Consultant's compensation has not become due, Consultant shall be paid the reasonable value of its Services provided. However, in no event shall such payment when added to any other payment due under the applicable part of the work exceed the total compensation of such part as specified Section 4. In the event of termination due to Consultant's failure to perform in accordance with the terms of this Agreement through no fault of City, City may withhold an amount that would otherwise be payable as an offset to City's damages caused by such failure.

d. Effect of Termination. Upon termination of this Agreement, Consultant shall: (i) promptly discontinue all Services affected, unless the notice of termination directs otherwise; and (ii) deliver or otherwise make available to the City, without additional compensation, all Work Product and/or deliverables accumulated by the Consultant in performing this Agreement, whether completed or in process. Consultant may not refuse to provide such Work Product for any reason whatsoever.

18. Insurance. Consultant shall satisfy the insurance requirements set forth in **Exhibit C**.

19. Indemnity and Defense. Consultant hereby agrees to indemnify and hold the City, its officials, officers, employees, agents, and volunteers harmless from and against all claims, demands, causes of action, actions, damages, losses, expenses, and other liabilities, (including without limitation reasonable attorney fees and costs of litigation) but only to the extent actually caused by the negligent acts, errors, or omissions of Consultant or its subcontractors relating to the performance of Services described herein to the fullest extent permitted by law, unless the injuries or damages are the result of City's negligence or willful misconduct, subject to any limitations imposed by law. Consultant and City agree that said indemnity and defense obligations shall survive the expiration or termination of this Agreement for any items specified herein that arose or occurred during the term of this Agreement.

20. Taxes. Consultant agrees to pay all taxes, licenses, and fees levied or assessed by any governmental agency on Consultant incident to the performance of Services under this Agreement, and unemployment and workers' compensation insurance, social security, or any other taxes upon the wages of Consultant, its employees, agents, and representatives. Consultant agrees to obtain and renew an annual business tax certificate from City and pay the applicable annual business registration tax to City during the term of this Agreement.

21. Assignment. Neither this Agreement nor any duties or obligations hereunder shall be assignable by Consultant without the prior written consent of City. In the event of an assignment to which City has consented, the assignee shall agree in writing to personally assume and perform the covenants, obligations, and agreements herein contained. In addition, Consultant shall not assign the payment of any monies due Consultant from City under the terms of this Agreement to any other individual, corporation or entity. City retains the right to pay any and all monies due Consultant directly to Consultant.

22. Form and Service of Notices. Any and all notices or other communications required or permitted by this Agreement or by law to be delivered to, served upon, or given to either party to this Agreement by the other party shall be in writing and shall be deemed properly delivered, served or given by one of the following methods:

- a. Personally delivered to the party to whom it is directed. Service shall be deemed the date of delivery.
- b. Delivered by e-mail to a known address of the party to whom it is directed provided the e-mail is accompanied by an acknowledgment of receipt by the other party. Service shall be deemed the date of acknowledgement.
- c. Delivery by a reliable overnight delivery service, ex., Federal Express, receipted, addressed to the addressees set forth below the signatories to this Agreement. Service shall be deemed the date of delivery.
- d. Delivery by deposit in the United States mail, first class, postage prepaid. Service shall be deemed delivered ninety-six (96) hours after deposit.

23. Entire Agreement. This Agreement, including the Exhibits and any other attachments, represents the entire Agreement between City and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral with respect to the subject matter herein. This Agreement may be amended only by written instrument signed by both City and Consultant.

24. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

25. Authority. The signatories to this Agreement warrant and represent that they have the legal right, power, and authority to execute this Agreement and bind their respective entities.

26. Severability. In the event any term or provision of this Agreement is declared to be invalid or illegal for any reason, this Agreement will remain in full force and effect and will be interpreted as though such invalid or illegal provision were not a part of this Agreement. The remaining provisions will be construed to preserve the intent and purpose of this Agreement and the parties will negotiate in good faith to modify any invalidated provisions to preserve each party's anticipated benefits.

27. Applicable Law and Interpretation and Venue. This Agreement shall be interpreted in accordance with the laws of the State of California. The language of all parts of this Agreement shall, in all cases, be construed as a whole, according to its fair meaning, and not strictly for or against either party. This Agreement is entered into by City and Consultant in the County of Fresno, California. Consultant shall perform the Services required under this Agreement in the County of Fresno, California. Thus, in the event of litigation, venue shall only lie with the appropriate state or federal court in Fresno County.

28. Amendments and Waiver. This Agreement shall not be modified or amended in any way, and no provision shall be waived, except in writing signed by the parties hereto. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of the right to compel enforcement of the remaining provisions of this Agreement.

29. Third Party Beneficiaries. Nothing in this Agreement shall be construed to confer any rights upon any party not a signatory to this Agreement.

30. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

31. Alternative Dispute Resolution. If a dispute arises out of or relating to this Agreement, or the alleged breach thereof, and if said dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by non-binding mediation before resorting to litigation. The mediator shall be mutually selected by the parties, but in case of disagreement, the mediator shall be selected by lot from among two nominations provided by each party. All costs and fees required by the mediator shall be split equally by the parties, otherwise each party shall bear its own costs of mediation. If mediation fails to resolve the dispute within thirty (30) days, either party may pursue litigation to resolve the dispute.

Demand for mediation shall be in writing and delivered to the other party to this Agreement. A demand for mediation shall be made within reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such a claim, dispute or other matter in question would be barred by California statutes of limitations.

32. Non-Discrimination. Consultant shall not discriminate on the basis of any protected class under federal or State law in the provision of the Services or with respect to any Consultant employees or applicants for employment. Consultant shall ensure that any subcontractors are bound to this provision. A protected class, includes, but is not necessarily limited to race, color, national origin, ancestry, religion, age, sex, sexual orientation, marital status, and disability.

Now, therefore, the City and Consultant have executed this Agreement on the date(s) set forth below.

CONSULTANT

CITY OF CLOVIS

By: _____
Michael Sigala, Board President

By: _____
John Holt, City Manager

Date: _____

Date: _____

Party Identification and Contact Information:

Consultant
Innovative Development and Living Solutions of California
Attn: Michael Sigala, Board President
311 Bullard Avenue Suite 101
Clovis, CA 93612
Email: michael@idlsca.org
Phone: (559) 266-6222

City of Clovis
Planning and Development Services
Attn: David Merchen
City Planner
1033 Fifth Street
Clovis, CA 93612
Email: davidm@cityofclovis.com
Phone: (559) 324-2346

ATTEST

_____, City Clerk

APPROVED AS TO FORM

_____, City Attorney

EXHIBIT A

AFFORDABLE HOUSING DEVELOPMENT PROJECT/STRATEGY CITY OF CLOVIS LEAP GRANT

EXHIBIT B

CONSULTANT PROPOSAL

EXHIBIT C

INSURANCE REQUIREMENTS

Prior to commencement of the Services, Consultant shall take out and maintain at its own expense the insurance coverage required by this **Exhibit C**. Consultant shall cause any subcontractor with whom Consultant contracts for the performance of Services pursuant to this Agreement to take out and maintain equivalent insurance coverage. Said insurance shall be maintained at all times during Consultant's performance of Services under this Agreement, and for any additional period specified herein. All insurance shall be placed with insurance companies that are licensed and admitted to conduct business in the State of California and are rated at a minimum with an "A:VII" by A.M. Best Company, unless otherwise acceptable to the City.

a. Minimum Limits of Insurance. Consultant shall maintain the following types of insurance with limits no less than specified:

(i) Professional Liability Insurance (Errors and Omissions) in an amount not less than \$2,000,000.00 per occurrence or claim and \$2,000,000 in the aggregate. Said insurance shall be maintained for an additional period of five years following the earlier of completion of Consultant's Services under this Agreement or termination of this Agreement.

(ii) General Liability Insurance (including operations, products and completed operations coverages) in an amount not less than \$2,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(iii) Worker's Compensation Insurance as required by the State of California.

(iv) Automobile Liability Insurance in an amount not less than \$1,000,000 per accident for bodily injury and property damage.

(v) Umbrella or Excess Liability. In the event Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the City, its officers, officials, employees, agents and volunteers.

If Consultant maintains higher limits than the minimums shown above, the City shall be entitled to coverage at the higher limits maintained.

b. Other Insurance Provisions. The general liability policy is to contain, or be endorsed to contain, the following provisions:

(i) The City, its officers, officials, employees, agents, and volunteers are to be covered as insured's with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant; and with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33 or CG 20 38; and CG 20 37 forms if later revisions used).

(ii) For any claims related to the Services performed pursuant to this Agreement, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

(iii) Each insurance policy required by this section shall be endorsed to state that the City shall receive written notice at least thirty (30) days prior to the cancellation, non-renewal, or material modification of the coverages required herein.

(iv) Consultant grants to the City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(v) Any deductibles or self-insured retentions must be declared to and approved by the City of Clovis Risk Services. The City may require the Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

c. Evidence of Coverage. Consultant shall deliver to City written evidence of the above insurance coverages, including the required endorsements prior to commencing Services under this Agreement; and the production of such written evidence shall be an express condition precedent, notwithstanding anything to the contrary in this Agreement, to Consultant's right to be paid any compensation under this Agreement. City's failure, at any time, to object to Consultant's failure to provide the specified insurance or written evidence thereof (either as to the type or amount of such insurance), shall not be deemed a waiver of City's right to insist upon such insurance later.

d. Maintenance of Insurance. If Consultant fails to furnish and maintain the insurance required by this section, City may (but is not required to) purchase such insurance on behalf of Consultant, and the Consultant shall pay the cost thereof to City upon demand, and City shall furnish Consultant with any information needed to obtain such insurance. Moreover, at its discretion, City may pay for such insurance with funds otherwise due Consultant under this Agreement.

e. Subcontractors. If the Consultant should subcontract all or any portion of the work to be performed in this Agreement, the Consultant shall cover the subcontractor, and/or require each subcontractor to adhere to all the requirements contained herein. Similarly, any cancellation, lapse, reduction or change of subcontractor's insurance shall have the same impact as described above.

f. Special Risks or Circumstances. The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

g. Indemnity and Defense. Except as otherwise expressly provided, the insurance requirements in this section shall not in any way limit, in either scope or amount, the indemnity and defense obligations separately owed by Consultant to City under this Agreement.

**AFFORDABLE HOUSING DEVELOPMENT PROJECT/STRATEGY
CITY OF CLOVIS LEAP GRANT**

Affordable Housing Development Project/Strategy

A. Summary of the Project and its impact on accelerating production

Activity 2 involves performing an analysis of affordable housing development opportunities and developing a preliminary project plan and/or strategy. Rather than working with a for-profit consulting firm, the City intends to work with a non-profit entity with experience in developing programs and strategies for affordable housing projects. The analysis will identify opportunities for one or more affordable housing projects on City-owned land and/or private property. Programmatic approaches to facilitate development of underutilized properties will also be evaluated. The analysis will consider regulatory and physical factors, as well as fiscal viability. Potential projects will be evaluated against grant funding opportunities to determine eligibility and to establish preliminary project descriptions. Though the City will be responsible for the completion of this activity, the non-profit entity will provide the expertise required to conduct the analysis and will perform the majority of the work. Applicable results will be incorporated into the City's Sixth Cycle Housing Element and the City will commence with implementation of selected projects and strategies.

B. Description of the tasks and major sub-tasks

Task 2.1 includes establishing and approving an agreement with a local non-profit entity with experience in developing programs and strategies for affordable housing projects.

Task 2.2 includes identifying baseline strategies for the development of one or more affordable housing projects. A screening level analysis of City-owned properties will be evaluated, along with available private properties. Programmatic approaches will be considered, such as enhancing for-rent residential development in mixed use environments. Grant programs will be evaluated to identify funding opportunities for projects meeting certain criteria.

Task 2.3 includes focusing on one or more of the baseline strategies to prepare an in-depth analysis and preliminary program/project design. The analysis will consider regulatory and physical factors, as well as fiscal viability. Actions required to implement the project or strategy will be identified. If a specific viable site is identified, a preliminary site design will be prepared.

Task 2.4 includes the preparation and adoption of a report summarizing the analysis and conclusions, and the adoption of one or more viable project or strategies.

C. Summary of the plans for adoption or implementation

The results of the analysis will determine specific plans for adoption and implementation. Based on the baseline strategies evaluation, community partners and stakeholders will be consulted to provide input regarding potential projects and strategies. Task 2.4 will occur through a public meeting of the City Council. Applicable results will be incorporated into the City's Sixth Cycle Housing Element. The City will commence with implementation of one or more projects viable projects or strategies.

July 1, 2022

Dave Merchen
City Planner
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Scope of Work for Affordable Housing Development Analysis

Dear Mr. Merchen:

Thank you for meeting with Innovative Development and Living Solutions of California (IDLS) on June 7th to discuss the City of Clovis' interest in further exploring affordable housing development options. As we understand, the City was awarded grant funds from the State of California's LEAP program to further analyze strategies for increasing housing production. Pursuant to your request, we are providing a scope of work to the City of Clovis outlining our approach to developing salient housing concepts that respond to the needs of the community, while addressing financial feasibility and other programmatic issues.

Scope of Work

Housing Needs Analysis. IDLS will review existing housing demand and supply data, including reports available from the City of Clovis (i.e., Housing Element Needs Assessment), US Census, California Housing and Community Development and other available sources to summarize by population segments and income groups the documented housing need in the city compared to currently available housing opportunities.

Deliverable – summary matrix/graphic presentation for inclusion in the final report to the City Council.

Timeline – Months one to two

Site Analysis. Working in close consultation with City staff, property owners, and other stakeholders, IDLS will compile a list of public and privately owned potential sites that might be suitable for affordable housing development. The analysis will consider site constraints such as market value, size, access, permissible land-uses, physical and environmental regulatory constraints, neighborhood concerns, and proximity to amenities and target populations. As appropriate, IDLS will further evaluate the propensity of property owners to further explore development options with IDLS.

Deliverable – summary map, matrix/graphic presentation for inclusion in the final report to the City Council.

Timeline – Months two to four

Preliminary Program and Project Conceptual Design. Based on the work efforts in the previous two tasks, IDLS will create a preliminary development program for a couple of select potential sites including information on project massing (building square feet, number of stories, parking, etc.) targeted income and population groups, projected rents or sales prices, estimated development budget (sources and uses), and other program information. IDLS will also work with a local architect to create preliminary design concepts for an identified site(s).

Deliverable –graphic table and design presentation for inclusion in the final report to the City Council.

Timeline – Months four to six

Financial Feasibility, Gap, and Funding Options. IDLS will contract/partner with Community Economics, Inc. (CEI), or another suitable entity, to evaluate project financial feasibility to determine if the estimated development project sources and uses are accurate, and obtain other third-party opinions regarding the project’s real estate economics and market viability. IDLS will also seek advice and input from potential funders. An analysis of the local funding sources available for the presumed “gap” in project sources will be presented.

Deliverable –graphic table/informational summary presentation for inclusion in the final report to the City Council.

Timeline – Months five to seven

Development Timeline. IDLS will create a summary development timeline to illustrate major project milestones necessary for successful completion of the proposed project.

Deliverable –graphic summary Gant chart presentation to be included in the final report to the City Council.

Timeline – Month eight

Report to City Council. IDLS will develop a “slide deck” presentation for City Council detailing the task identified in this scope of work. The presentation be informative, well-presented, and easy to follow allowing for the City Council to rationally ascertain a IDLS sponsored development project(s) for further consideration by City staff.

Timeline – Month nine

Scope of Work Fee. Per our discussions, IDLS will conduct the scope of work for a fee of \$75,000.

About IDLS – Innovative Development and Living Solutions of California (IDLSD) is a public benefit non-profit 501 c.3. corporation located in Clovis, California. IDLS’ mission is to find creative solutions for housing and services for people of all income and population groups. Our first project was Magnolia Crossing in Clovis, a public-privately developed mixed-income senior living community, and the first project in of its kind in California. IDLS is one of the largest non-educational nonprofit organizations in the City of Clovis with over 40 employees. IDLS has the staffing capability and expertise to conduct this assignment with the City of Clovis.

If you need any additional information, or if you have any questions, please contact me at 559-266-6222 or via email, michael@idlsca.org. Thank you for allowing us the opportunity to provide this scope of work, and for allowing us to collaboratively explore options to better serve the housing needs of all Clovis residents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Sigala', with a long horizontal flourish extending to the right.

Michael Sigala, Board President
Innovative Development and Living Solutions of California



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: September 19, 2022

SUBJECT: Planning and Development Services - Approval – Final Acceptance for CIP 21-08 David McDonald Park Monument Sign.

ATTACHMENTS: 1. Vicinity Map

CONFLICT OF INTEREST

None.

RECOMMENDATION

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

EXECUTIVE SUMMARY

The project consisted of the construction of one cast-in-place concrete monument sign at the main entrance to David McDonald Park, which is located at the Sierra-Coventry Intersection, East of Temperance Avenue.

BACKGROUND

Bids were received on December 7, 2021, and the project was awarded by City Council to the low bidder, HBC Enterprises, on January 10, 2021. The project was completed in accordance with the construction documents and the contractor has submitted a request for acceptance of the project.

FISCAL IMPACT

1.	Award	\$35,771.79
2.	Cost increases/decreases resulting from differences between estimated quantities used for award and actual quantities installed.	\$3,159.00
3.	Contract Change Orders CCO No. 1 -To add mock up concrete sack and patch colors to monument to determine the final concrete color of the sign as requested by City Planning Department.	\$1,148.55
	CCO No. 2 -To add quantity of 20 cubic yards of bark Onto the landscape area around the sign.	\$1,852.50
4.	Liquidated Damages Assessed	\$0.00

Final Contract Cost **\$38,930.79**

REASON FOR RECOMMENDATION

The Public Utilities Department, the City Engineer, the engineering inspector, and the project Engineer agree that the work performed by the contractor is in accordance with the project plans and specifications and has been deemed acceptable. The contractor, HBC Enterprises, has requested final acceptance from City Council.

ACTIONS FOLLOWING APPROVAL

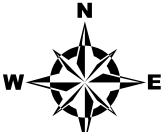
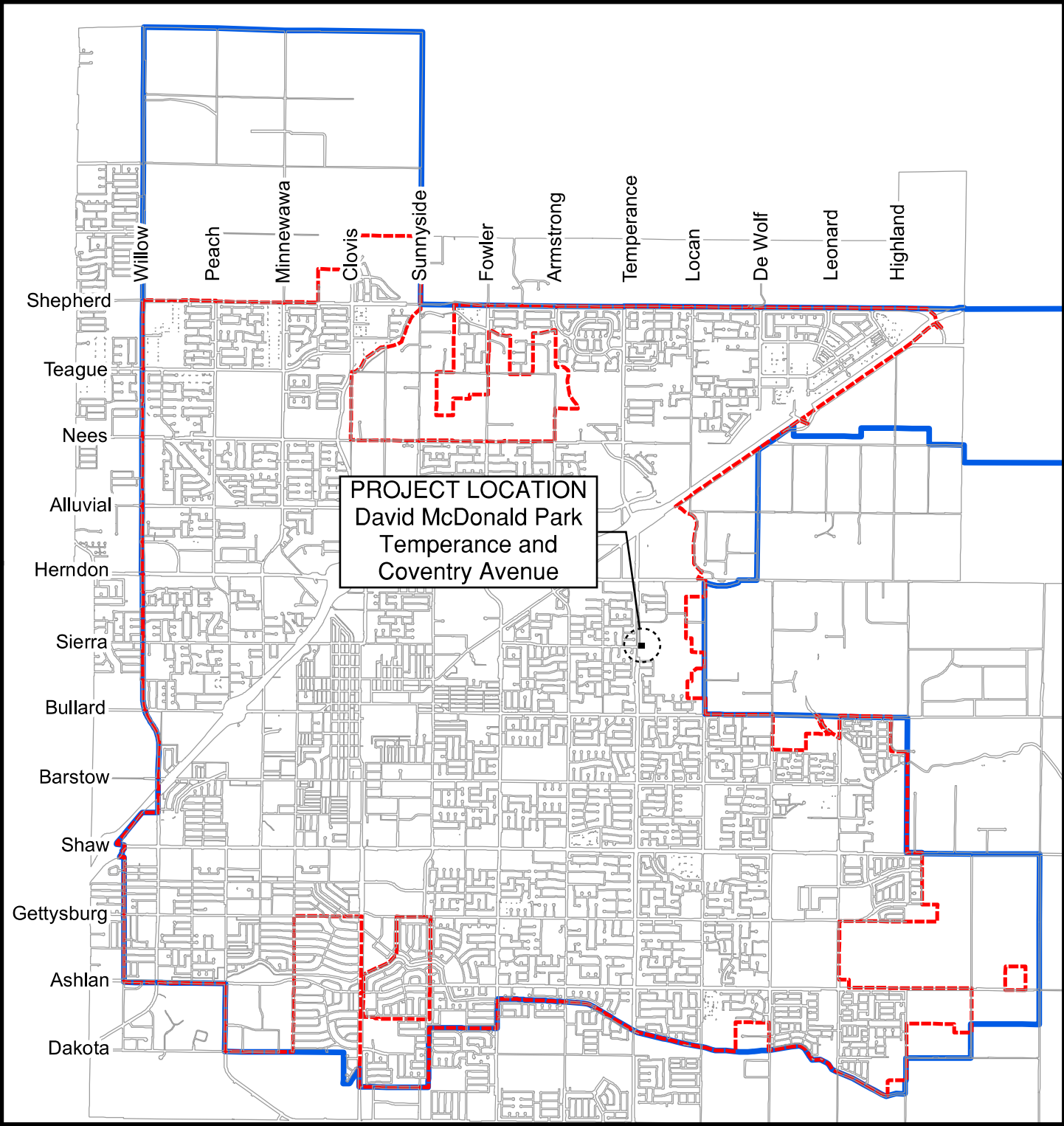
1. The notice of completion will be recorded; and
2. All remaining retention funds will be released 35 calendar days following recordation of the notice of acceptance, provided no liens have been filed. Retention funds may be released within 60 days after the date of completion, provided no liens have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

Prepared by: Nav Chahal, Engineering Inspector

Reviewed by: City Manager *AA*

VICINITY MAP

CIP 21-08 Sierra Meadows Monument Sign





CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: September 19, 2022

SUBJECT: Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of an Equipment Vehicle Lift from ARI Phoenix, Inc. Using the Sourcewell Purchasing Contract.

ATTACHMENTS: None

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to waive the City's formal bidding requirements and authorize purchasing an equipment vehicle lift from ARI Phoenix, Inc. using the Sourcewell Purchasing Contract for \$137,715.67, including installation, tax, and freight.

EXECUTIVE SUMMARY

The 2022-2023 fiscal year's budget included funds in the Fleet Maintenance account to purchase a replacement vehicle lift used to repair and maintain heavy equipment in the Fleet Maintenance section of the Public Utilities Department. The new vehicle lift will be replacing a 20-year-old lift that no longer can be repaired and has reached its end of life. The new lift will have a heavier load capacity and will be purchased using the Sourcewell Purchasing Contract for \$137,715.67, including installation, tax, and freight.

The Sourcewell Purchasing contract, formerly the National Joint Powers Alliance (NJPA) contract, is a nationwide public procurement service that makes the governmental procurement process more efficient. All contracts available to participating members have been awarded by virtue of a public competitive procurement process compliant with state statutes.

BACKGROUND

The recommended vehicle lift is available through the Sourcewell Purchasing Contract – formerly the NJPA contract – which is competitively bid on a nationwide basis. Staff also requested quotes from two other lift manufacturers and the quote provided by ARI Phoenix, Inc. was the most competitive while meeting the required specifications.

FISCAL IMPACT

Sufficient funds are included in the 2022-23 Fleet Maintenance budget for the purchase of a replacement vehicle lift.

REASON FOR RECOMMENDATION

The new vehicle lift will be replacing a 20-year-old lift that no longer can be repaired and has reached its end of life. The replacement vehicle lift has a lifting capacity that will be able to lift all of City of Clovis heavy on-road vehicles for maintenance. Staff has evaluated the available vehicle lifts and has determined that the proposed lift will meet the needs of the Fleet Maintenance section. The proposed method of purchasing the equipment is cost-effective and funds are available.

ACTIONS FOLLOWING APPROVAL

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

Prepared by: Paul Armendariz, Assistant Public Utilities Director

Reviewed by: City Manager *AA*



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: September 19, 2022

SUBJECT: Public Utilities – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of One Fuel and One Service Trailer from Thunder Creek Equipment.

ATTACHMENTS: None

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to waive the City's formal bidding requirements and authorize purchasing one fuel trailer for \$72,162.31 and one service trailer for \$72,157.00, for a total of approximately \$156,000 including tax, from Thunder Creek Equipment.

EXECUTIVE SUMMARY

The 2022-2023 fiscal year's budget included funds in the Fleet Replacement account to purchase a commercial service truck for the City Landfill. Instead of purchasing a new service truck, staff is recommending purchasing one fuel trailer and one service trailer that will allow for more efficient and cost-effective maintenance of the construction equipment at the Landfill.

Staff recommends waiving the City's formal bidding requirements due to there being a lack of viable vendors who can meet the required specifications. Staff recommends purchasing one fuel trailer for \$72,162.31 plus tax, and one service trailer for \$72,157.00 plus tax, for a combined total of approximately \$156,000 including tax, from Thunder Creek Equipment, a division of LDJ Manufacturing, Inc.

BACKGROUND

Staff is recommending the purchase of the two trailers instead of a new service truck to allow for more efficient and cost-effective maintenance of the construction equipment at the Landfill. The total cost of the two trailers will be approximately \$50,000 less than the estimated cost of a new commercial service truck that is included in the Fleet renewal schedule.

The fuel trailer will allow City employees to transport fuel from the City Corporation Yard to the Landfill instead of having to use a third-party vendor for transportation. This will save on the cost per gallon for fuel and is estimated to save approximately \$20,000 per year for the Landfill. Additionally, the fuel trailer can be towed by multiple vehicles currently being operated by employees who drive daily to the Landfill, allowing for additional flexibility and efficiency in fueling.

The service trailer will be utilized by the current Fleet Equipment Mechanic who maintains the heavy construction equipment at the Landfill. This will allow the mechanic to perform additional routine and preventative maintenance that is currently being contracted out. The trailer will have holding tanks for oil, hydraulic fluid, transmission fluid, coolant, and grease. The trailer can also be towed by a variety of trucks currently in the Fleet inventory.

FISCAL IMPACT

Sufficient funds are included in the 2022-23 Fleet Replacement budget and the user section, Solid Waste – Landfill, has accumulated the necessary funds to purchase the equipment.

REASON FOR RECOMMENDATION

The fuel and service trailers will be purchased in place of a service truck that is currently due for replacement in the Fleet renewal schedule. Having the two trailers will allow for more cost-effective and timely fueling and more efficient maintenance of Landfill equipment. Staff has evaluated the available trailers and has determined that the proposed trailers will meet the needs of the Public Utilities Department. Staff also reached out to Fresno County Fire, who use the same service trailer, and received high remarks from their equipment maintenance staff.

ACTIONS FOLLOWING APPROVAL

Two separate purchase orders, one for each trailer, will be prepared for the City Manager's approval and sent to the vendor.

Prepared by: Paul Armendariz, Assistant Public Utilities Director

Reviewed by: City Manager *AA*



CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: September 19, 2022

SUBJECT: Consider items associated with approximately 310 acres of land bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant, 4Creeks Inc. Representative; Sayre Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owner. **(Continued from the September 12, 2022 meeting)**

a. Consider Introduction - Ord. 22-____, Rezone 2021-001 and R2021-003, A request to establish a Master Plan Community (MPC) Overlay District in conjunction with Home Place Master Plan and a request to prezone properties within the boundaries of the Home Place Master Plan to a combination of base zone districts to implement the land uses identified in the Home Place Master Plan.

b. Consider Approval - Res. 22-____, TM 6364, A request for a master tentative tract map to create approximately 1,174 new residential lots.

c. Consider Approval - Res. 22-____, PDP 2022-002, A request for a planned development permit to establish development standards and criteria for the proposed Tract Map 6364.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ATTACHMENTS:

1. Ord. 22-____, Master Plan Community Overlay & Base Rezoning
2. Res. 22-____, Tract Map
3. Res. 22-____, Planned Development Permit
4. Findings in Support of Project Applications
5. Home Place Master Plan
6. Agency Comments
7. Environmental Analysis – Home Place Master Plan

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the City Council introduce the ordinance establishing a MPC (Master Plan Community) Overlay District and base rezoning classifications for the project area. Staff further recommends that the Council adopt resolutions approving the tract map and planned development permit proposed in conjunction with the project.

EXECUTIVE SUMMARY

The Project proposes the adoption of the Home Place Master Plan, encompassing approximately 310 acres generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The proposal will facilitate the annexation and development of land within the project boundary, to include approximately 1,174 new single-family units, 132 multifamily units, 5 acres of neighborhood commercial, and related parks and open space areas. An existing 25-acre site will be retained by the current owner and will continue to be utilized for agriculture and other complementary uses. The Master Plan is proposed to be adopted through the establishment of the MPC Overlay District on the Project site. A rezoning to individual “base” zone districts, a 1,174-lot tract map, and a planned development permit for the tract map are also included.

The Planning Commission considered the proposed project at its July 28, 2022, meeting and adopted resolutions recommending approval of each element of the proposal. A summary of the Planning Commission’s discussion is included in Section G of the Background below.

BACKGROUND

The Loma Vista Specific Plan identifies four areas within its boundaries as “master planned communities,” each of which requires the adoption of a master plan before individual projects can proceed (see Figure 1 below). The purpose of a master plan is to ensure that the Loma Vista Specific Plan is implemented in a cohesive and comprehensive manner, to provide a high degree of innovation, variety, and character, and to establish continuity and connectivity both within the master plan boundaries and between the master plan and surrounding properties. The Loma Vista Specific Plan designates the project site as the “Gettysburg/Ashlan Master Planned Community”. This area has been re-branded as “Home Place.”

The discussion regarding the Project is organized into the following sections:

- A. Project Boundaries
- B. Master Plan Key Features
- C. Project Entitlements
- D. Annexation of the Master Plan Project Area
- E. CEQA Compliance
- F. Review and Comments from Agencies and Interested Parties
- G. Planning Commission Consideration

FIGURE 1: LOMA VISTA MASTER PLANNED COMMUNITIES**A. Project Boundaries**

The boundary for the Home Place Master Plan varies slightly from what was identified in the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community. The northern limits of the original boundary followed the alignment of Gettysburg Avenue from Leonard all the way to Thompson. By comparison, the northern boundary of Home Place is around 600' feet south of Gettysburg. This adjustment reflects the following factors:

- A small portion of the area included within the original boundary, located just south of Gettysburg, was previously annexed into the City and developed in conjunction with Tract Maps 6166 and 6034.
- Roughly 20 acres immediately south of the planned Gettysburg Avenue alignment, west of Thompson Avenue, that was shown within the original boundaries has been excluded

from the current project because this area is only a portion of a larger parcel, and the configuration would have prohibited the area from being rezoned and annexed. Additionally, the property falls under a separate ownership that was not a party to the process of developing the Master Plan. Instead, this area will be included with the separate master plan completed for the Loma Vista Eastern Village, where the remainder of the property under the same ownership is located.

The gross acreage within the original Gettysburg/Ashlan Master Plan Community was estimated to be approximately 358 acres. The boundaries of the Home Place Master Plan, with the adjustments described above, is approximately 310 acres. The boundary is shown in Figure 2 below.

FIGURE 2 – HOME PLACE MASTER PLAN BOUNDARY



B. Master Plan Key Features

The Home Place Master Plan proposes a mix of uses to establish residential neighborhoods at varying residential densities along with complimentary open space areas and trails. A 5 acre neighborhood commercial site and the 25 acre Historic Home Place are also included. Key features of the Master Plan are outlined below.

Residential Uses

A mix of residential types and densities are proposed in conjunction with the Master Plan. Approximately 1,174 single family residential lots are proposed, with lots ranging in size from approximately 3,100 square feet to more than 13,000 square feet. Multi-family housing is proposed in the southwest portion of the plan, along the Leonard Avenue frontage. Approximately 132 multi-family units are envisioned. The Master Plan provides design guidelines and development standards for each housing type and lot size. These criteria have been incorporated into the planned development permit proposed for the project, as discussed in more detail below under the planned development permit section of this report.

Commercial Uses

The Loma Vista Specific Plan and 2014 General Plan establish a land use pattern calling for a total of 11-12 acres of neighborhood commercial uses within the original boundary of the Gettysburg/Ashlan Master Plan Community. Of this amount, approximately 5 acres is included within the current Home Place Master Plan boundary, while the remaining 6 to 7 acres have been excluded and will be master planned as part of the future Eastern Village Master Plan. This adjustment was made to be consistent with parcel boundaries and to facilitate a cohesive boundary for both the planning document and the subsequent annexation.

The neighborhood commercial portion of the Master Plan is proposed to be rezoned to the C-1 (Neighborhood Commercial) zone district. General design and development standards establishing the scale and general design parameters of the neighborhood center are included in the Master Plan Area. The commercial site is located at the northeastern corner of the Master Plan, and development of the area will be part of a future development phase. No specific uses or entitlements are currently proposed for the commercial portion of the Project.

The Historic Home Place

Centrally located with the project boundary, the 25-acre property comprising the McFarlane homestead will be retained by the McFarlane family and will serve as the central feature described in the Loma Vista Specific Plan for this master planned community:

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site(s), and/or lake(s) – (City of Clovis, Loma Vista Specific Plan, 2003, p. 55)

The Master Plan provides for a range of complimentary uses to occur on the Historic Home Place site, including those focused on preserving the agricultural heritage of the community. The site will be featured as a place of preservation, conservation, education, culture, and community gathering. In addition to retaining and protecting key buildings on the site, a handful of historic structures may be restored or enhanced. Though the Historic Home Place site is intended to be annexed into the City as part of the overall Master Plan boundary, no specific uses or entitlements are currently proposed for this portion of the Project.

Streets & Circulation

The Home Place Master Plan is served by a perimeter road system that includes Leonard, Thompson, and Ashlan Avenues, and a small portion of Gettysburg Avenue at the northwest corner of the Master Plan boundary. Development within the Master Plan area is proposed to be accessed by new streets extending from the perimeter streets. The portions of the existing streets not improved in conjunction with previous development are planned to be developed at urban street geometrics as depicted in the Specific Plan and General Plan Circulation Element. Leonard and Ashlan are designated as arterial streets, while Gettysburg and Thompson are designated as collectors.

Within the boundaries of the proposed Master Plan, an internal network of collector streets is proposed to pull traffic from local streets out to the existing perimeter streets. Individual lots will take access from local streets, and direct access to collectors and arterials is avoided. Bike, trail, and sidewalk improvements are designed in conjunction with the proposed street network. All streets will be public and will include landscape park strips that meet or exceed typical City standards.

Parks & Open Space

Park and open space areas within the Master Plan are intended for both passive and active recreational uses. Open spaces will be designed to enhance and reflect the character of the surrounding development. Neighborhood parks (generally 2 acres and larger) will provide recreational amenities that draw residents from within the Master Plan area as well as invite residents from adjacent communities. Examples of amenities will include playground equipment, stationary exercise equipment, walking paths, benches, open fields for flexible play areas, and picnic pavilions. Smaller “pocket” parks (typically between one and one-quarter acre) within the community will provide recreational amenities for residents from the immediate area. Features within these smaller areas may include playground equipment, stationary exercise equipment, thematic gardens, and landscaping.

Trails and Non-Vehicle Transportation

An extensive network of trails is provided throughout the Master Plan. The Dog Creek corridor will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail. Class 1 trails within the Master Plan are accompanied by traditional sidewalks along both perimeter and internal collector streets. Class 2 bike routes are also included along all internal collector streets.

C. Project Entitlements

Various land use approvals are required to facilitate the annexation and development of the 310-acre Home Place Master Plan as contemplated by the Loma Vista Specific Plan and the 2014

Clovis General Plan. Each specific application requiring action by the Planning Commission is outlined below:

Prezone Application R2021-001 – MPC (Master Plan Community) Overlay District

The primary entitlement is a request to establish the MPC Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Home Place Master Plan is proposed to be adopted. The MPC Overlay is not an independent zone district that defines allowable uses and standards like the R-1 (Single Family Residential) or C-1 (Neighborhood Commercial) zone districts. Instead, the MPC Overlay works in tandem with specific zone districts to allow flexibility in development standards to achieve a higher degree of community design. The specific design and development standards for each type of use are included in the Master Plan.

The adoption of the MPC Overlay District and the Home Place Master Plan is required pursuant to the Loma Vista Specific Plan before development within the boundaries of the Master Plan can proceed. The density and intensity of the proposed development are consistent with the limits established by the Loma Vista Specific Plan and the 2014 General Plan. Table 2.1 in the Master Plan (**Attachment 5**) provides a comparison of the capacity assumed in the Specific Plan versus that proposed by the Home Place Master Plan. The proposed Master Plan achieves the intent described in the Loma Vista Specific Plan and all required components are included. Key features of the Master Plan are outlined above in Section B of the Background.

Prezone Application R2021-003 – Individual Zone Districts

Properties within the boundaries of the Home Place Master Plan must be rezoned to individual or “base” zone districts to facilitate annexation of the project area. As noted in the discussion of the MPC Overlay District, the individual zone districts will work in tandem with the standards in the Master Plan to guide development. The following individual zone districts are proposed in conjunction with the rezoning application:

Table 1: Proposed Zone Districts

Land Use Type	Proposed Zone District
Single Family Residential	R-1-PRD (Single Family Residential/ Planned Residential Development)
Multi-family Residential	R-3 (Medium Density Multi-family Residential)
Neighborhood Commercial Center	C-1 (Neighborhood Commercial)
Historic Home Place	C-R (Commercial Recreation)

The development criteria that will be applied to land uses within the R-1-PRD, R-3, and C-1 zone districts either reference the applicable standards in the development code or identify standards that are commonly applied with the respective residential and commercial project types. The

criteria for the C-R (Commercial Recreation) district, including the particular set of uses allowed within this district, are unique to the Historic Home Place site within the Home Place Master Plan. The intent is to allow existing agriculture and other complimentary uses to be considered permitted uses on the Historic Home Place site. Higher intensity uses, including various assembly-type uses such as meeting facilities, museums, and community centers, will require the approval of a conditional use permit. A specific use schedule for the C-R District covering the Historic Home Place is included in Section 2.3 of the Master Plan.

Master Tentative Tract Map 6364

A tract map is proposed to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan, such as multifamily, open space, neighborhood commercial, etc. (see **Attachment 2A**). The initial phase of the tract map will occur at the northwest corner of the project area. Future phases will extend to the south and east after modifications to the Dog Creek alignment and associated flood zones are made. The tract map has been reviewed as a “master tentative map”, which intends to establish an initial lotting pattern and street-layout for the entire single-family residential portion of the Master Plan. Changes to the precise lot configuration may change when final maps are prepared in future phases, though the general street configuration will be retained and the maximum number of lots will not exceed 1,174.

The overall density proposed in the tract map is consistent with the density specification included in the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community, which allows 4.8 units per gross acre. The subdivision layout reflects the intent of the Master Plan to provide a variety of housing types, with lots ranging between approximately 3,100 and 13,000 square feet. All streets within the subdivision will be public and are consistent with the City’s typical standards for roadway design. No gates are proposed. A combination of pocket parks, neighborhood parks, and trails of varying designs will be constructed as the subdivision builds out. Conditions of approval (see **Attachment 3A**) are recommended to address routine requirements associated with the development of residential subdivisions and to implement the applicable standards from the Home Place Master Plan.

Community Facility District

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

A condition of approval has been added to this tentative map requiring the participation of this Project in the CFD.

Planned Development Permit (PDP) 2022-002

A planned development permit (PDP) is proposed to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district. The purpose of a PDP is to provide a method whereby land may be designed and developed by taking advantage of modern site planning techniques thereby resulting in more efficient use of land and a better living environment than is otherwise possible through strict application of the development standards. This overlaps with the purpose of the MPC Overlay, and the standards that are proposed to be adopted through the PDP process are also included in the Master Plan document. The applicant is requesting approval of non-gated, detached single-family subdivision with public streets. Sidewalks on both sides of the street are proposed in most areas. In small-lot areas where houses are less than 1200 feet in size, a local street standard is proposed with sidewalks on only 1 side. Table 2 below outlines the proposed standards for three different categories of lots based on parcel size. These standards are reflected in the recommended conditions of approval (see **Attachment 3A**).

Table 2 – Development Standards for Single Family Lots

Standard	Lot Size < 4,000 SF	Lot Size 4,001 - 6,500 SF	Lot Size > 6,500 SF
Minimum Lot Width	40'	50'	60'
Minimum Lot Depth	65'	80'	100'
Maximum Height	35'	35'	35'
Maximum Coverage	60%	50%	50%
Front Setback to Projection	6'	6'	8'
Front Setback (Back of Sidewalk) to Garage	20'	20'	20'
Side Yard Setback	5'	5'	5'
Side Yard (Corner) Setback	9'	9'	9'
Rear Yard Setback	5'	5'	10'
Reverse Corner Lot	5'	10'	15'
Parking Standards	<ul style="list-style-type: none"> ▪ For each single-family residence, 2 parking stalls are required. ▪ A limited number of homes with less than 1,200 sf of living space may be permitted to provide a 1-car garage and 1 stall outside of the garage. ▪ The total number of lots where a 1-car garage may be permitted shall comprise no more than 5% of the total lots in the master plan. ▪ The inside dimensions of the 1-car garage shall be no less than 10' x 20'. ▪ The inside dimensions of the 2-car garage shall be no less than 20' x 20'. 		

The conditions of approval also include a requirement for a paved area along the garage-side of each single-family home to be installed. The path will accommodate the storage of trash totes and to provide a path to pull the totes to the curb on pickup days. Additionally, the project will be required to comply with all applicable California Building Code which includes the Green Building Code for electric vehicle (EV) charging capability and solar-power requirements for new residential developments.

Planned development permits provide for flexibility in development standards as a mechanism to accommodate new types of projects that may not otherwise comply with strict adherence to typical development standards. In exchange for the flexibility created through the allowance for alternative development standards, projects are required to incorporate amenities that are commensurate to the deviations being requested. With regard to the Home Place Master Plan, the MPC Overlay similarly intends to provide a high degree of innovation, variety, and character through cohesively planned development. Examples of the features in Home Place that achieve this intent include the following:

- Variation in housing types and densities
- Integration of open space including four neighborhood parks and eight pocket parks
- Comprehensively planned trails, including enhanced creek-side trail along Dog Creek
- Providing for community gateways, project-monuments, and wayfinding signage

Staff has determined that the Home Place Master Plan can be found consistent with the intent of the Loma Vista Specific Plan and the MPC Overlay District and recommends that the features of the Master Plan be deemed as appropriate in meeting the requirements of the PDP process relative to amenities.

Applications Not Included

The Project currently under consideration does not include any action related to approving a multi-family project within the area proposed to be zoned R-3, nor are any specific uses under consideration on the Historic Home Place site which is proposed to be zoned C-R. Within the neighborhood commercial area, no uses are presently proposed. Future projects in those areas will be subject to the approval requirements specified within the Master Plan and the Municipal Code.

D. Annexation of the Master Plan Project Area

Development of the Home Place Master Plan will require annexation into the City of Clovis. The subject property is currently within the City's sphere of influence. The entire project boundary will be the subject of the annexation application. The City Council will consider a resolution initiating the annexation application under a separate agenda item.

E. California Environmental Quality Act (CEQA)

The Project requires approval of two separate tiers of entitlements, each of which has been considered pursuant to the CEQA Guidelines:

- Program-level approvals which are required to implement the Loma Vista Specific Plan and 2014 General Plan, including the Master Plan Community Overlay zoning (R2021-001) and the Prezoning of the site to individual zone districts (R2021-003).
- Project-level approvals, which allow the development of residential uses on a specific site in conformity with the Loma Vista Specific Plan, including the proposed tract map (TM 6364) and the planned development permit (PDP2022-002).

The program-level approvals are proposed pursuant to, and are consistent with, the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). Section 15183 of the CEQA Guidelines exempts projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review if no impacts peculiar to the project or the site have been identified. Therefore, the program-level approvals described in the staff report are exempt from further CEQA analysis.

The project-level approvals allow the development of single-family residential lots within the Master Plan and have been found to be in conformity with the Loma Vista Specific Plan and consistent with the 2014 General Plan EIR. The project-level approvals have similarly been found consistent with proposed program-level approvals included as part of the Project. Section 15182 of the CEQA Guidelines exempts residential projects undertaken pursuant to and in conformity with an approved specific plan if the criteria for requiring a subsequent or supplemental environmental impact report (EIR) have not been met (CEQA Guidelines, Section 15162).

As discussed in **Attachment 7**, the analysis performed for the project supports the finding that the program-level and project-level components of the Project are exempt from CEQA under Sections 15183 and 15182, respectively.

F. Review and Comments from Agencies and Interested Parties

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, County of Fresno, and the Fresno Local Agency Formation Commission (LAFCo).

Pertinent comments are included in **Attachment 6**. Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received any comments at the time this report was finalized. A notice of public hearing was published in the Business Journal on August 24, 2022.

G. Planning Commission Consideration

The Planning Commission considered the proposed project at its July 28, 2022, meeting. During the public hearing, the applicant and owner provided background regarding the project and spoke in favor. No other public testimony was offered. During its deliberation, the Planning Commission asked questions about how much flexibility would exist in modifying the tentative subdivision map to create additional compact lots (less than 4000) square feet. Staff explained that while some reconfiguration could occur, any combination of final maps recorded in the future cannot exceed the number of lots shown in the approved tentative map (1179) which would limit the addition of new compact lots.

Water sustainability was also discussed, considering requirements under the Sustainable Groundwater Management Act (SGMA) and ongoing, competing demands for surface water resources. It was also noted that the General Plan EIR cited significant and unavoidable impacts relative to groundwater recharge. Staff provided background regarding water resources and the City's program to ensure appropriate water supplies in conjunction with development envisioned under the General Plan.

The Commission voted to approve each element of the project with a 4-1 vote, with Commissioner Cunningham voting "no" in each instance. Water sustainability was identified as Commissioner Cunningham's primary concern during the Commission's deliberation.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

The Home Place Master Plan is consistent with and implements the Loma Vista Specific Plan and the 2014 General Plan. The adoption of a master plan for the Project area is required before development within the area can proceed. The plan provides for a mix of housing types and densities, a neighborhood commercial site, and open space in the form of both parks and trails. The rezoning to individual "base" zone districts is consistent with the land use pattern established by the Master Plan and satisfies the rezoning requirement necessary to facilitate annexation of the Project area. The proposed tract map and planned development permit implement the single-family residential component of the Master Plan. Each component of the Project meets the findings that must be considered when making a decision on a project, as outlined in detail in **Attachment 4**.

ACTIONS FOLLOWING APPROVAL

The second reading of the Prezone Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption. The Council will consider the adoption of a resolution initiating the annexation application under a separate agenda item. With the approval of all items, staff will prepare the annexation application for submission to LAFCO.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager 

**DRAFT
ORDINANCE 22-__**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTION 9.08.020 AND CHAPTER 9.86 OF THE CLOVIS MUNICIPAL CODE TO PREZONE APPROXIMATELY 310 ACRES GENERALLY LOCATED ON THE WEST SIDE OF LEONARD AVENUE, SOUTH OF GETTYSBURG AVENUE, EAST OF THOMPSON AVENUE AND NORTH OF ASHLAN AVENUE TO THE R-1-PRD (SINGLE FAMILY RESIDENTIAL-PLANNED RESIDENTIAL DEVELOPMENT), R-3 (MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL), C-1 (NEIGHBORHOOD COMMERCIAL), AND C-R (COMMERCIAL RECREATION) ZONE DISTRICTS AND TO APPROVE A MASTER PLANNED COMMUNITY OVERLAY ZONE DISTRICT IN CONJUNCTION WITH THE HOME PLACE MASTER PLAN AND FINDING THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER SECTIONS 15182 AND 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

LEGAL DESCRIPTION:

See Attachment A

WHEREAS, Home Place Holdings, Inc, 2505 Alluvial Avenue, Clovis, CA 93611 (“Applicant”), submitted applications for a rezoning to establish the M-P-C (Master Planned Community) Overlay District and base zoning to implement the land uses as established in the Loma Vista Specific Plan for the area shown in the Specific Plan as the Gettysburg/Ashlan Master Planned Community, comprising approximately 310 acres generally located on the west side of Leonard Avenue, south of Gettysburg Avenue, east of Thompson Avenue and north of Ashlan Avenue, County of Fresno; and

WHEREAS, the area shown in the Loma Vista Specific Plan as the Gettysburg/Ashlan Master Plan Community has been rebranded and relabeled as the “Home Place Master Plan”; and

WHEREAS, the Applicant submitted prezone application R2021-001 to establish the M-P-C (Master Plan Community) Overlay District on the subject property in conjunction with a request to adopt the Home Place Master Plan; and

WHEREAS, the Applicant submitted prezone application R2021-003 to establish base zoning on the subject property, including the R-1-PRD (Single Family Residential-Planned Residential Development), R-3 (Medium Density Multiple Family Residential), C-1 (Neighborhood Commercial), and C-R (Commercial Recreation) Zone Districts to implement the planned land uses in the Home Place Master Plan; and

WHEREAS, the proposed rezoning applications are intended to facilitate the approval of the Home Place Master Plan and the subsequent annexation and development of the property with the boundaries of the Master Plan; and

WHEREAS, the City has determined that the proposed rezoning applications are consistent with the Loma Vista Specific Plan and the 2014 General Plan; and

WHEREAS, the Planning Commission held a noticed Public Hearing on July 28, 2022 to consider the Project, at which time interested persons were given opportunity to comment on the Project: and

WHEREAS, the Planning Commission voted and recommended that the Council approve R2021-001 and R2021-003; and

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

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on August 24, 2021, mailed public notices to property owners within 800 feet of the Property ten (10) days prior to the City Council hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was held on September 19, 2022; and

WHEREAS, the City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project is exempt from further environmental analysis pursuant to CEQA Guidelines Sections 15183 and 15182; and

WHEREAS, the City Council has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL FINDS AS FOLLOWS:

1. The proposed Project is consistent with the goals, policies, and actions of the General Plan and the Loma Vista Specific Plan.
2. The proposed rezone would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The Property is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and development of the Project.
4. The City Council finds that no additional environmental review is required for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15183.
5. The basis and evidence for the findings are detailed in the September 19, 2022, staff report and staff presentation addressing the Project during the September 19, 2022, public hearing, both of which are hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

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

SECTION 1: The Official Map of the City is amended in accordance with Section 9.08.020 and Chapter 9.86 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

LEGAL DESCRIPTION:

See the attached Attachment A.

From City Unclassified (County AE-20) to R-1-PRD, R-3, C-1, and C-R; and

Establish M-P-C Overlay District the basis for the adoption and implementation of the Home Place Master Document.

SECTION 2: The Home Place Master Plan is hereby adopted.

SECTION 3: This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

APPROVED: September 19, 2022

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Mayor	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on September 19, 2022, and was adopted at a regular meeting of said Council held on October 3, 2022, by the following vote, to wit:

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

DATED: October 3, 2022

City Clerk

**Attachment A
Legal Description**

R-1-PRD (Single Family Residential - Planned Residential Development) Zone

The Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and the Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California;

EXCEPTING THEREFROM the South 360.00 feet, of the West 420.00 feet thereof;

ALSO EXCEPTING THEREFROM that portion of Parcel A of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 13;
Thence North 0° 02' 58" West, along the West line of said Southeast quarter, 360.00 feet to an angle point in the West line of said Parcel A, and the True Point of Beginning;

Thence along the Westerly and Northerly lines of said Parcel A the following four (4) courses:

1. Continuing North 0° 02' 58" West, 768.56 feet;
2. North 89° 57' 02" East, 442.49 feet;
3. South 45° 02' 58" East, 21.21 feet;
4. Southerly 358.10 feet along a non-tangent curve, concave to the East, with a radius of 362.78 feet, a central angle of 56° 33' 22", and a beginning radial which bears North 87° 41' 34" West;

Thence South 59° 23' 43" East, 65.08 feet;

Thence Southwesterly 99.66 feet along a non-tangent curve, concave to the Southeast, with a radius of 2565.03 feet, a central angle of 2° 13' 34", and a beginning radial which bears North 56° 34' 49" West;

Thence Southwesterly 95.77 feet along a tangent curve, concave to the Southeast, with a radius of 4099.98 feet, and a central angle of 1° 20' 18";

Thence Southwesterly 168.27 feet along a tangent curve, concave to the Southeast, with a radius of 1008.00 feet, and a central angle of 9° 33' 53";

Thence South 19° 11' 25" West, 213.47 feet more or less, to the East line of Parcel 1 as shown on Parcel Map No. 2004-09, recorded in Book 64 of Parcel Maps, at Pages 79-80, of Fresno County Records;

Thence North 0° 02' 58" West, along last said East line and the Northerly prolongation thereof, to the Northeast corner of Outlot A of said Parcel Map No. 2004-09;

Thence South 89° 59' 50" West, along the North line of said Outlot A and the Westerly prolongation thereof, 420.00 feet to the True Point of Beginning;

ALSO EXCEPTING THEREFROM A portion of Parcels A and B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in a portion of

the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and a portion of the Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California, and being described as follows:

Beginning at the Southeast corner of said Section 13;
 Thence South $89^{\circ} 59' 50''$ West, along the South line of said Southeast quarter, a distance of 947.81 feet to the intersection of said South line with the Southerly prolongation of the West line of said Parcel B;
 Thence North $0^{\circ} 04' 50''$ West, along said Southerly prolongation, 59.00 feet to an angle point in the Westerly line of said Parcel B;

Thence along the Westerly line of said Parcel B the following twelve (12) courses:

1. Continuing North $0^{\circ} 04' 50''$ West, 398.08 feet;
2. North $56^{\circ} 37' 16''$ East, 251.30 feet;
3. Northeasterly 302.87 feet along a tangent curve, concave to the Northwest, with a radius of 380.00 feet and a central angle of $45^{\circ} 39' 58''$;
4. North $11^{\circ} 19' 01''$ East, 82.48 feet;
5. North $10^{\circ} 01' 37''$ East, 77.00 feet;
6. North $22^{\circ} 29' 35''$ East, 62.46 feet;
7. North $25^{\circ} 26' 07''$ East, 190.71 feet;
8. North $24^{\circ} 04' 10''$ East, 63.51 feet;
9. North $63^{\circ} 39' 53''$ East, 106.33 feet;
10. North $75^{\circ} 37' 45''$ East, 282.40 feet;
11. North $41^{\circ} 37' 31''$ East, 55.07 feet;
12. North $89^{\circ} 59' 50''$ East, 5.83 feet to the East line of said Southeast quarter;

Thence continuing North $89^{\circ} 59' 50''$ East, 284.73 feet;
 Thence South $0^{\circ} 04' 50''$ East, 423.81 feet;
 Thence South $89^{\circ} 59' 50''$ West, 284.73 feet to last said East line;
 Thence South $0^{\circ} 04' 50''$ East, along last said East line, 1019.63 feet to the Point of Beginning;

ALSO EXCEPTING THEREFROM that portion of Parcel B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Beginning at the Northeast corner of said Southwest quarter;
 Thence South $0^{\circ} 13' 35''$ East, along the East line of said Southwest quarter, 524.00 feet;
 Thence North $90^{\circ} 00' 00''$ West, 468.15 feet;
 Thence North $0^{\circ} 05' 07''$ East, 522.34 feet to the North line of said Southwest quarter;
 Thence North $89^{\circ} 47' 45''$ East, along the North line of said Southwest quarter, 465.30 feet to the Point of Beginning.

R-3 (Multi-Family High-Density) Zone

A portion of Parcel A of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 13;
Thence North 0° 02' 58" West, along the West line of said Southeast quarter, 360.00 feet to an angle point in the West line of said Parcel A, and the True Point of Beginning;

Thence along the Westerly and Northerly lines of said Parcel A the following four (4) courses:

1. Continuing North 0° 02' 58" West, 768.56 feet;
2. North 89° 57' 02" East, 442.49 feet;
3. South 45° 02' 58" East, 21.21 feet;
4. Southerly 358.10 feet along a non-tangent curve, concave to the East, with a radius of 362.78 feet, a central angle of 56° 33' 22", and a beginning radial which bears North 87° 41' 34" West;

Thence South 59° 23' 43" East, 65.08 feet;

Thence Southwesterly 99.66 feet along a non-tangent curve, concave to the Southeast, with a radius of 2565.03 feet, a central angle of 2° 13' 34", and a beginning radial which bears North 56° 34' 49" West;

Thence Southwesterly 95.77 feet along a tangent curve, concave to the Southeast, with a radius of 4099.98 feet, and a central angle of 1° 20' 18";

Thence Southwesterly 168.27 feet along a tangent curve, concave to the Southeast, with a radius of 1008.00 feet, and a central angle of 9° 33' 53";

Thence South 19° 11' 25" West, 213.47 feet more or less, to the East line of Parcel 1 as shown on Parcel Map No. 2004-09, recorded in Book 64 of Parcel Maps, at Pages 79-80, of Fresno County Records;

Thence North 0° 02' 58" West, along last said East line and the Northerly prolongation thereof, to the Northeast corner of Outlot A of said Parcel Map No. 2004-09;

Thence South 89° 59' 50" West, along the North line of said Outlot A and the Westerly prolongation thereof, 420.00 feet to the True Point of Beginning.

C-1 (Neighborhood Commercial)

A portion of Parcel B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Beginning at the Northeast corner of said Southwest quarter;

Thence South 0° 13' 35" East, along the East line of said Southwest quarter, 524.00 feet;

Thence North 90° 00' 00" West, 468.15 feet;

Thence North 0° 05' 07" East, 522.34 feet to the North line of said Southwest quarter;

Thence North 89° 47' 45" East, along the North line of said Southwest quarter, 465.30 feet to the Point of Beginning.

C-R (Commercial Recreation) Zone

A portion of Parcels A and B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in a portion of the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and a portion of the Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California, and being described as follows:

Beginning at the Southeast corner of said Section 13;

Thence South 89° 59' 50" West, along the South line of said Southeast quarter, a distance of 947.81 feet to the intersection of said South line with the Southerly prolongation of the West line of said Parcel B;

Thence North 0° 04' 50" West, along said Southerly prolongation, 59.00 feet to an angle point in the Westerly line of said Parcel B;

Thence along the Westerly line of said Parcel B the following twelve (12) courses:

1. Continuing North 0° 04' 50" West, 398.08 feet;
2. North 56° 37' 16" East, 251.30 feet;
3. Northeasterly 302.87 feet along a tangent curve, concave to the Northwest, with a radius of 380.00 feet and a central angle of 45° 39' 58";
4. North 11° 19' 01" East, 82.48 feet;
5. North 10° 01' 37" East, 77.00 feet;
6. North 22° 29' 35" East, 62.46 feet;
7. North 25° 26' 07" East, 190.71 feet;
8. North 24° 04' 10" East, 63.51 feet;
9. North 63° 39' 53" East, 106.33 feet;
10. North 75° 37' 45" East, 282.40 feet;
11. North 41° 37' 31" East, 55.07 feet;
12. North 89° 59' 50" East, 5.83 feet to the East line of said Southeast quarter;

Thence continuing North 89° 59' 50" East, 284.73 feet;

Thence South 0° 04' 50" East, 423.81 feet;

Thence South 89° 59' 50" West, 284.73 feet to last said East line;

Thence South 0° 04' 50" East, along last said East line, 1019.63 feet to the Point of Beginning.

M-P-C (Master Plan Community) Overlay District

That portion of the South half of Section 18 Township 13 South, Range 22 East, and the Southeast quarter of Section 13 Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows;

Beginning at the West quarter corner of said Section 18, and a point on the Existing City Limit Line;

Thence (1) North 89°47'45" East along said Existing City Limit Line and the North line of said South half of Section 18, a distance of 2550.09 feet more or less, to a line parallel with and 30.00 feet East of the East line of the Southwest quarter of said Section 18;

Thence (2) South 00°13'35" East along said parallel line 2580.12 feet more or less;

Thence (3) South 89°49'07" West along the Existing City Limit Line, 332.94 feet more or less, to an angle point therein;

Thence (4) South 88°40'22" West continuing along the Existing City Limit Line, 275.04 feet more or less, to an angle point therein;

Thence (5) South 89°49'07" West continuing along the Existing City Limit Line, 1948.73 feet more or less, to an angle point therein;

Thence (6) South 89°59'50" West continuing along the Existing City Limit Line, 2059.18 feet more or less, to an angle point therein;

Thence (7) North 88°51'09" West continuing along the Existing City Limit Line, 166.37 feet more or less, to an angle point therein;

Thence (8) North 00°02'59" West continuing along the Existing City Limit Line, 297.66 feet more or less, to an angle point therein;

Thence (9) South 89°59'50" West continuing along the Existing City Limit Line, 386.00 feet more or less, to an angle point therein and a line parallel to and 34.00 feet East of the West line of said Southeast quarter of Section 13;

Thence (10) North 00°02'58" West continuing along the Existing City Limit Line and said parallel line, 2287.03 feet more or less, to an angle point therein and the North line of said Southeast quarter;

Thence (11) South 89°55'41" East continuing along the Existing City Limit Line and said North line, 2610.11 feet more or less, to the Point of Beginning.

Containing 303.81 acres more or less

C-1 (Neighborhood Commercial)

A portion of Parcel B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Beginning at the Northeast corner of said Southwest quarter;
 Thence South 0° 13' 35" East, along the East line of said Southwest quarter, 524.00 feet;
 Thence North 90° 00' 00" West, 468.15 feet;
 Thence North 0° 05' 07" East, 522.34 feet to the North line of said Southwest quarter;
 Thence North 89° 47' 45" East, along the North line of said Southwest quarter, 465.30 feet to the Point of Beginning.

R-3 (Multi-Family High-Density) Zone

A portion of Parcel A of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 13;
 Thence North 0° 02' 58" West, along the West line of said Southeast quarter, 360.00 feet to an angle point in the West line of said Parcel A, and the True Point of Beginning;

Thence along the Westerly and Northerly lines of said Parcel A the following four (4) courses:

1. Continuing North 0° 02' 58" West, 768.56 feet;
2. North 89° 57' 02" East, 442.49 feet;
3. South 45° 02' 58" East, 21.21 feet;
4. Southerly 358.10 feet along a non-tangent curve, concave to the East, with a radius of 362.78 feet, a central angle of 56° 33' 22", and a beginning radial which bears North 87° 41' 34" West;

Thence South 59° 23' 43" East, 65.08 feet;

Thence Southwesterly 99.66 feet along a non-tangent curve, concave to the Southeast, with a radius of 2565.03 feet, a central angle of 2° 13' 34", and a beginning radial which bears North 56° 34' 49" West;

Thence Southwesterly 95.77 feet along a tangent curve, concave to the Southeast, with a radius of 4099.98 feet, and a central angle of 1° 20' 18";

Thence Southwesterly 168.27 feet along a tangent curve, concave to the Southeast, with a radius of 1008.00 feet, and a central angle of 9° 33' 53";

Thence South 19° 11' 25" West, 213.47 feet more or less, to the East line of Parcel 1 as shown on Parcel Map No. 2004-09, recorded in Book 64 of Parcel Maps, at Pages 79-80, of Fresno County Records;

Thence North 0° 02' 58" West, along last said East line and the Northerly prolongation thereof, to the Northeast corner of Outlot A of said Parcel Map No. 2004-09;

Thence South 89° 59' 50" West, along the North line of said Outlot A and the Westerly prolongation thereof, 420.00 feet to the True Point of Beginning.

**DRAFT
RESOLUTION 22-____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A TENTATIVE TRACT MAP FOR A 1174-LOT SINGLE-FAMILY SUBDIVISION GENERALLY LOCATED ON THE WEST SIDE OF LEONARD AVENUE, SOUTH OF GETTYSBURG AVENUE, EAST OF THOMPSON AVENUE AND NORTH OF ASHLAN AVENUE AND FINDING THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER SECTIONS 15182 AND 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Home Place Holdings, Inc, 1446 Tollhouse Rd, Suite 103, Clovis, CA 93611 (“Applicant”), submitted an application for Tentative Tract Map TM6364 for a 1174-lot single family subdivision (“Project”) generally located on the west side of Leonard Avenue, south of Gettysburg Avenue, east of Thompson Avenue and north of Ashlan Avenue, County of Fresno (“Property”); and

WHEREAS, the Planning Commission held a noticed Public Hearing on July 28, 2022 to consider the Project, at which time interested persons were given opportunity to comment on the Project: and

WHEREAS, the Planning Commission voted and recommended that the Council approve TM6364; and

WHEREAS, the Planning Commission’s action was forwarded to the City Council for consideration; and

WHEREAS, the City published notice of a City Council public hearing in the Fresno Business Journal on August 24, 2022, mailed public notices to property owners within 600 feet of the Property ten (10) days prior to said City Council hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was conducted by the City Council to consider the proposed Project on September 19, 2022; and

WHEREAS, the proposed Tract Map was presented to the City Council for approval in accordance with the Subdivision Map Act and Title 9 of the Clovis Municipal Code (“Development Code”); and

WHEREAS, the City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project is exempt from further environmental analysis pursuant to CEQA Guidelines Sections 15183 and 15182; and

WHEREAS, the City Council has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence

presented during the public hearing, and the conditions of approval attached as **Attachment B** to this Resolution, which are incorporated herein by this reference.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:

1. The City Council hereby approves TM6364 as shown in **Attachment A** subject to the conditions of approval set forth in **Attachment B** to this Resolution.
2. The Project satisfies the required findings for approval of a Tentative Tract Map, as follows:
 - a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
 - b. The site is physically suitable for the type and proposed density of development;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
 - e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;
 - f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
 - g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and
 - h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.
3. The City Council could not make the findings necessary for approval of TM6364 without the conditions of approval set forth in **Attachment B** to this Resolution.
4. The City Council finds that no additional environmental review is required for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15183.
5. The basis for the findings is detailed in the September 19, 2022 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 19, 2022, by the following vote, to wit.

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

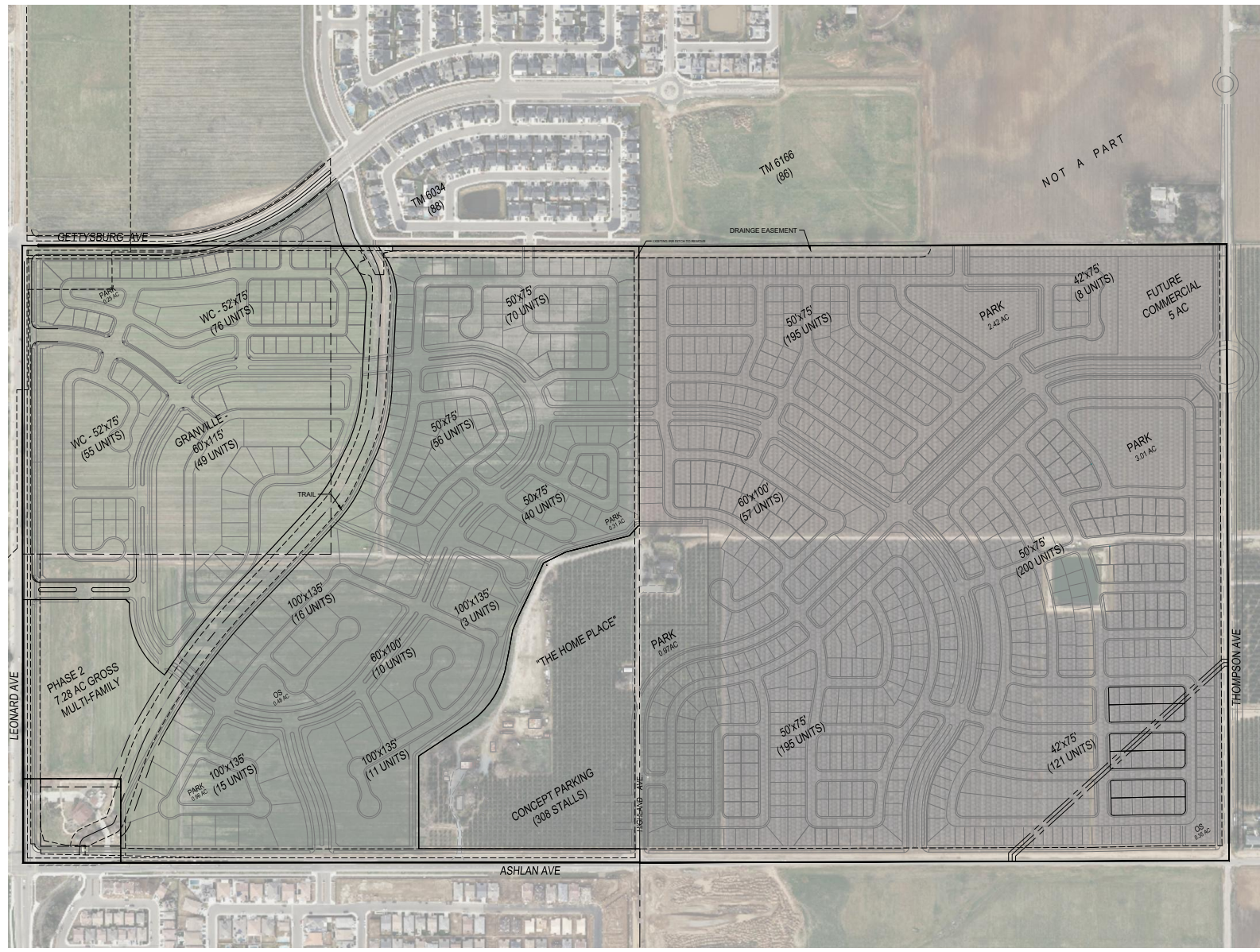
DATED: September 19, 2022

Mayor

City Clerk

AGENDA ITEM NO. 10.

**THE HOME PLACE
TENTATIVE SUBDIVISION MAP**



LEGEND

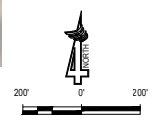
APN:	555-050-21,41,42 571-011-07,08,39
ACREAGE:	310.3 AC
FLOOD ZONE:	AE, X
ZONING (PROPOSED):	R-1-6
GENERAL PLAN DISTRICT:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	PG&E
WATER:	FID
TELEPHONE:	AT&T
REFUSE:	CITY OF CLOVIS
NATURAL GAS:	PG&E
EXISTING USE:	AG, AG, RESIDENTIAL
PROPOSED USE:	LOW DENSITY RESIDENTIAL

MASTER SITE PLAN UNITS

LOT SIZE	# UNITS
R-1-6 (100 x 135) - WEST	45
R-1-6 (50' x 75') - WEST	166
R-1-6 (52' x 75')	131
R-1-6 (60x100)	10
R-1-6 (60x115) - GRANVILLE	49
R-1-6 (42x75) - EAST	129
R-1-6 (50' x 75') - EAST	590
R-1-6 (60x100) - EAST	57
SUBTOTAL	1,177
RM-2	132 (22 6-PLEX)
TOTAL	1,306
TM 6034	88
TM 6166	86
TOTAL	174
WEST PORTION:	126.83 AC GROSS
EAST PORTION:	150.47 AC GROSS
DOG CREEK:	8.11 AC GROSS
HOME PLACE:	24.89 AC GROSS
TOTAL	310.3 AC

PARKS / OPEN SPACE	
WEST PORTION:	21.89 AC
LLD	6.06
PARKWAY	2.49
POCKET PARK	1.52
OPEN SPACE / TRAIL	3.51
DOG CREEK FEATURE	8.11
EAST PORTION:	15.48 AC
LLD	5.19
PARKWAY	2.05
PARK	6.74
OPEN SPACE / TRAIL	1.50

Attachment 2A



PREPARED BY:

 324 S. SANTA FE, STE. A
 P.O. BOX 7580
 VISALIA, CA 93292
 TEL: 558.802.3022
 FAX: 558.802.3215

Conditions of Approval – PDP2022-002
Planning Division Comments
(Dave Merchen, City Planner - (559) 324-2346)

1. This Project requires the approval of a residential site plan review (RSPR) entitlement for lot-specific development standards prior to the submittal of the final map for each phase of TM6364. Specific color and materials of the walls, fencing, open space amenities, landscaping, and trails will be evaluated through the civil plans.
2. The design for features within the boundaries of TM 6364 that extend outside of a single phase shall be established for the entire tract with the initial RSPR application.
3. Features extending outside the Home Place boundaries shall be consistent with the prevailing design for the same features within the broader Loma Vista Specific Plan boundaries. Examples of these features include trail lighting and community gateways.
4. Design for features that are unique to the Home Place Master Plan and are intended to be utilized throughout the Master Plan shall be established with the initial RSPR application. This includes, but is not limited to, wayfinding signage, that will be Initial RSPR will set the standards for recurring design components.
5. Monument signage is encouraged for each phase of Tract 6364. Where monument signs are utilized, at least one common design element will be incorporated throughout the Master Plan boundaries. Examples of such a design element include the incorporation of a Home Place logo or a consistent material used in the monument base.
6. The project will construct community gateways at the intersections of Ashan/Thompson and Gettysburg/Leonard pursuant to the Home Place Master Plan.
7. The RSPR submitted for the initial phase of TM 6364 shall include a phasing plan identifying the phase of the Tract Map where community gateways and each component of the open space and trail system will be constructed.
8. The Project requires implementation of the Home Place Master Plan to produce a comprehensive development of superior quality than which might otherwise occur from more traditional development on the site. This could include enhanced entry points, including monuments as described in the Master Plan, an embellished block wall on exterior street frontages, and superior exterior elevation design, all of which will be reviewed and approved through the civil plan review process and residential site plan review.
9. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the City

Planner on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements of any other siting or setback/yard requirements established under this application. If such a waiver is requested, the developer and City Planner shall work together to ensure that any sitings of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts that may result.

10. Planned Development Permit PDP2022-002 standards for lots within TM6364 shall be as established in the Home Place Master Plan in Tables 3.1 – 3.6. These standards are subject to change pursuant to the provisions outlined in Section 8.3 of the Master Plan. A change to the standards in Tables 3.1-3.6 made pursuant to Section 8.3 of the Master Plan shall be interpreted as amending the standards of PDP2022-002.
11. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Municipal Code.
12. Landscape plans shall incorporate the tree and landscape palette identified in the Home Place Master Plan. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.
13. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
14. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
15. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
16. Where residential back-yards abut perimeter streets (Leonard, Thompson, Gettysburg, and Ashlan Avenues), a minimum six-foot high solid masonry wall shall be constructed.
17. The applicant shall provide an all-weather surface on each lot for the placement and storage of trash receptacles and the conveyance of the receptacles to the street frontage on the designated pickup day.

Conditions of Approval - TM6364
Planning Division Comments

[Dave Merchen, City Planner - (559) 324-2346]

1. The final map(s) submitted in conjunction with TM6364 shall be comply with the requirements specified in PDP 2022-002. All conditions of approval for PDP2022-002 are incorporated by reference.
2. The final map(s) submitted in conjunction with TM6364, including the improvement plans for streets, trails, and other community features, shall be consistent with the standards and criteria in the Home Place Master Plan. If an inconsistency is identified between the criteria in the Home Place Master Plan and any other adopted standard, the Director of Planning and Development services shall determine the applicable requirement.
3. The project is subject to all applicable mitigation measure adopted in conjunction with certification of the environmental impact reports for the Loma Vista Specific Plan and 2014 General Plan.
4. The maximum number of residential lots that may be created by the tract map is 1,174. This does not include lots or outlots designated for uses other than single family homes.
5. The project will construct community gateways at the intersections of Ashan/Thompson and Gettysburg/Leonard pursuant to the Home Place Master Plan.
6. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
7. The developer shall repair and or replace any broken or damaged irrigation lines, valves, and other equipment on their properties which are intended to serve adjacent or downstream properties.
8. The developer shall record a Covenant regarding a “right to farm,” for adjacent property owners. Such agreement shall be disclosed to all future home buyers.
9. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
10. Upon final recordation of this vesting tentative tract map, it shall be the applicant’s responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder’s Office.

11. The applicant shall relay all conditions of approval for Vesting Tentative Tract Map 6364 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
12. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.
13. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
14. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
15. This Project requires the submittal and approval of a residential site plan review entitlement for lot-specific development standards within TM6364. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated through the civil plans.
16. The applicant shall provide an all-weather surface for the placement and storage of trash receptacles leading from the 5-foot side yard to the front of the property.
17. Biological resource preconstruction survey(s) of the site shall be completed prior to the commencement of project-related construction. Survey(s) shall be completed following the criteria identified biological resources assessment completed for the site in July of 2018.

Fire Department Conditions

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

Roads / Access

18. *Street Width:* Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface). Street Width for Single Family Residences: Shall comply with Clovis Fire Standard #1.1. Minimum access road width of 36 feet for Single Family Residences is required throughout for this overall site. Exception Streets with houses on only one side of the street: Roads 32 feet or greater, to less than 36 feet in width require Fire Lane Markings on one side of the street. Parking is allowed on one side of street.
19. *Turning Radius:* All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
20. *Security Gates:* If security gates are installed, all security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and

permits issued by Fire Department prior to installation. When the gate is open, there cannot be any obstruction due to the overhead cross-arms, braces or other structures. It shall provide an overhead clearance of at least 14 feet. When opened, gates shall provide a clear width of not less than 14 feet for one direction travel for splits gates or 20 feet for gates with 2 way travel.

21. Temporary Street Signs: The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
22. All Weather Access & Water Supply: The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2.
23. Two Points of Access: Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
24. Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The fire code official shall have the authority to modify the required separation while still providing adequate access to the development.

The current submittal for the single family home portion of this project provides adequate separation

25. Internal circulation. New development shall utilize a grid or modified-grid street pattern. Areas designated for residential and mixed-use village developments should feature short block lengths of 200 to 600 feet.

Water Systems

26. Residential Fire Hydrant: The applicant shall install 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

Hydrant placement will be provided when a tract map is submitted for formal review for each phase of this project.

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

Engineering / Utilities / Solid Waste Division Conditions

(Sean Smith, Engineering Division Representative – 324-2363)

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

28. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
29. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations, and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
30. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
31. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

32. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable

directly to the City through a separate escrow account at the time of recordation of the map.

33. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90-day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
34. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.
35. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
36. The applicant shall address all conditions and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
37. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
38. The applicant shall provide and pay for all geotechnical services per City policy.
39. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
40. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
41. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

42. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

43. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
- a. All interior street sections in this area have been outlined in the Home Place Master Plan and shall be used as the design standards. With each phase of development, the City Engineer shall determine the amount of street construction required for orderly development.
 - b. The locations and design of all median island openings shall be reviewed and approved with each phase of the development by the City Engineer. Design criteria such as, but not limited to, access for City service vehicles and emergency service vehicles, shall affect the extents and widths of median islands within local streets. Median islands within local streets shall be reviewed and approved with each phase of the development by the City Engineer.
 - c. Leonard Avenue – Along frontage between Gettysburg and Donner Avenues, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46' (16' west + 30' east) of permanent paving, and transitional paving as needed.
 - d. Leonard Avenue – For orderly development, on the west side of the street, along frontage between Gettysburg and Donner Avenues, improve with curb, gutter, full-width sidewalk, curb return ramps, streetlights, an additional 14' of permanent paving (for a total of 30' on the west side), and transitional paving as needed.
 - e. Leonard Avenue – Along frontage between Donner and the southern limit of TM 6364's street frontage, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.
 - f. Leonard Avenue – For orderly development, between the southern limit of TM 6364's street frontage and Ashlan Avenue, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve

with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.

- g. Ashlan Avenue – For orderly development, between Leonard Avenue and the western limit of TM 6364’s street frontage, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- h. Ashlan Avenue – Along frontage between the western limit of TM 6364’s street frontage and Highland Avenue, dedicate to provide right-of-way acquisition for 70’ (existing 59’) north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island landscaping and irrigation, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- i. Ashlan and Highland Avenues – For orderly development, along the Historic Home Place Site, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed prior to or concurrent with the connection of Highland Avenue to Ashlan Avenue.
- j. Ashlan Avenue – Along frontage between Highland and Thompson Avenues, dedicate to provide right-of-way acquisition for 70’ (existing 59’) north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46’ (30’ north + 16’ south) of permanent paving, 3’ paved swale on the south side of the street, and transitional paving as needed.
- k. Thompson Avenue – Along frontage, dedicate to provide right-of-way acquisition for 49’ (existing 20’) west and 26’ (existing 20’) east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, fiber optic conduit, landscape strip, 46’ (24’ west + 22’ east) of permanent paving, 3’ paved swale on the east side of the street, and transitional paving as needed.
- l. Gettysburg Avenue – Along frontage between Leonard Avenue and approximately 615’ east of Leonard Avenue, dedicate to provide right-of-way acquisition for 61’ (existing 20’) south and 26’ (existing 20’) north of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, 58’ (36’ south + 22’ north) of permanent paving, 3’ paved swale on the north side of the street, and transitional paving as needed.

- m. Gettysburg Avenue – For orderly development, between approximately 615' east of Leonard Avenue and the western limit of TM 6034, improve with 44' (22' south + 22' north') permanent paving, 3' paved swale on both sides of the street, and transitional paving as needed.
- n. Gated Developments – Provide ample vehicle stacking area outside the travel lanes of Leonard Avenue and the interior streets that will allow vehicles to wait as vehicles are accessing the control panel to open the security gates. Design a turn-a-round to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. Provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
- o. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
- p. Roundabouts – Dedicate and improve per Federal Highway Administration guidelines and per approval by the City Engineer. Additional right-of-way and permanent paving may be necessary for each roundabout as approved by the City Engineer. The City Engineer shall determine the timing for the installation of the required roundabouts.
 - i. Intersection of Thompson Avenue and the Donner Avenue alignment.
- q. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, streetlights, 43' permanent paving and all transitional paving as needed.
- r. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus 3' paved swale.
- s. Install a traffic signal at Gettysburg and Leonard Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- t. Install a traffic signal at Ashlan and Thompson Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- u. Install a traffic signal at Ashlan and Highland Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- v. Dog Creek Trail – The applicant shall dedicate and provide for a multi-purpose trail, including landscaping, irrigation, trails, and other amenities as approved by

the City Engineer. The applicant shall modify Dog Creek as necessary to coordinate with the construction of the trail.

- w. Dog Creek Trail – For orderly development, the applicant shall dedicate and provide for a trail (10' landscape + 10' walk + 10' landscaping) along Ashlan Avenue, between Leonard Avenue and the westernmost limit of TM 6364's Ashlan Avenue street frontage.
 - x. The Dog Creek alignment shall be relocated from the west side to the east side of Sewer Pump Station E.
 - y. The applicant shall replace or widen the bridge for Dog Creek at Ashlan Avenue as necessary to accommodate the proposed street work.
 - z. Construct a bridge where Dog Creek crosses any interior street. Bridges for the interior streets shall be at the owner's expense.
 - aa. The applicant shall relinquish all vehicular access to Leonard, Ashlan, Thompson and Gettysburg Avenues for all single-family residential lots that back or side onto those streets.
 - bb. The applicant shall dedicate and provide for a community gateway on the northwest corner of Thompson and Ashlan Avenues.
 - cc. The applicant shall dedicate and provide for a ~~community gateway~~ monument sign in conjunction with the neighborhood commercial center near ~~on~~ the southwest corner of Thompson and Gettysburg Avenues.
 - dd. The applicant shall dedicate and provide for a community gateway on the southeast corner of Leonard and Gettysburg Avenues.
- 44. The applicant shall relocate all fiber infrastructure existing within the proposed street pavement area to behind the curb per City standards.
 - 45. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
 - 46. The applicant shall not install any fences, temporary or permanent in public right-of-way.
 - 47. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Leonard Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.

48. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Thompson Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
49. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Highland Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
50. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Thompson Avenue, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
51. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Thompson Avenue and the Donner Avenue alignment, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
52. The applicant's engineer of record may need to provide geometric studies to determine the exact limit(s) of dedication with each phase of development as required by the City Engineer.
53. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
54. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
55. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
56. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
57. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

58. The applicant shall provide to the City for recording a reciprocal access agreement to maintain and provide vehicular, pedestrian, and public access, prior to obtaining building permits.

Sewer

59. The applicant shall identify and abandon all septic systems to City standards.
60. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
- a. Highland Avenue Alignment – install 15" main between Gettysburg Avenue and Ashlan Avenue.
 - b. Gettysburg Avenue – install 15" main between TM 6034 and Thompson Avenue.
 - c. Thompson Avenue – install 8" main between Gettysburg Avenue and the Gettysburg Avenue alignment.
 - d. Thompson Avenue – install 8" main between the Donner Avenue alignment and the Ashcroft Avenue alignment.
 - e. Thompson Avenue – install 10" main between the Ashcroft Avenue alignment and the Holland Avenue alignment.
 - f. Thompson Avenue – install 12" main between the Holland Avenue alignment and Ashlan Avenue.
 - g. Ashlan Avenue – install 15" main between Thompson Avenue and Highland Avenue.
 - h. Interior Streets – install 8" mains.
61. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
62. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

Water

63. The applicant shall identify and abandon all water wells to City standards.
64. The applicant shall install water mains of the sizes and in the locations indicated below and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match

existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

- a. Gettysburg Avenue – install 12" main along frontage between TM 6034 and Thompson Avenue.
 - b. Thompson Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
 - c. Highland Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
 - d. Interior Streets – install 8" mains.
65. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
66. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
67. The applicant shall notify all property owners annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.
68. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Recycled Water

69. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and may require appropriate calculations.
- a. Gettysburg Avenue – install 12" main along the property frontage between TM 6034 and Thompson Avenue.

- b. Thompson Avenue – install 12” main along the property frontage between Gettysburg Avenue and Ashlan Avenue.
- c. Paseos, Trails, and Neighborhood Parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.

Grading and Drainage

70. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans and shall be submitted to and approved by FMFCD prior to the release of any development permits.
71. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City’s Municipal Code.
72. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City’s cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.
73. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
74. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

75. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and the Home Place master plan and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the Dog Creek Trail, landscape strips along Leonard, Ashlan, Thompson and Gettysburg Avenues, and the median islands in Leonard and Ashlan Avenue. The landscape strip around the planned unit development and commercial area may be maintained by a perpetual maintenance covenant.
76. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$464.59, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, interior street landscape strips, interior paseos, interior pocket parks, round-a-bouts, special streetlights, wayfinding signage, etc, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special streetlights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

77. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
78. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
79. The applicant shall indicate on construction drawings the depth, location, and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
80. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
81. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems, and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
82. The applicant shall provide a landscape and irrigation perpetual maintenance covenant recorded for landscaping installed in the public right-of-way behind the curb including easements that will not be maintained by the Clovis Landscape Maintenance District. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

83. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

84. The applicant shall install streetlights with locations to be reviewed and approved with each phase of the development by the City Engineer. Streetlights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the final map for approval. Streetlights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Streetlights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.

85. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

86. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.

87. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Administration Department Conditions

(John Holt, Department Representative – 559-324-2060)

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

Fresno Municipal Flood Control District (FMFCD) Comments

(Mikel Meneses-Arias, Department Representative – 559-456-3292)

91. The applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the Flood Control District for the requirements.

San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)

(Patrick Chimienti, Representative – 559-230-6139)

92. The applicant shall refer to the attached SJVUAPCD correspondence. If the correspondence is not attached, please contact the Air District for the requirements.

**DRAFT
RESOLUTION 22-__**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A
PLANNED DEVELOPMENT PERMIT FOR TENTATIVE TRACT MAP 6364 GENERALLY
LOCATED ON THE WEST SIDE OF LEONARD AVENUE, SOUTH OF GETTYSBURG
AVENUE, EAST OF THOMPSON AVENUE AND NORTH OF ASHLAN AVENUE AND
FINDING THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW
UNDER SECTIONS 15182 AND 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT**

WHEREAS, Home Place Holdings, Inc, 1446 Tollhouse Rd, Suite 103, Clovis, CA 93611 (“Applicant”), has applied for a Planned Development Permit (2022-002) to deviate from the R-1 Zone District development standards associated with Tentative Tract Map TM6364 for a 1174-lot single-family subdivision (“Project”) generally located on the west side of Leonard Avenue, south of Gettysburg Avenue, east of Thompson Avenue and north of Ashlan Avenue, County of Fresno (“Property”); and

WHEREAS, the proposed Planned Development Permit (PDP2022-002) is in keeping with the intent and purpose of the Clovis Development Code; and

WHEREAS, the Planning Commission held a noticed Public Hearing on July 28, 2022 to consider the Project, at which time interested persons were given opportunity to comment on the Project: and

WHEREAS, the Planning Commission voted and recommended that the Council approve PDP2022-002; and

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

WHEREAS, the City published notice of a City Council public hearing in the Fresno Business Journal on August 24, 2022, mailed public notices to property owners within 600 feet of the Property ten (10) days prior to said City Council hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, a duly noticed public hearing was conducted by the City Council to consider the proposed Project on September 19, 2022; and

WHEREAS, the City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determines that the Project is exempt from further environmental analysis pursuant to CEQA Guidelines Sections 15183 and 15182; and

WHEREAS, the City Council has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence

presented during the public hearing, and the conditions of approval attached as Attachment A to this Resolution, which are incorporated herein by this reference.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:

1. The City Council hereby approves PDP2022-002 subject to the conditions of approval set forth in **Attachment A** to this Resolution.
2. The Project satisfies the required findings for approval of a Planned Development Permit, as follows:
 - a. The Project is allowed within the subject base zoning district;
 - b. The Project is consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
 - c. The Project is generally in compliance with all of the applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject base zoning district, including prescribed development standards and applicable design guidelines;
 - d. The Project ensures compatibility of property uses within the zoning district and general neighborhood of the proposed development;
 - e. The Project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities, etc.) than which might otherwise occur from more traditional development applications;
 - f. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
 - g. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards);
 - h. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development; and
 - i. The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

- 3. The City Council could not make the findings necessary for approval of PDP2022-002 without the conditions of approval set forth in **Attachment A** to this Resolution.
- 4. The City Council finds that no additional environmental review is required for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15183.
- 5. The basis for the findings is detailed in the September 19, 2022 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 19, 2022, by the following vote, to wit.

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: September 19, 2022

Mayor

City Clerk

Conditions of Approval – PDP2022-002
Planning Division Comments
(Dave Merchen, City Planner - (559) 324-2346)

1. This Project requires the approval of a residential site plan review (RSPR) entitlement for lot-specific development standards prior to the submittal of the final map for each phase of TM6364. Specific color and materials of the walls, fencing, open space amenities, landscaping, and trails will be evaluated through the civil plans.
2. The design for features within the boundaries of TM 6364 that extend outside of a single phase shall be established for the entire tract with the initial RSPR application.
3. Features extending outside the Home Place boundaries shall be consistent with the prevailing design for the same features within the broader Loma Vista Specific Plan boundaries. Examples of these features include trail lighting and community gateways.
4. Design for features that are unique to the Home Place Master Plan and are intended to be utilized throughout the Master Plan shall be established with the initial RSPR application. This includes, but is not limited to, wayfinding signage, that will be Initial RSPR will set the standards for recurring design components.
5. Monument signage is encouraged for each phase of Tract 6364. Where monument signs are utilized, at least one common design element will be incorporated throughout the Master Plan boundaries. Examples of such a design element include the incorporation of a Home Place logo or a consistent material used in the monument base.
6. The project will construct community gateways at the intersections of Ashan/Thompson and Gettysburg/Leonard pursuant to the Home Place Master Plan.
7. The RSPR submitted for the initial phase of TM 6364 shall include a phasing plan identifying the phase of the Tract Map where community gateways and each component of the open space and trail system will be constructed.
8. The Project requires implementation of the Home Place Master Plan to produce a comprehensive development of superior quality than which might otherwise occur from more traditional development on the site. This could include enhanced entry points, including monuments as described in the Master Plan, an embellished block wall on exterior street frontages, and superior exterior elevation design, all of which will be reviewed and approved through the civil plan review process and residential site plan review.
9. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the City

Planner on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements of any other siting or setback/yard requirements established under this application. If such a waiver is requested, the developer and City Planner shall work together to ensure that any sitings of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts that may result.

10. Planned Development Permit PDP2022-002 standards for lots within TM6364 shall be as established in the Home Place Master Plan in Tables 3.1 – 3.6. These standards are subject to change pursuant to the provisions outlined in Section 8.3 of the Master Plan. A change to the standards in Tables 3.1-3.6 made pursuant to Section 8.3 of the Master Plan shall be interpreted as amending the standards of PDP2022-002.
11. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Municipal Code.
12. Landscape plans shall incorporate the tree and landscape palette identified in the Home Place Master Plan. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.
13. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
14. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
15. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
16. Where residential back-yards abut perimeter streets (Leonard, Thompson, Gettysburg, and Ashlan Avenues), a minimum six-foot high solid masonry wall shall be constructed.
17. The applicant shall provide an all-weather surface on each lot for the placement and storage of trash receptacles and the conveyance of the receptacles to the street frontage on the designated pickup day.

Conditions of Approval - TM6364
Planning Division Comments

[Dave Merchen, City Planner - (559) 324-2346]

1. The final map(s) submitted in conjunction with TM6364 shall be comply with the requirements specified in PDP 2022-002. All conditions of approval for PDP2022-002 are incorporated by reference.
2. The final map(s) submitted in conjunction with TM6364, including the improvement plans for streets, trails, and other community features, shall be consistent with the standards and criteria in the Home Place Master Plan. If an inconsistency is identified between the criteria in the Home Place Master Plan and any other adopted standard, the Director of Planning and Development services shall determine the applicable requirement.
3. The project is subject to all applicable mitigation measure adopted in conjunction with certification of the environmental impact reports for the Loma Vista Specific Plan and 2014 General Plan.
4. The maximum number of residential lots that may be created by the tract map is 1,174. This does not include lots or outlots designated for uses other than single family homes.
5. The project will construct community gateways at the intersections of Ashan/Thompson and Gettysburg/Leonard pursuant to the Home Place Master Plan.
6. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
7. The developer shall repair and or replace any broken or damaged irrigation lines, valves, and other equipment on their properties which are intended to serve adjacent or downstream properties.
8. The developer shall record a Covenant regarding a “right to farm,” for adjacent property owners. Such agreement shall be disclosed to all future home buyers.
9. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.
10. Upon final recordation of this vesting tentative tract map, it shall be the applicant’s responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder’s Office.

11. The applicant shall relay all conditions of approval for Vesting Tentative Tract Map 6364 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
12. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.
13. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
14. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
15. This Project requires the submittal and approval of a residential site plan review entitlement for lot-specific development standards within TM6364. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated through the civil plans.
16. The applicant shall provide an all-weather surface for the placement and storage of trash receptacles leading from the 5-foot side yard to the front of the property.
17. Biological resource preconstruction survey(s) of the site shall be completed prior to the commencement of project-related construction. Survey(s) shall be completed following the criteria identified biological resources assessment completed for the site in July of 2018.

Fire Department Conditions

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

Roads / Access

18. *Street Width:* Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface). Street Width for Single Family Residences: Shall comply with Clovis Fire Standard #1.1. Minimum access road width of 36 feet for Single Family Residences is required throughout for this overall site. Exception Streets with houses on only one side of the street: Roads 32 feet or greater, to less than 36 feet in width require Fire Lane Markings on one side of the street. Parking is allowed on one side of street.
19. *Turning Radius:* All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
20. *Security Gates:* If security gates are installed, all security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and

permits issued by Fire Department prior to installation. When the gate is open, there cannot be any obstruction due to the overhead cross-arms, braces or other structures. It shall provide an overhead clearance of at least 14 feet. When opened, gates shall provide a clear width of not less than 14 feet for one direction travel for splits gates or 20 feet for gates with 2 way travel.

21. Temporary Street Signs: The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
22. All Weather Access & Water Supply: The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2.
23. Two Points of Access: Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
24. Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The fire code official shall have the authority to modify the required separation while still providing adequate access to the development.

The current submittal for the single family home portion of this project provides adequate separation

25. Internal circulation. New development shall utilize a grid or modified-grid street pattern. Areas designated for residential and mixed-use village developments should feature short block lengths of 200 to 600 feet.

Water Systems

26. Residential Fire Hydrant: The applicant shall install 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

Hydrant placement will be provided when a tract map is submitted for formal review for each phase of this project.

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

Engineering / Utilities / Solid Waste Division Conditions

(Sean Smith, Engineering Division Representative – 324-2363)

(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

28. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
29. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
30. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
31. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

32. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable

directly to the City through a separate escrow account at the time of recordation of the map.

33. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90-day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.
34. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.
35. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
36. The applicant shall address all conditions and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
37. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
38. The applicant shall provide and pay for all geotechnical services per City policy.
39. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
40. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
41. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

42. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

43. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
- a. All interior street sections in this area have been outlined in the Home Place Master Plan and shall be used as the design standards. With each phase of development, the City Engineer shall determine the amount of street construction required for orderly development.
 - b. The locations and design of all median island openings shall be reviewed and approved with each phase of the development by the City Engineer. Design criteria such as, but not limited to, access for City service vehicles and emergency service vehicles, shall affect the extents and widths of median islands within local streets. Median islands within local streets shall be reviewed and approved with each phase of the development by the City Engineer.
 - c. Leonard Avenue – Along frontage between Gettysburg and Donner Avenues, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46' (16' west + 30' east) of permanent paving, and transitional paving as needed.
 - d. Leonard Avenue – For orderly development, on the west side of the street, along frontage between Gettysburg and Donner Avenues, improve with curb, gutter, full-width sidewalk, curb return ramps, streetlights, an additional 14' of permanent paving (for a total of 30' on the west side), and transitional paving as needed.
 - e. Leonard Avenue – Along frontage between Donner and the southern limit of TM 6364's street frontage, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.
 - f. Leonard Avenue – For orderly development, between the southern limit of TM 6364's street frontage and Ashlan Avenue, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve

with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.

- g. Ashlan Avenue – For orderly development, between Leonard Avenue and the western limit of TM 6364’s street frontage, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- h. Ashlan Avenue – Along frontage between the western limit of TM 6364’s street frontage and Highland Avenue, dedicate to provide right-of-way acquisition for 70’ (existing 59’) north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island landscaping and irrigation, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- i. Ashlan and Highland Avenues – For orderly development, along the Historic Home Place Site, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed prior to or concurrent with the connection of Highland Avenue to Ashlan Avenue.
- j. Ashlan Avenue – Along frontage between Highland and Thompson Avenues, dedicate to provide right-of-way acquisition for 70’ (existing 59’) north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46’ (30’ north + 16’ south) of permanent paving, 3’ paved swale on the south side of the street, and transitional paving as needed.
- k. Thompson Avenue – Along frontage, dedicate to provide right-of-way acquisition for 49’ (existing 20’) west and 26’ (existing 20’) east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, fiber optic conduit, landscape strip, 46’ (24’ west + 22’ east) of permanent paving, 3’ paved swale on the east side of the street, and transitional paving as needed.
- l. Gettysburg Avenue – Along frontage between Leonard Avenue and approximately 615’ east of Leonard Avenue, dedicate to provide right-of-way acquisition for 61’ (existing 20’) south and 26’ (existing 20’) north of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, 58’ (36’ south + 22’ north) of permanent paving, 3’ paved swale on the north side of the street, and transitional paving as needed.

- m. Gettysburg Avenue – For orderly development, between approximately 615' east of Leonard Avenue and the western limit of TM 6034, improve with 44' (22' south + 22' north') permanent paving, 3' paved swale on both sides of the street, and transitional paving as needed.
- n. Gated Developments – Provide ample vehicle stacking area outside the travel lanes of Leonard Avenue and the interior streets that will allow vehicles to wait as vehicles are accessing the control panel to open the security gates. Design a turn-a-round to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. Provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
- o. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
- p. Roundabouts – Dedicate and improve per Federal Highway Administration guidelines and per approval by the City Engineer. Additional right-of-way and permanent paving may be necessary for each roundabout as approved by the City Engineer. The City Engineer shall determine the timing for the installation of the required roundabouts.
 - i. Intersection of Thompson Avenue and the Donner Avenue alignment.
- q. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, streetlights, 43' permanent paving and all transitional paving as needed.
- r. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus 3' paved swale.
- s. Install a traffic signal at Gettysburg and Leonard Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- t. Install a traffic signal at Ashlan and Thompson Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- u. Install a traffic signal at Ashlan and Highland Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- v. Dog Creek Trail – The applicant shall dedicate and provide for a multi-purpose trail, including landscaping, irrigation, trails, and other amenities as approved by

the City Engineer. The applicant shall modify Dog Creek as necessary to coordinate with the construction of the trail.

- w. Dog Creek Trail – For orderly development, the applicant shall dedicate and provide for a trail (10' landscape + 10' walk + 10' landscaping) along Ashlan Avenue, between Leonard Avenue and the westernmost limit of TM 6364's Ashlan Avenue street frontage.
 - x. The Dog Creek alignment shall be relocated from the west side to the east side of Sewer Pump Station E.
 - y. The applicant shall replace or widen the bridge for Dog Creek at Ashlan Avenue as necessary to accommodate the proposed street work.
 - z. Construct a bridge where Dog Creek crosses any interior street. Bridges for the interior streets shall be at the owner's expense.
 - aa. The applicant shall relinquish all vehicular access to Leonard, Ashlan, Thompson and Gettysburg Avenues for all single-family residential lots that back or side onto those streets.
 - bb. The applicant shall dedicate and provide for a community gateway on the northwest corner of Thompson and Ashlan Avenues.
 - cc. The applicant shall dedicate and provide for a ~~community gateway~~ monument sign in conjunction with the neighborhood commercial center near ~~on~~ the southwest corner of Thompson and Gettysburg Avenues.
 - dd. The applicant shall dedicate and provide for a community gateway on the southeast corner of Leonard and Gettysburg Avenues.
- 44. The applicant shall relocate all fiber infrastructure existing within the proposed street pavement area to behind the curb per City standards.
 - 45. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
 - 46. The applicant shall not install any fences, temporary or permanent in public right-of-way.
 - 47. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Leonard Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.

48. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Thompson Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
49. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Highland Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
50. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Thompson Avenue, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
51. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Thompson Avenue and the Donner Avenue alignment, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
52. The applicant's engineer of record may need to provide geometric studies to determine the exact limit(s) of dedication with each phase of development as required by the City Engineer.
53. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
54. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
55. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
56. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
57. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

58. The applicant shall provide to the City for recording a reciprocal access agreement to maintain and provide vehicular, pedestrian, and public access, prior to obtaining building permits.

Sewer

59. The applicant shall identify and abandon all septic systems to City standards.
60. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
- a. Highland Avenue Alignment – install 15" main between Gettysburg Avenue and Ashlan Avenue.
 - b. Gettysburg Avenue – install 15" main between TM 6034 and Thompson Avenue.
 - c. Thompson Avenue – install 8" main between Gettysburg Avenue and the Gettysburg Avenue alignment.
 - d. Thompson Avenue – install 8" main between the Donner Avenue alignment and the Ashcroft Avenue alignment.
 - e. Thompson Avenue – install 10" main between the Ashcroft Avenue alignment and the Holland Avenue alignment.
 - f. Thompson Avenue – install 12" main between the Holland Avenue alignment and Ashlan Avenue.
 - g. Ashlan Avenue – install 15" main between Thompson Avenue and Highland Avenue.
 - h. Interior Streets – install 8" mains.
61. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
62. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

Water

63. The applicant shall identify and abandon all water wells to City standards.
64. The applicant shall install water mains of the sizes and in the locations indicated below and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match

existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

- a. Gettysburg Avenue – install 12" main along frontage between TM 6034 and Thompson Avenue.
 - b. Thompson Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
 - c. Highland Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
 - d. Interior Streets – install 8" mains.
65. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
66. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.
67. The applicant shall notify all property owners annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.
68. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Recycled Water

69. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and may require appropriate calculations.
- a. Gettysburg Avenue – install 12" main along the property frontage between TM 6034 and Thompson Avenue.

- b. Thompson Avenue – install 12” main along the property frontage between Gettysburg Avenue and Ashlan Avenue.
- c. Paseos, Trails, and Neighborhood Parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.

Grading and Drainage

70. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans and shall be submitted to and approved by FMFCD prior to the release of any development permits.
71. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City’s Municipal Code.
72. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City’s cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.
73. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
74. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

75. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and the Home Place master plan and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the Dog Creek Trail, landscape strips along Leonard, Ashlan, Thompson and Gettysburg Avenues, and the median islands in Leonard and Ashlan Avenue. The landscape strip around the planned unit development and commercial area may be maintained by a perpetual maintenance covenant.
76. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$464.59, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, interior street landscape strips, interior paseos, interior pocket parks, round-a-bouts, special streetlights, wayfinding signage, etc., if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special streetlights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

77. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
78. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
79. The applicant shall indicate on construction drawings the depth, location, and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
80. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
81. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems, and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
82. The applicant shall provide a landscape and irrigation perpetual maintenance covenant recorded for landscaping installed in the public right-of-way behind the curb including easements that will not be maintained by the Clovis Landscape Maintenance District. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

83. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

84. The applicant shall install streetlights with locations to be reviewed and approved with each phase of the development by the City Engineer. Streetlights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the final map for approval. Streetlights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Streetlights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.

85. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

86. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.

87. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Administration Department Conditions

(John Holt, Department Representative – 559-324-2060)

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

Fresno Municipal Flood Control District (FMFCD) Comments

(Mikel Meneses-Arias, Department Representative – 559-456-3292)

91. The applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the Flood Control District for the requirements.

San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)

(Patrick Chimienti, Representative – 559-230-6139)

92. The applicant shall refer to the attached SJVUAPCD correspondence. If the correspondence is not attached, please contact the Air District for the requirements.

**HOME PLACE MASTER PLAN
R2021-001, R2021-003, TM6364, PDP2022-002**

FINDINGS IN SUPPORT OF PROJECT APPROVAL

Each element of the proposed Home Place Project meets the findings that must be considered when making a decision on a project, as outlined below.

Findings - Rezone R2021-001 and R2021-003

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

The 2014 Clovis General Plan identifies three areas as Urban Centers to focus where outward growth may occur and to ensure that such growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan's goals and policies. The Home Place Master Plan is located within the Southeast Urban Center, which is implemented by the Loma Vista Specific Plan. The Loma Vista Specific Plan designates the project area as the "Gettysburg/Ashlan Master Planned Community" (City of Clovis, Loma Vista Specific Plan, 2003, p.55) and requires the adoption of a master plan before development within the area can proceed. The Home Place Master Plan fulfills this requirement. The Project also meets many of the stated goals and policies of the applicable planning documents. For example, the Project would contribute to the buildout of Loma Vista, add to the mix and diversity of housing stock, and would be considered orderly development for what is envisioned in the area.

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

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

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

The Project proposes to establish zoning that will be applicable to the subject property upon annexation into the City limits. Development will be consistent with the applicable zoning, including the Municipal Code provisions for the M-P-C Overlay District and the planned development permit process which provide for flexibility in lieu of the strict application of the standards. No conflicts with any provision of the Development Code have been identified.

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

The Project is physically suitable for the type and intensity of the Project proposed by the applicant. Though currently constrained through by the presence of designated flood zones associated with Dog Creek, the Project is going through the process to modify the Dog Creek corridor to adjust the flood zone designation. This process will be complete before the affected portions of the property are developed.

Findings - Tentative Tract Map TM6364

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan.

Refer to Finding 1 – Rezone 2021-001 and Rezone 2021-003.

2. The site is physically suitable for the type and proposed density of development

Refer to Finding 4 – Rezone 2021-001 and Rezone 2021-003.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Project has been evaluated for consistency with Loma Vista Specific Plan and the 2014 General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). The Project was found consistent with both documents, and no peculiar environmental impacts from the Project were identified that were not evaluated in conjunction with the previously certified EIRs. The Project is subject to the mitigation measures adopted in conjunction with the previously certified EIRs. A biological habitat assessment was completed for the Project, which calls the completion of a pre-construction survey within the project boundaries. This has been included as a condition of approval.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

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

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision

The Project will not conflict with easements. During final review of the Project, the City Engineer and other outside agencies will check for easements and ensure that no conflicts will occur as a result of the Project.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board

The Project would comply with requirements for proper conveyance of sewer and water serving the site. Utility plans would be reviewed and approved by the City Engineer to ensure compliance with applicable laws.

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

The Project will comply with the intent of this finding, to the extent feasible, including conformance with current Building Code standards.

8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The Project would comply with the regulations of the Development Code, including the standards and criteria identified in individual zone districts as well as the M-P-C Overlay District and the planned development permit process, which provide for flexibility in the strict application of the standards. No conflicts with any provision of the Development Code have been identified. Compliance with the Development Code would continue to occur at various stages of plan review of the Project.

Findings - Planned Development Permit PDP2022-002

1. The planned development permit would:
 - a. Be allowed within the subject base zoning district.

The proposed PDP is allowed within the R-1 Zone District proposed in conjunction with the rezoning of the Project area.

- b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan.

Refer to Finding 1 – Rezone 2021-001 and Rezone 2021-003.

- c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject base zoning district, including prescribed development standards and applicable design guidelines.

The Project includes provisions to construct both on and off-site improvements in conformance with City's adopted infrastructure master plans and the standards included in the Loma Vista Specific Plan and the 2014 General Plan. The design of the improvements supports the refined land use pattern identified in the proposed Master Plan.

- d. Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.

The PDP is intended to help implement the master plan requirements of the Loma Vista Specific Plan and the M-P-C Overlay District provisions, which together intend to facilitate a cohesively planned area that provides for innovation and high quality development. The proposed PDP covers the portion of the Home Place Master Plan designated for single-family development, and integrates that area with open space, trails, and neighborhood commercial uses.

2. The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities, etc.) than which might otherwise occur from more traditional development applications.

Examples of the features in Home Place that achieve this intent include the following:

- *Variation in housing types and densities*
- *Integration of open space including four neighborhood parks and eight pocket parks*
- *Comprehensively planned trails, including enhanced creek-side trail along Dog Creek*
- *Providing for community gateways, project-monuments, and wayfinding signage*

3. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare.

The proposed PDP will adhere to the Fire Department standards, Clovis Development Code and Building Code regulations for public health and safety compliance.

4. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).

The proposed PDP will comply with the Fire Department standards and City Engineer requirements regarding fire suppression and traffic circulation improvements associated with TM6364.

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

The Project site is no constrained in terms of size, shape, topography or circumstances in a manner that would limit its ability to accommodate the proposed development. The Project is consistent with the density and intensity criteria established for the area in the Loma Vista Specific Plan.

6. The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The proposed PDP is being considered in conjunction with the Home Place Master Plan, which is proposed to be adopted through the establishment of an M-P-C Overlay District. The Home Place Master Plan provides for the development of a cohesive, high quality neighborhood of approximately 310 acres. Design and development criteria, including provisions for parks, trails, open space, landscaping, fencing,

gateways, etc. Development pursuant to the PDP will be compatible with existing and future uses, which include an existing high school campus, existing residential neighborhoods, planned residential, and planned commercial properties. While the entire area surrounding the Project is designated for development, some properties outside the project area to the east are currently used for agriculture no immediate plans for development. Existing perimeter streets buffer the site from adjacent agricultural areas. Landscaping and masonry walls will be installed in conjunction with development.

HOME PLACE

MASTER PLAN

Heritage flows through this place called home.

**Adopted by Clovis City Council on:
DATE 1, 2022**



4CREEKS



Acknowledgments

4-CREEKS

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Planning Director: David Duda, AICP
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4Creeks Creative: Molly Muirhead
4Creeks Creative: JJ Fry

JETT LANDSCAPE ARCHITECTURE + DESIGN

Founding Principal: Bruce Jett
Principal: Whitney Miller

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Mayor Pro Tem: Lynne Ashbeck
Council Member: Drew Bessinger
Council Member: Vong Mouanoutoua
Council Member: Bob Whalen

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PLANNING COMMISSION

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Chair Pro Tem: Mike Cunningham
Planning Commissioner: Alma Antuna
Planning Commissioner: Brandon Bedsted
Planning Commissioner: Amy Hatcher

A SPECIAL THANKS TO:

The McFarlane Family

Sayre Miller
Jane Gamble
James McFarlane



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SECTION 1

PROPERTY DESCRIPTION

1.1 Vision & Intent

1.2 Location

1.3 Existing Site Conditions

A future founded in these fields

Home Place will fulfill the vision of a family and a city by creating a distinct and beautiful neighborhood that honors a deep-rooted passion for farming while providing a place that future generations of Clovis residents will be proud to call home.

Home Place is a thoughtful response to meeting a growing population's needs while preserving this historic property's idyllic agrarian attributes.

In some ways, everything old will be made new again, but not forgotten.



A place everyone can call home

The inspiration for Home Place can be found at the center of the community, surrounded by a grove of citrus that will stand as a reminder of the land's historical significance. The structure itself, with its craftsman nuances, is a symbol representing farm and family. Many generations of the McFarlane family have been caring for the crops here and affectionately refer to this as "the home place." It seems appropriate that a name the family so fondly remembers will now be a place that everyone can call home.



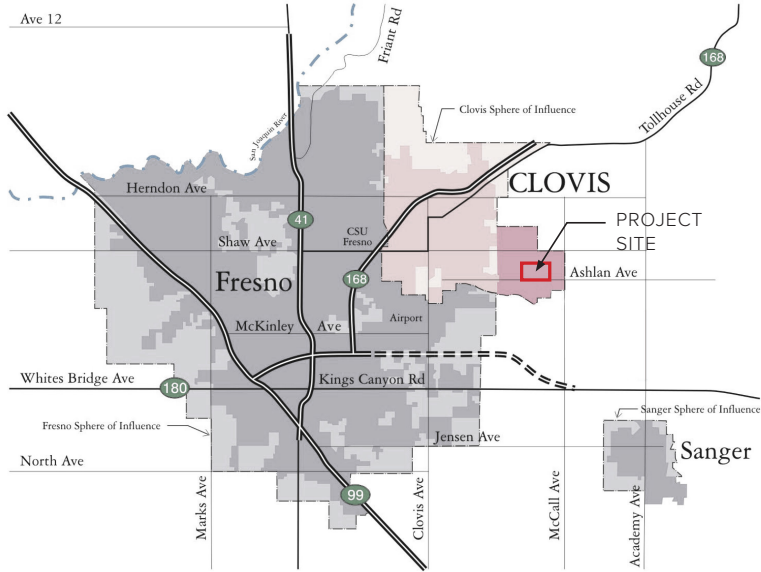
Cultivating community

The same passionate care that has gone into these fields, producing bountiful crops, is also invested in the planning of this new community. The meandering and curvilinear streets in Home Place will flow effortlessly and naturally from one neighborhood into another. A historical creek, neighborhood greens, and passive open spaces will connect to a centrally located agricultural museum, all the while maintaining the small-town character cherished by Clovis residents.

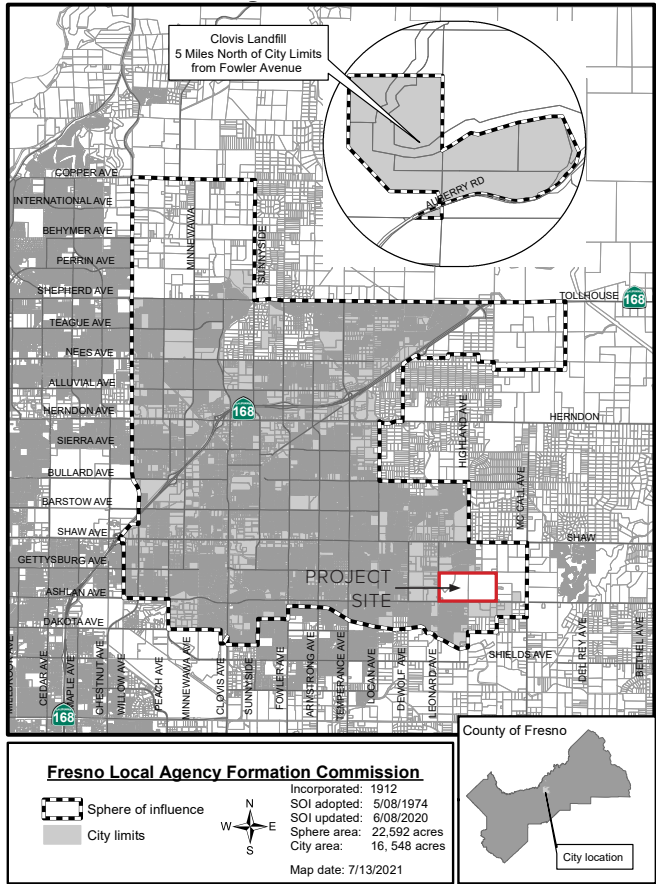


The Home Place Master Plan is located within the Southeast Urban Center (as indicated by the Loma Vista Specific Plan).

The Home Place Master Plan incorporates the required elements and guidelines outlined in the Loma Vista Specific Plan.



The 310.3-acre Master Planned Community is located east of Leonard Avenue, west of Thompson Avenue, north of Ashlan Avenue and south of Gettysburg Avenue. The designated master plan is located within the Southeast Urban Center of the Loma Vista Specific Plan. The Southeast Urban Center is located immediately east of the City of Clovis in unincorporated Fresno County. The Southeast Urban Center encompasses approximately 3,307 acres and is bounded by Locan Avenue to the west, McCall Avenue to the east, portions of Bullard Avenue and Shaw Avenue to the north, and the Gould Canal to the south. The City of Fresno is located approximately one-half mile southwest of the planning area. State Highway 168, which runs through the heart of the City of Clovis, is located approximately one-and-a-half miles north of the planning area. State Highway 180 is located approximately two miles south of the planning area. (LVSP, Pg. 23)



1.2 Location



Property Description

The site is currently occupied by tree and row crops. Dog Creek traverses from northeast to the southwest of the project’s development. Once annexed, the site is proposed to be developed as residential, commercial, and open space development.

Adjacent properties to the south consist of single-family residential subdivisions currently being developed. The Reagan Educational Center, consisting of an elementary, middle, and high school, exists directly west. Agricultural land currently exists to the east along Thompson Avenue between Gettysburg Avenue and Ashlan Avenue. Portions of established Medium Density Residential and Low Density Residential subdivisions exist to the north.

1.3 Existing Site Conditions

Historic Home Place Site

The Historic Home Place Site encompasses approximately 24.9 acres and is located centrally at the heart of the Home Place Master Plan project site. Existing structures include an original farm cabin, three residential structures, two barns, two blacksmith shops, one summer kitchen, and several sheds/outbuildings. The existing landscape has many stately oak and sycamore trees, as well as an actively-farmed citrus orchard. There are also a large number of authentic artifacts that have accumulated during the 100+ years the family has farmed the land. For planned land uses, see **Section 2.3**.



Existing barn



Existing residential structure with stately oak and sycamore trees



Existing repurposed grain storage tank and farming artifacts

1.3 Existing Site Conditions

SECTION 2

LAND USES

2.1 Loma Vista Specific Plan

2.2 Land Uses

2.3 Historic Home Place Site

The Home Place Master Plan implements the planning concepts, designs and development guidelines identified in the Loma Vista Specific Plan.

The 3,307-acre Southeast Urban Center is the first Urban Center anticipated by the 1993 General Plan to receive detailed planning provided through the specific plan process (California Government Code Section 65450). As has been the pattern with other schools, the designation of the Reagan Educational Center directly west of the project site has brought to a focus development interest on the surrounding properties. In order to ensure that development occurs in an orderly and coordinated manner, the City has taken the proactive stance of planning for the future of this area.

As provided in California Government Code Section 65450, a specific plan has been prepared for the systematic implementation of the General Plan. A specific plan is a regulatory document that provides standards and criteria for the development of a particular area. The Loma Vista Specific Plan establishes the planning concept, design and development guidelines, administrative procedures, and implementation measures necessary to achieve the orderly and compatible development of the project area. It is also intended to maintain consistency and carry out goals, objectives, and policies of the City of Clovis General Plan. The primary intent of the Loma Vista Specific Plan is to establish a high quality, well integrated and dynamic community with a variety of residential, commercial, employment, and public uses. (LVSP, p. 21).

The emphasis of this Specific Plan is on standards and development

criteria that implement the broad goals of the general plan. Its text and diagrams address the planning of necessary infrastructure and facilities as well as land uses and open space. In addition, it specifies the programs and regulations necessary to finance infrastructure and public works projects.

This specific plan is adopted by City Council resolution and must be consistent with the general plan. In turn, the zoning ordinance, subdivisions, and public works projects must be consistent with the Specific Plan (Government Code Sections 65455, 66473.5, 65860, and 65401.) To facilitate such consistency, general plan policies should support the standards and development criteria of the specific plan (Appendix B, General Plan Consistency Analysis). Thus, a specific plan refines the policies of the general plan as they apply to a smaller area and is implemented by local ordinances such as those regulating land use and subdivision.

All projects that are found to be consistent with this Specific Plan will likewise be deemed consistent with the General Plan.

Relationship to the General Plan:

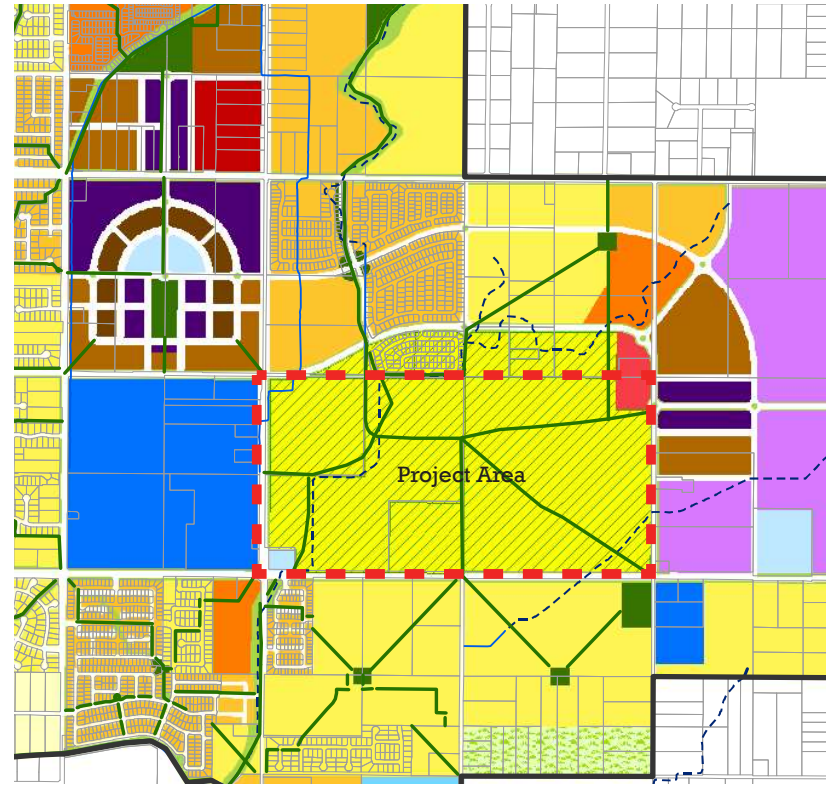
This site is identified in the Clovis General Plan as a part of the Loma Vista Urban Center, which lies within the Loma Vista Specific Plan. The Loma Vista Specific Plan is designed to merit additional flexibility and direction, which aims to promote a high quality residential community focused around two community centers.

Gettysburg/Ashlan Master Plan Community

The project area was initially named the Gettysburg/Ashlan Master Plan Community in the Loma Vista Specific Plan. It was envisioned as a residential community designed around the historic Home Place site; integrating Dog Creek and its tributaries into the open space amenities. The Gettysburg/Ashlan Master Plan also included neighborhood commercial uses (i.e., market, pharmacy, restaurant, etc.) to support the residential community. The residential community included a mixture of residential densities, with an overall density of 4.8 dwelling units per acre for a maximum of 1,607 units. The neighborhood commercial uses were programmed for approximately 11-16 acres. Overall non-residential building area was not to exceed approximately 250,000 square feet of commercial space (LVSP. Pg. 55).

The Gettysburg/Ashlan Master Plan was revised and renamed the Home Place Master Plan. The Home Place Master Plan - Land Use Plan (see **Section 2.2**) is an update to the Loma Vista Specific Plan, which allowed design flexibility within the project site for the proposed development. The Master Plan guides the design and development within the 310.3-acre site.

Loma Vista Specific Plan - Land Use Map



Source: Loma Vista Specific Plan, Dated March 2003; Revised December 2015

- Legend**
- Project Area
- Trails**
- Class I - Multipurpose Trail
- Waterways**
- - - Stream / River
 - Canal / Ditch
 - Artificial Path
- Land Use Categories:**
- AG - Agriculture (1 DU/20 AC)
 - VL - Very Low Density Residential (0.6-2.0 DU/Ac)
 - L - Low Density Residential (2.1-4.0 DU/Ac)
 - MPC - Gettysburg Ashlan Master Planned Commu
 - M - Medium Density Residential (4.1-7.0 DU/Ac)
 - MH - Medium High Density Resid.(7.1-15.0 DU//
 - H - High Density Residential (15.1-25.0 DU/Ac)
 - VH - Very High Density Residential (25.1-43.0 DU
 - MU-V - Mixed Use Village
 - MU-BC - Mixed Use/Business Campus
 - NC - Neighborhood Commercial
 - GC - General Commercial
 - OS - Open Space
 - P - Public/Quasi-Public Facilities
 - PK - Park
 - S - School
 - W - Water

Land Use Designations and Zoning

The Loma Vista Specific Plan establishes the maximum residential density and commercial square footage for the area within the boundaries of the Home Place Master Plan. The residentially-zoned area comprises a majority of the 310.3-acre site and has an existing land use designation of Low Density Residential (LD). The uniform LD designation was adopted without a schematic land use pattern in order to provide flexibility in the final land use plan. There is a commercially-zoned area, located in the northeast corner of the project area, that has an existing land use designation of Neighborhood Commercial (NC) (LVSP, Pg. 29).

The Home Place Master Plan accommodates development within the limits established by the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community. The adjacent table, Table 2.1: Land Use Standards for Gettysburg/Ashlan MPC and Home Place MPC, provides a comparison of the capacity assumed in the Loma Vista Specific Plan versus that included in the Home Place Master Plan. Zoning classifications within the boundary of the Home Place Master Plan shall be found consistent with the land use designations in the Loma Vista Specific Plan and General Plan in accordance with Table 2.2: Land Use and Zoning Consistency.

The application of specific zoning districts within the Home Place Master Plan boundary is intended to implement its refined land use pattern, which includes districts allowing for planned residential, multi-family residential, and neighborhood commercial. A commercial-

recreational district is also included to allow the preservation of the Historic Home Place Site and its development into an interactive agricultural museum and community gathering site.

Table 2.1: Land Use Standards for Gettysburg/Ashlan MPC and Home Place MPC

Statistical Category	Gettysburg/Ashlan MPC	LVSP Land Use Diagram (Portion of planning area to match the Home Place MPC)	Home Place MPC
Acreage Gross Acres ¹	358	310.3	310.3
Residential ²	335	300.8	300.8
Parkway	8	4.5	4.5
General Commercial	11	0	0
Neighborhood Commercial	5	5	5
Residential Uses			
Target Density	4.8	4.8	4.8
Dwelling Units	1,607	1,444	1,306
Population ³	4,339	4,289	3,879
Non-Residential Uses⁴			
FAR - General Commercial	0.30	-	-
FAR - Neighborhood Commercial	0.50	0.50	0.50
Square feet - General Commercial	138,521	-	-
Square feet - Neighborhood Commercial	108,900	108,900	108,900

¹ The LVSP (adopted into the 2014 General Plan land use diagram) shows the Gettysburg/Ashlan MPC as being 358 acres; however, for purposes of this land use comparison table a portion of the planning area that matches the Home Place MP planning area will be used. The Home Place MP planning area is 310.3 acres.

² Pursuant to the LVSP, residential acreage within the Gettysburg/Ashlan Master Plan Community is equal to gross acreage less any acreage attributed to parkway and commercial uses. Residential acreage includes internal streets, trails, parks, and other ancillary uses.

³ The LVSP anticipated 2.7 persons per household. U.S. Census Bureau data for 2021 indicate that persons per household has increased to approximately 2.97 persons.

⁴ The LVSP describes the Gettysburg/Ashlan MPC as including 16 acres of non-residential land uses comprised of 11 acres of General Commercial and 5 acres of Neighborhood Commercial. The LVSP (adopted into the 2014 General Plan land use diagram) shows the Gettysburg/Ashlan MPC including 11 acres of non-residential land uses comprised entirely of Neighborhood Commercial. The Home Place MPC is consistent with the non-residential land uses indicated in the LVSP (adopted into the 2014 General Plan land use diagram).

Policy 2.1.1

Zoning classifications within the Home Place Master Plan boundary shall be found consistent with the land use designations in the Loma Vista Specific Plan and General Plan in accordance with Table 2.2: Land Use and Zoning Consistency.

Table 2.2: Land Use and Zoning Consistency

Land Use Designation and Density/Intensity Range	Implementing Zone
Low Density Residential (LD)	R-1, R-3, R-1-PRD, OS, CR
Neighborhood Commercial (NC)	C-1

Sources: Loma Vista Specific Plan, Dated March 2003; Revised December 2015 and Clovis General Plan, Dated August 2014.

2.1 Loma Vista Specific Plan

Home Place Master Plan

The Home Place Master Plan establishes a Master Plan Community Overlay District in conjunction with the rezoning of the properties within the 310.3-acre project site. The Home Place Master Plan will accommodate approximately 1,174 single-family units, 132 multi-family units (22 6-Plexes), 5 acres of neighborhood commercial, the 24.9-acre existing Historic Home Place Site, and related parks and open space. See pg. 13 for the Land Use Plan. The project area will be comprised of multiple zoning districts, including Single-Family Planned Residential Development (R-1-PRD), Multi-Family High-Density (R-3), Neighborhood Commercial (C-1), and Commercial Recreation (C-R). See Table 2.3: Land Uses for the Home Place Master Plan.

Table 2.3: Land Uses for the Home Place Master Plan

Development Component	Description	Land Use	Approx. Portion of Total Property Site (ac)	Percentage of Total Property Site
1,174 Single-Family Units	A mixture of single-family residential units with varying lot sizes.	Single-Family Planned Residential Development (R-1-PRD) and open space/parks including Dog Creek corridor.	273.33	88.1
132 Multi-Family Units	Comprised of 22 6-Plexes.	High-Density Multi-Family (R-3)	7.28	2.3
Neighborhood Commercial Uses	To be determined at a future date. Future neighborhood commercial projects will submit proposed designs for review, in compliance with Chapter 9.56 of the Clovis Municipal Code.	Neighborhood Commercial (C-1)	5	1.6
Historic Home Place Site	Interactive agricultural museum with orchards and a public gathering site. See Section 2.3, Historic Home Place Site.	Commercial Recreation (C-R)	24.89	8.0
Total Area for Property Site (ac)			310.3	

Home Place Master Plan - Land Use Plan

AGENDA ITEM NO. 10.



- LEGEND
- Low Density Residential (5-10 du/ac)
 - Medium Density Residential (18 du/ac)
 - Public
 - Open Space
 - Commercial Neighborhood
 - Commercial Recreation
 - Home Place Master Plan Area

2.2 Land Uses

Historic Home Place Site

The Home Place Site or “Historic Home Place Site” encompasses approximately 24.9 acres near the center of the Master Plan that has been retained by the McFarlane Family to function as a living museum that honors Clovis’ agricultural history. The site will be a prominent feature within the master-planned community, fulfilling the Loma Vista Specific Plan’s vision for this area to be developed as a “residential community designed around an amenity, i.e., park, historic site, and/or lake.” (LVSP, Pg. 55).

The existing citrus orchard will continue as a producing agricultural operation. Agriculturally-focused educational uses, including an interactive agricultural museum, will complement the existing farming operation and be added over time. Century-old buildings, genuine artifacts and majestic trees will provide a timeless setting for a wide variety of creative programming intended to provide a window into the past. Examples of activities that will occur on site include the following:

- Farmers markets
- Artisans demonstrating skills like blacksmithing, wool spinning, weaving, quilting and canning
- Musicians providing period ambiance
- Horses drawing carriages while animals and antique tractors pull implements to demonstrate their function
- Cooks baking in a wood stove
- Laundry being washed and hung on a clothesline

The interactive museum will illuminate the history of the past century and include a museum store selling appropriate products that enhance the educational experience. The museum store, together with accessory retail uses and farmer/artisan market sales are intended to complement the agricultural focus of the Historic Home Place while contributing to the financial structure required to maintain the site. Formal and informal open space will be incorporated into the site to complement the designated park space within the Master Plan and provide opportunities for community and neighborhood gatherings. Parking will be accessed from Ashlan Avenue and will be screened from the venue by the existing citrus orchard.

The principal buildings are located at a higher elevation than the surrounding area and are a prominent aesthetic focal point. The site design will center around the tankhouse windmill located at the farm office. The tankhouse windmill will provide a terminating vista from multiple directions along local and collector streets, defining the community’s character and sense of place.

Conceptual Site Plan - Historic Home Place Site



2.3 Historic Home Place Site

Historic Home Place Site

Land Use and Zoning

Basic land use and zoning criteria for the Historic Home Place Site are outlined in the adjacent tables. While the property is zoned as Commercial Recreation (C-R), a unique set of permitted uses will apply to the site under the Master Planned Community Overlay District. The land use schedule is intended to support the vision for the Historic Home Place Site as a celebration of the community’s agricultural heritage. Since key characteristics of educational, cultural, and other public assembly uses were not highly defined when the Master Plan was prepared, these uses will generally be permitted through the conditional use permit process.

Table 2.4: Historic Home Place Land Use Criteria

General Plan Designation	Low Density Residential (L)
Zoning Classification	Commercial Recreation (C-R)
Primary Land Uses	Agriculture, Education, Cultural Facilities & Related Uses
Secondary Land Uses	Retail, office & other complementary uses ancillary to the primary land uses

Policy 2.3.1
 Land uses proposed within the Historic Home Place Site shall be consistent with the use schedule and permit requirements in Table 2.5: Historic Home Place Use Schedule & Permit.

Table 2.5: Historic Home Place Use Schedule & Permit Requirements

Land Use	Permit Requirement
Agricultural Uses	P
Agricultural Products, Sale of When Grown On-site	A
Animal Keeping (Farm) Including Apiaries	P
Community Gardens	P
Open Space	P
Plant Nurseries	C
Assembly / Meeting Facilities	C
Auditoriums and Meeting Halls	C
Community / Cultural Center	C
Libraries / Museums	C
Outdoor Recreation, Commercial	C
Accessory Retail Uses In Conjunction With Primary Use(s)	P
Offices Related to On-site Operations	P
Accessory Agricultural Uses	P
Music Performances	C
Art Exhibits	P
Agricultural and Artisan Education	C
Farmers / Artisans Market - Retail Sales	A

P- Permitted Use; A- Administrative Use Permit; C- Conditional Use Permit



Existing citrus orchard in the background



Farming artifacts

2.3 Historic Home Place Site

SECTION 3

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

- 3.1** Community Vision
- 3.2** Single-Family Residential Development Standards
- 3.3** Single-Family Residential Design Guidelines
- 3.4** Multi-Family Residential Development Standards & Design Guidelines
- 3.5** Neighborhood Commercial Development Standards & Design Guidelines
- 3.6** Commercial Recreation Development Standards & Design Guidelines
- 3.7** Open Space Design Guidelines



Craftsman



Cottage



Spanish



Tuscan



Farmhouse

Home Place Theme & Character

Using the Historic Home Place as inspiration, the Home Place Master Plan community will draw architectural themes from Traditional California Farmhouse, Spanish, Craftsman, Cottage, and Tuscan design and finish materials. Building and landscaping design will be consistent with the design guidelines set by the Loma Vista Specific Plan to orient travelers and create a unified community.

3.1 Community Vision

Single-Family Residential Development Standards

Single-family residential neighborhoods within the Master Plan site should have distinct characteristics that establish a strong sense of place while also reflecting the Home Place’s unique history. Individually, homes will embody high level design varying in massing and exterior finishes based on Traditional California Farmhouse, Spanish, Craftsman, Cottage, and Tuscan style architectural themes and character.

Policy 3.2.1

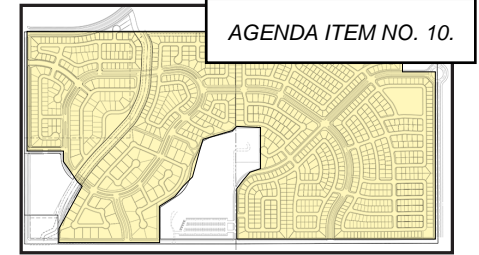
Single-family residential development shall conform to the development standards included in Tables 3.1 to 3.6. The standards applicable to each subdivision map, or each phase of a master tentative subdivision map, proposed within the Home Place Master Plan shall be specifically identified through the residential site plan review (RSPR) process.

Table 3.1: Density / Building Intensity

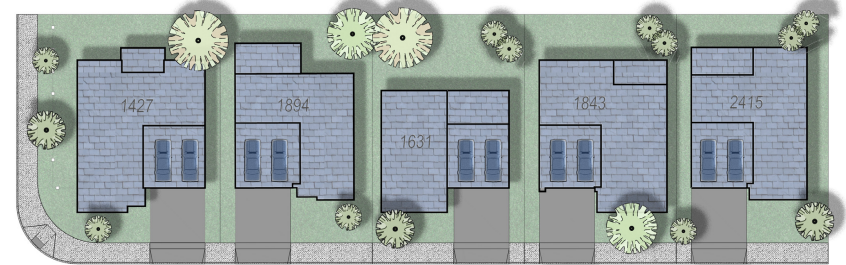
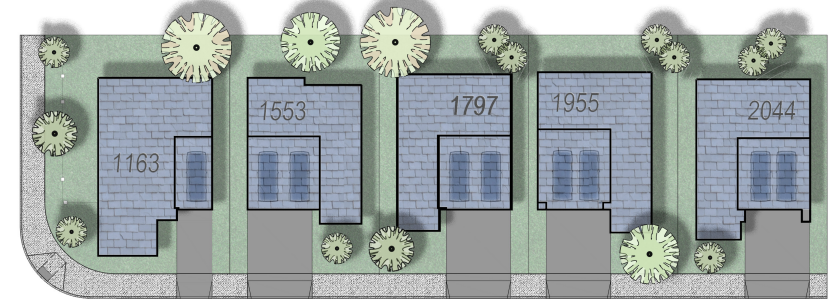
	Lot Size < 4,000 SF	4,001 < Lot Size < 6,500 SF	6,500 SF < Lot Size
Minimum Lot Width	40'	50'	60'
Minimum Lot Depth	65'	80'	100'
Maximum Height	35'	35'	35'
Maximum Coverage	60%	50%	50%

Table 3.2: Building Setbacks

	Lot Size < 4,000 SF	4,001 < Lot Size < 6,500 SF	6,500 SF < Lot Size
Front Setback to Projection	6'	6'	8'
Front Setback (Back of Sidewalk) to Garage	20'	20'	20'
Side Yard Setback	5'	5'	5'
Side Yard (Corner) Setback	9'	9'	9'
Rear Yard Setback	5'	5'	10'
Reverse Corner Lot	5'	10'	15'



Key Map



Typical single-family residential lot layout with varying building design, orientation, and massing

3.2 Single-Family Residential Development Standards

Table 3.3: Accessory Uses		
	Dimensions	Description
Walls and Fences	3' - 6'	No walls over 3' in required front yard.
Parking and pedestrian lights to utilize Home Place Master Plan street standards.		

Table 3.4: Minimum Building Separation		
	Dimensions	
Front to Front, Front to Side, Front to Rear, or Rear to Rear	5'	Please review latest applicable building code for construction and fire wall requirements.
Side to Side	5'	

Table 3.5: Pedestrian And Vehicular Circulation	
Sidewalks	All front doors must be accessed by a minimum 6' sidewalk.
Local Roads	48'-50' ROW

Table 3.6: Parking			
Use	Covered	Open	Description
Single-Family Residence	Min. 1	0	20' x 20'
Notes:			
- For each Single-Family Residence, 2 parking stalls are required.			
- A limited number of homes less than 1,200 sf of living space, may be permitted to provide a 1-car garage and 1 stall outside of the garage.			
- The total number of lots where a 1-car garage may be permitted shall comprise no more than 5% of the total lots in the master plan.			
- The inside dimensions of the 1-car garage shall be no less than 10' x 20'.			
- The inside dimensions of the 2-car garage shall be no less than 20' x 20'.			



Articulated facades with recessed openings

Single-Family Residential Design Guidelines

The design guidelines for single-family residential homes in the Home Place Master Plan will be consistent with design guidelines established in the Loma Vista Specific Plan. Key design guidelines and policies include the following:

Layout and Design

- 3.3.1 Project designs that include a variety of front yard building setbacks are strongly encouraged. 33% of the units shall have different front yard setbacks of at least five feet.
- 3.3.2 Developments over 4 homes shall have a minimum of two material and color palettes and utilize a variety of wood, stucco, stone, and concrete finishes and textures. No two identical floor plans with identical color or materials shall be located adjacent to one another.
- 3.3.3 Projects with a variety of unit designs and types are encouraged. Developments over 4 units shall include a minimum of 3 elevation designs. Homes with the same floor plan may be located adjacent to one another as long as color or style differ.
- 3.3.4 Front entry porches are encouraged to add variety to the street scene. Front entry porches shall primarily be single-story elements that provide variety to the building mass.
- 3.3.5 Avoid designs where the garage is the dominant feature of the street scene. Vary the placement, orientation, and size of garages. Garages shall be varied in size (a mix of a 1-car, 2-car, and 3-car designs).
- 3.3.6 A box-like design is not consistent with these design guidelines.

Projects should include units with a variety of building design, orientation, and massing. Each unit should possess articulated facades, including recessed openings, and the inclusion of elements such as balconies, bay windows, porches, arcades and architectural projections to provide depth and contrast.

- 3.3.7 Exterior finishes should be in keeping with the community theme and character. A variety of exterior finishes that includes wood, rock, and stucco should be utilized.
- 3.3.8 Finish flashings, rain gutters, downspouts, vents and other roof protrusions to match adjacent finish materials and/or color. A mixture of roofing materials, including tile or asphalt shingle, are encouraged.
- 3.3.9 Buildings should be oriented towards adjacent open spaces, recreational features, bike paths, and other public features whenever possible.



Varying roof heights and shutter accents



Varying exterior finishes

Fences and Walls

- 3.3.10 Low walls and fences (3' tall), in lieu of taller walls shall be located in the front yard setback.
- 3.3.11 Walls and fences should blend with and complement the architecture of the main structure.
- 3.3.12 Landscaping and/or opaque walls and faces should screen all trash receptacles and utilities.
- 3.3.13 Accents (arches, arbors, trellises) should be added for visual interest and identification of entryways.
- 3.3.14 Fences along trails should be setback at least 4' from the pavement edge. Wherever possible along trails and in areas abutting the Historic Home Place Site, utilize landscape plantings as a delineator in lieu of concrete, masonry or wood fencing.
- 3.3.15 Walls should be "broken up" by landscaping, pedestrian entries, recesses, and undulations.
- 3.3.16 Fences should be designed to blend with the character of the area that the trail is passing through.



Landscape hedging along Historic Home Place Site



Vinyl fencing



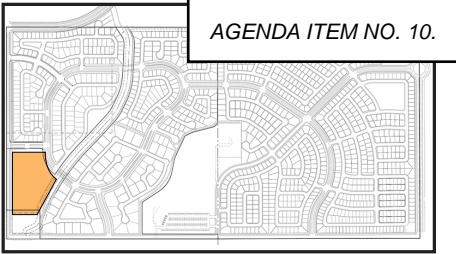
Low walls and fences



Multi-Family Residential Development Standards & Design Guidelines

Multi-family residential neighborhoods within the Master Plan site will create a high-density residential district. The conceptual design for the area includes 22 6-plexes, with options for 1- or 2-bedroom units with garages. Units will have open patios (downstairs) or private balconies (upstairs) and access to community courtyards.

Policy 3.4.1
Multi-family homes will comply with the Clovis Municipal Code, Multi-family Residential Design Standards and Loma Vista Specific Plan.



AGENDA ITEM NO. 10.

Key Map



Varying front setbacks within the same structure and garages located at rear



Combination of roof types and balconies



Example floor plan



Private open space areas

Nearborhood Commercial Development Standards & Design Guidelines

Nearborhood commercial uses within the Master Plan site will accommodate community-oriented needs for shopping and other conveniences in support of the residential community. The nearborhood commercial center will be designed to be consistent with the architectural character of the overall community. The conceptual site design for nearborhood commercial uses will be determined at a future date. Future nearborhood commercial projects will submit proposed designs for review, in compliance with the Clovis Municipal Code, Chapter 9.56, Site Plan Review. The development standards and design guidelines for nearborhood commercial uses in the Home Place Master Plan will comply with the Clovis Municipal Code, Chapter 9.12 and Loma Vista Specific Plan. Key design guidelines and policies include the following:

Layout and Design

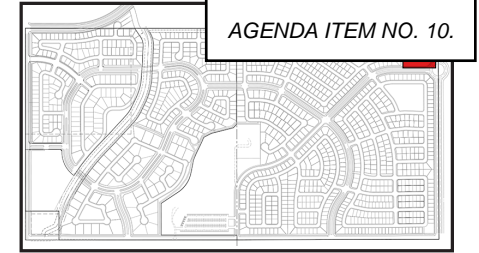
- 3.5.1 Consider a variety of walkway surfaces, patterns, and textured materials to guide pedestrians and create a sense of location and place.
- 3.5.2 Provide landscaping and open areas as linkage to adjacent nearborhoods.
- 3.5.3 Development should emphasize the pedestrian environment and pedestrian linkages.
- 3.5.4 The nearborhood commercial center is intended to provide conveniently accessible basic amenities and services to nearby residents and should not include components intended to serve a much broader regional audience.
- 3.5.5 Nearborhood commercial development should be an intimate, pedestrian scale, with buildings being one or two stories.
- 3.5.6 Walls should be articulated; large wall section should be avoided through changes in building height, wall plane and by varied use

of windows, arcades, materials, roof elements, etc.

- 3.5.7 The nearborhood commercial center should be designed as a complex of smaller buildings connected by pedestrian oriented spaces; large building masses should be avoided.
- 3.5.8 The center should provide functional outdoor spaces, trellis elements, screening of service and loading areas from residences, and unified architectural and landscape themes.

Parking

- 3.5.9 Locate on-site parking to the rear of buildings where feasible. Encourage parking to be located in shared facilities to the greatest extent possible.
- 3.5.10 Utilize landscaping treatments such as berms, vegetation, and decorative fencing to minimize the potential visual dominance of surface parking lots and create distinction between the roadway and adjacent development.



Key Map



A range of stores that will provide necessities and other amenities for the adjacent residential nearborhoods

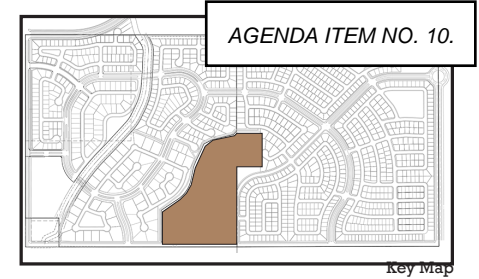
Commercial Recreation Development Standards & Design Guidelines

Commercial Recreation uses within the Master Plan site will accommodate the Historic Home Place Site, which is envisioned as an interactive agricultural museum with community gathering spaces and an actively managed citrus orchard. For more information on the Historic Home Place Site, see Section 2.3. The development standards and design guidelines for the Historic Home Place Site will comply with the Clovis Municipal Code, Chapter 9.12, Commercial Zoning Districts and Loma Vista Specific Plan. Key design guidelines and policies include the following:

- 3.6.1 Existing structures should be retained where feasible.
- 3.6.2 New structures should be compatible with the architectural style, colors, and theme of existing buildings and their surroundings.
- 3.6.3 Establish connections among buildings and open spaces through structural and landscape elements.
- 3.6.4 Provide an array of pedestrian amenities that are integrated into the overall design and character of development, such as seating areas, drinking fountains, landscape planters, water fountains, shade canopies, trash receptacles, and vending machines.
- 3.6.5 Existing mature trees should be maintained where feasible.
- 3.6.6 Parking areas should be screened with landscape hedging or fencing. Fencing should reflect the surrounding character in terms of style, materials, and color.



The Historic Home Place Site is envisioned as an interactive agricultural museum and community gathering space with opportunities for farmer's markets and showcasing local products.



Key Map



Open Space Design Guidelines

The design guidelines for open space uses are provided to create a sense of place and emphasize the Home Place Master Plan as a distinct community, grounded in the history of the site. Open space elements will be unique and inspired by the site’s agricultural heritage. Responsible use of materials will make Home Place highly attractive to future residents who will know that their choice of community is environmentally considerate. Open space landscaping and structures will be maintained by the Landscape Maintenance District. The Home Place Master Plan proposes open space amenities at a higher level than what can be accommodated by the base assessment level of the Landscape Maintenance District. The maintenance of the higher level of amenities shall be funded through an additional, enhanced assessment. Key design guidelines and policies include the following:

Fencing

- 3.7.1 Landscaping and/or opaque walls and fences should screen all service areas and utilities.
- 3.7.2 Fences and walls should match the surrounding architectural style, materials, and colors.
- 3.7.3 Architecturally treat both sides of walls and fences.
- 3.7.4 Fences and walls should only be as tall as necessary to perform their function.
- 3.7.5 Fencing that parallels trails and roadways should be of consistent materials, color, height, and style.
- 3.7.6 Utilize combinations of solid and view fences, which are constructed of durable materials, wherever possible to

maintain views, enhance security, and to add variety to long stretches of walls.

- 3.7.7 All services and utilities should either be placed underground or screened from view with either fencing or landscaping.
- 3.7.8 Retention and screening walls should be textured and staggered to reduce the appearance of the height and length.
- 3.7.9 Fences along the right-of-ways for collectors, arterials, or expressways shall be of masonry or other durable material (not wood).
- 3.7.10 Wherever possible along trails and in areas abutting the Historic Home Place, utilize landscape plantings as a delineator in lieu of concrete, masonry or wood fencing
- 3.7.11 Enhanced Good Neighbor fences shall be used in locations with high visibility, typically located along roadways where facing or abutting a residential street with public views.
- 3.7.12 Good Neighbor wood fences shall be used in areas not visible from public view, such as between residential properties.



Open Divider Fence



Good Neighbor Fence



Enhanced Good Neighbor Fence

Open Space Design Guidelines

- 3.7.13 Both Enhanced Good Neighbor and Good Neighbor styles shall be 6'-0" tall, and constructed of western red cedar.
- 3.7.14 The enhanced wood fencing should be of higher level of design consistent on both sides of the fence and be finished with a top rail.
- 3.7.15 Open divider fencing should provide a physical barrier while not obstructing views.
- 3.7.16 Open divider fencing shall be located at trails, parks, or open spaces where security or privacy are not a concern.
- 3.7.17 Open divider fencing shall be constructed of precast reinforced concrete posts and rails with a wood-grain stamp finish, American Precast Woodcrete Split Rail Fence, or approved equivalent.
- 3.7.18 Open divider fencing should be tan or light brown in color.

Masonry Walls

- 3.7.19 Masonry walls should be utilized for security, screening, privacy, and/or sound attenuation where located along arterial roadways or between differing land uses, such as commercial and residential uses.
- 3.7.20 Masonry walls shall be 6'-0" tall. Wall finish shall be textured on the exterior side, or side facing public view, and include a 2" minimum thick cap for visual interest.
- 3.7.21 All masonry walls should be tan or light brown in color.
- 3.7.22 Pilaster of matching or complimentary finishes shall be used to define wall openings, ends, and at each angle point or change

in wall direction. Pilasters should be proportionally larger than the wall profile to be visually impactful.

- 3.7.23 Landscaping shall be included adjacent to a wall when open to public view and shall be Used to soften and screen the hard edge appearance of the wall.

Vegetated Buffers

- 3.7.24 Hedgerows and vegetated barriers of densely spaced columnar trees are encouraged to provide separation between differing land uses and provide a level of security when paired with a fence or wall, that contributes to the bucolic setting of East Clovis.

Trail Crossing

- 3.7.25 Where designated Class 1 trails are intersected by streets, an enhanced pavement design shall be utilized within the crosswalk. The enhanced design shall be established prior to the construction of the first crossing and shall be utilized throughout the Master Plan boundaries.



Vegetated Buffer



Masonry Wall

Open Space Design Guidelines

Lighting

- 3.7.26 Site lighting to use LED fixtures, be of high quality construction, vandal-resistant and durable, and requiring little upkeep and maintenance with a timeless design that reinforces the character of the architecture.
- 3.7.27 Selected fixtures must minimize light pollution by implementing shielded lighting fixtures and utilizing smart lighting equipment.
- 3.7.28 Street and area lighting to consists of pole mounted area lighting for illumination of roadways, public gathering spaces, and high-traffic walkways.
- 3.7.29 Area lighting poles to be a pedestrian friendly height of 12ft.
- 3.7.30 Light bollards are to be used as secondary lighting, providing supplemental low level lighting along trails or public gathering spaces.
- 3.7.31 Street light fixtures to be Eaton Cooper Lighting Solutions, model Epic Medium LED with Bishop Pole Mount Arm, or approved equivalent. The selected lights or alternative are to be owned and maintained by PG&E.
- 3.7.32 Bollard light to be City Approved Loma Vista Bollard Light.
- 3.7.33 All fixtures and poles to be powder-coated bronze.

Furnishings

- 3.7.34 Locate seating and benches at convenient locations in order to maximize views and take advantage of open space.
- 3.7.35 Common space furnishings such as benches, trash and recycling receptacles, and bike racks assist should be consistent site-wide as reinforce the character of the Home Place Master Plan.
- 3.7.36 Furnishings to be of durable, high quality construction, powder-coat metal for straightforward touch-up and repair. Color to be bronze.
- 3.7.37 Benches shall incorporate the Home Place Master Plan community logo/icon.
- 3.7.38 Trash and recycling receptacles shall be covered.
- 3.7.39 Bike racks to be an inverted-U design, with two attachment points.
- 3.7.40 City Owned Loma Vista Lantern Lights to be incorporated at trails entry points and within open spaces near activity and seating areas.



Bench



Example of bench with logo



Bike Rack



Receptacle



Loma Vista Bollard Light



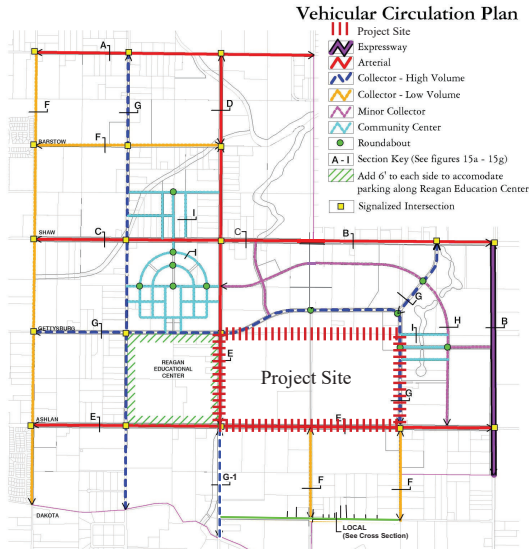
Site & Area Lighting

AGENDA ITEM NO. 10.

SECTION 4

CIRCULATION

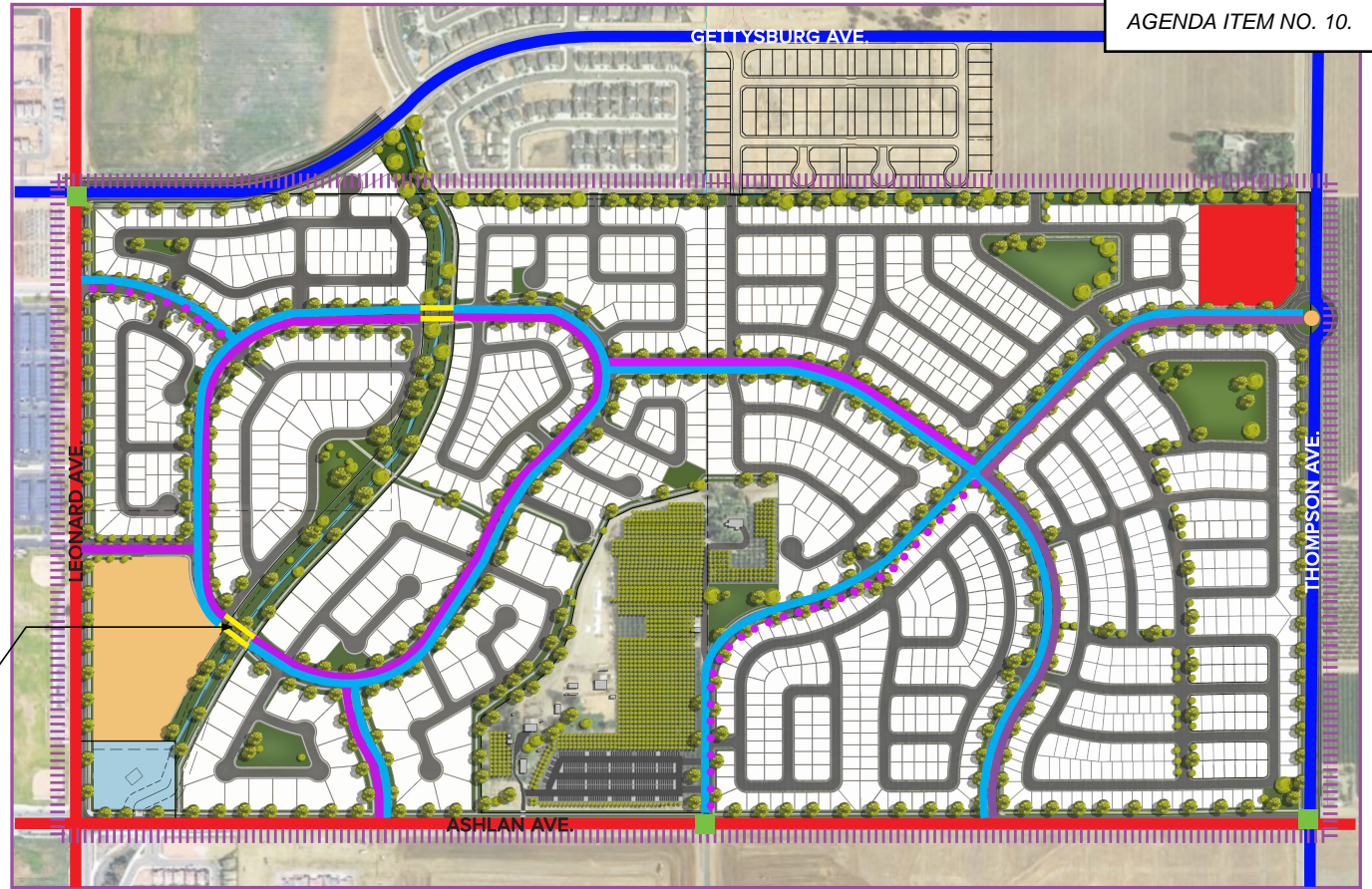
- 4.1 General Circulation Diagram
- 4.2 Roadway Designs
- 4.3 Multi-Use and Pedestrian Circulation Diagram
- 4.4 Trail and Paths Guidelines
- 4.5 Trail Designs



Access to internal and adjacent amenities to the project site through multiple modes of transportation is a critical consideration of the plan. The Home Place Master Plan accommodates a wide range of options for circulation, including mass-transit, bike/pedestrian trails, and vehicles.



The bridge crossing Dog Creek will accommodate multiple modes of transportation.

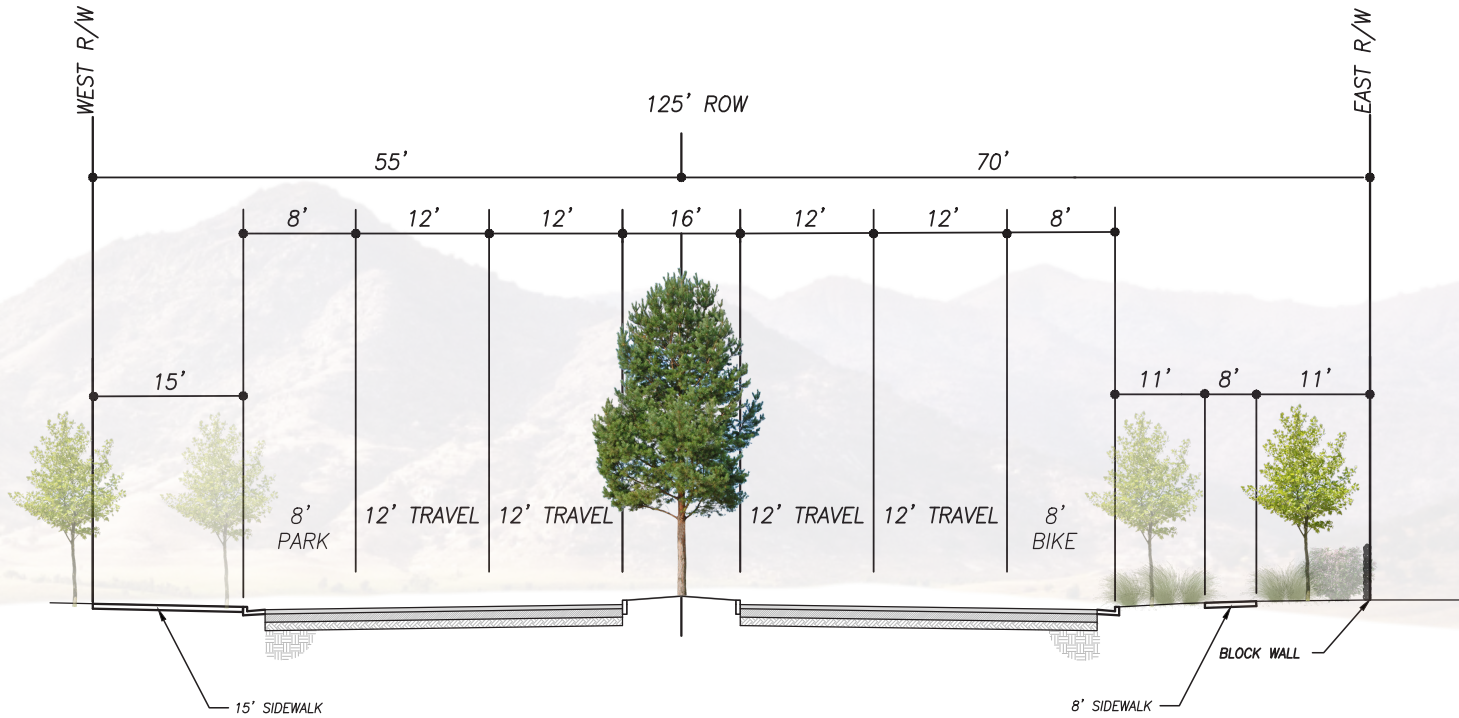
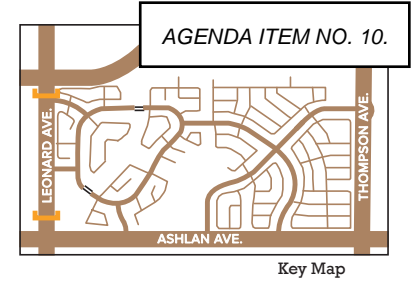


- | | | | | | |
|--|----------------------------------|--|--------------------|--|-------------------------------------|
| | Arterial | | Local | | Traffic Signal |
| | Collector (High Volume) | | Class II Bike Lane | | Home Place Master Plan Project Area |
| | Local Collector (with Median) | | Roundabout | | Commercial Neighborhood |
| | Local Collector (without Median) | | Bridge | | Medium Density Residential |

4.1 General Circulation Diagram

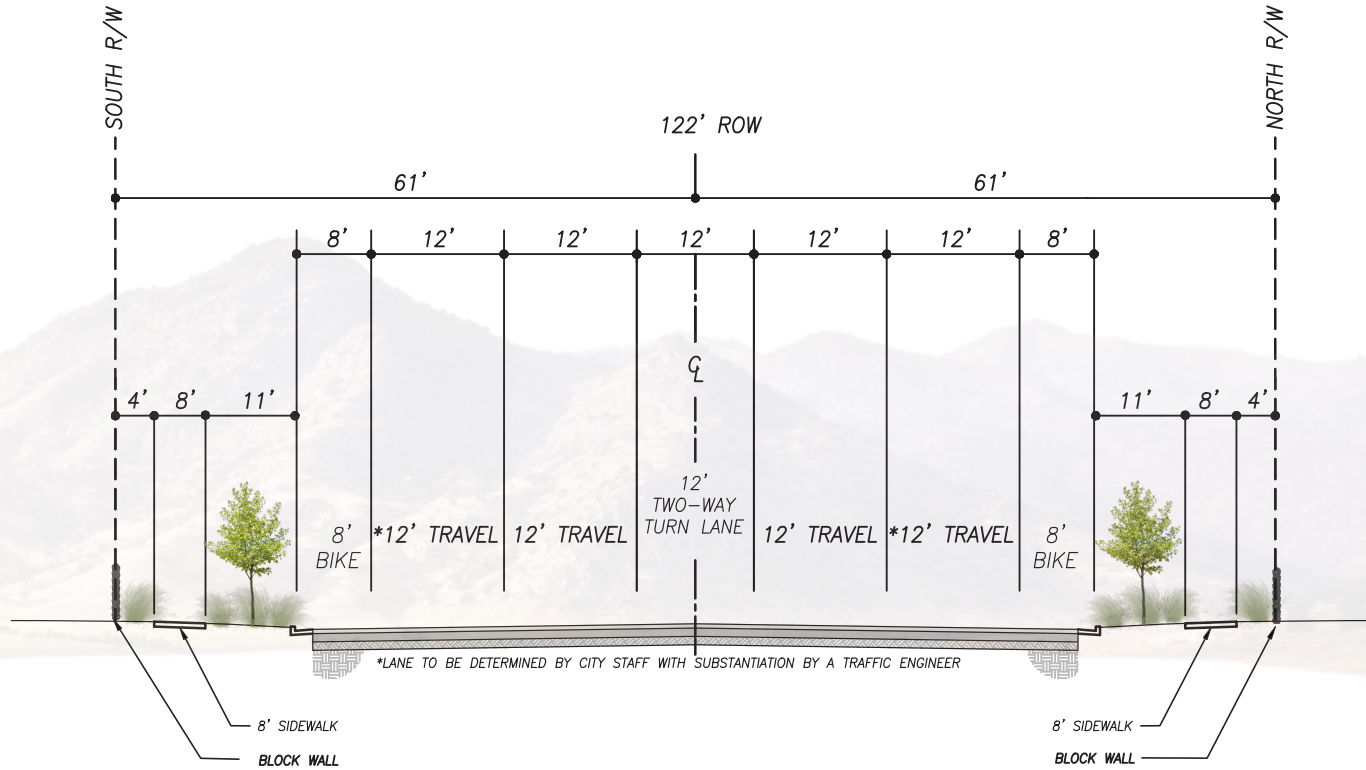
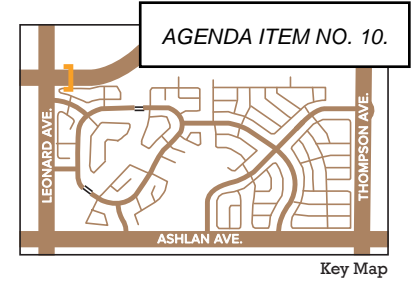
Cross-Section of Leonard Avenue (Facing North)

Note: If the existing FID line located to the east of the northeast segment of Leonard Avenue is not abandoned, then the street improvements will include a FID easement along the northeast portion of the street. The street improvements shall be installed in conformance with local agency standards and/or any minor modifications approved by the City.



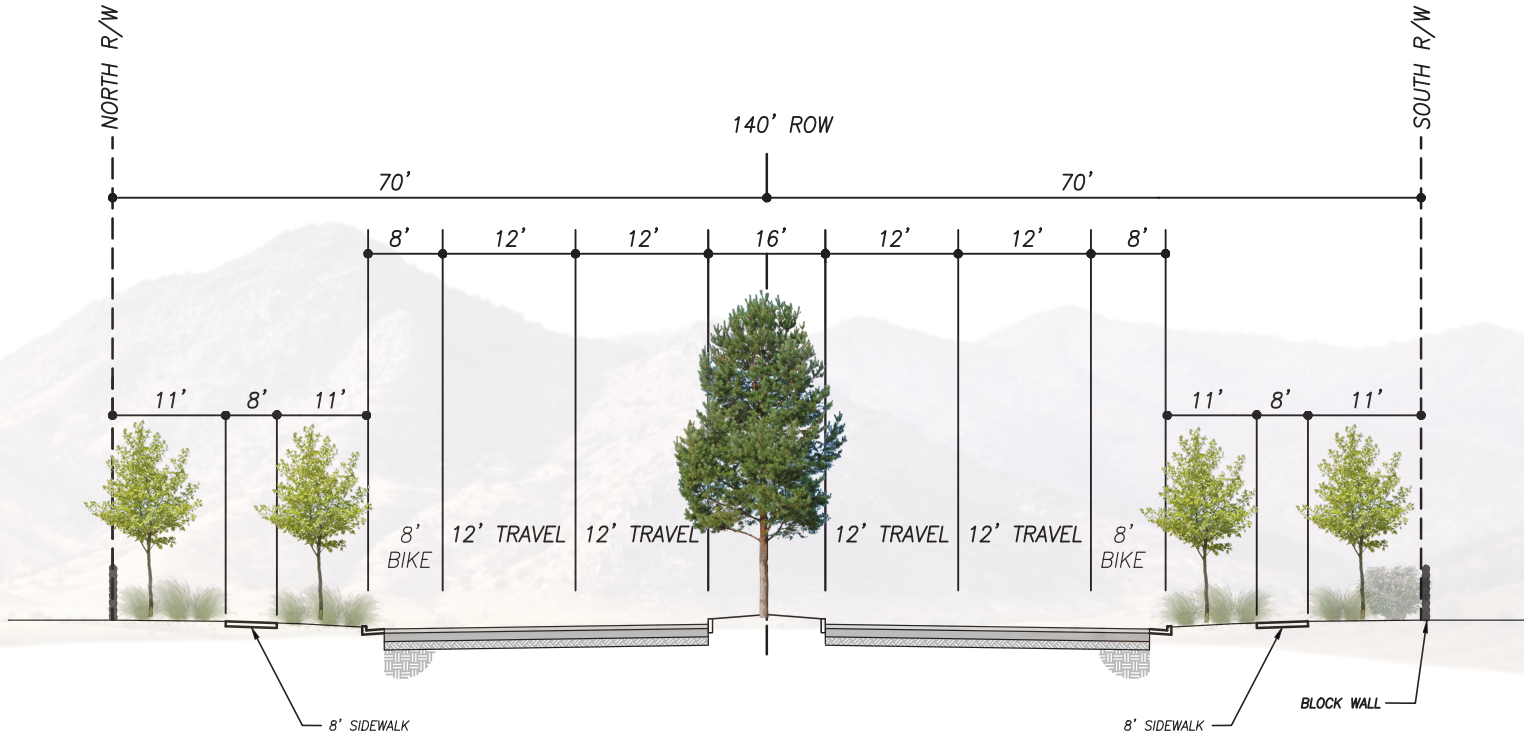
4.2 Roadway Designs

Cross-Section of Gettysburg Avenue (Facing West)



4.2 Roadway Designs

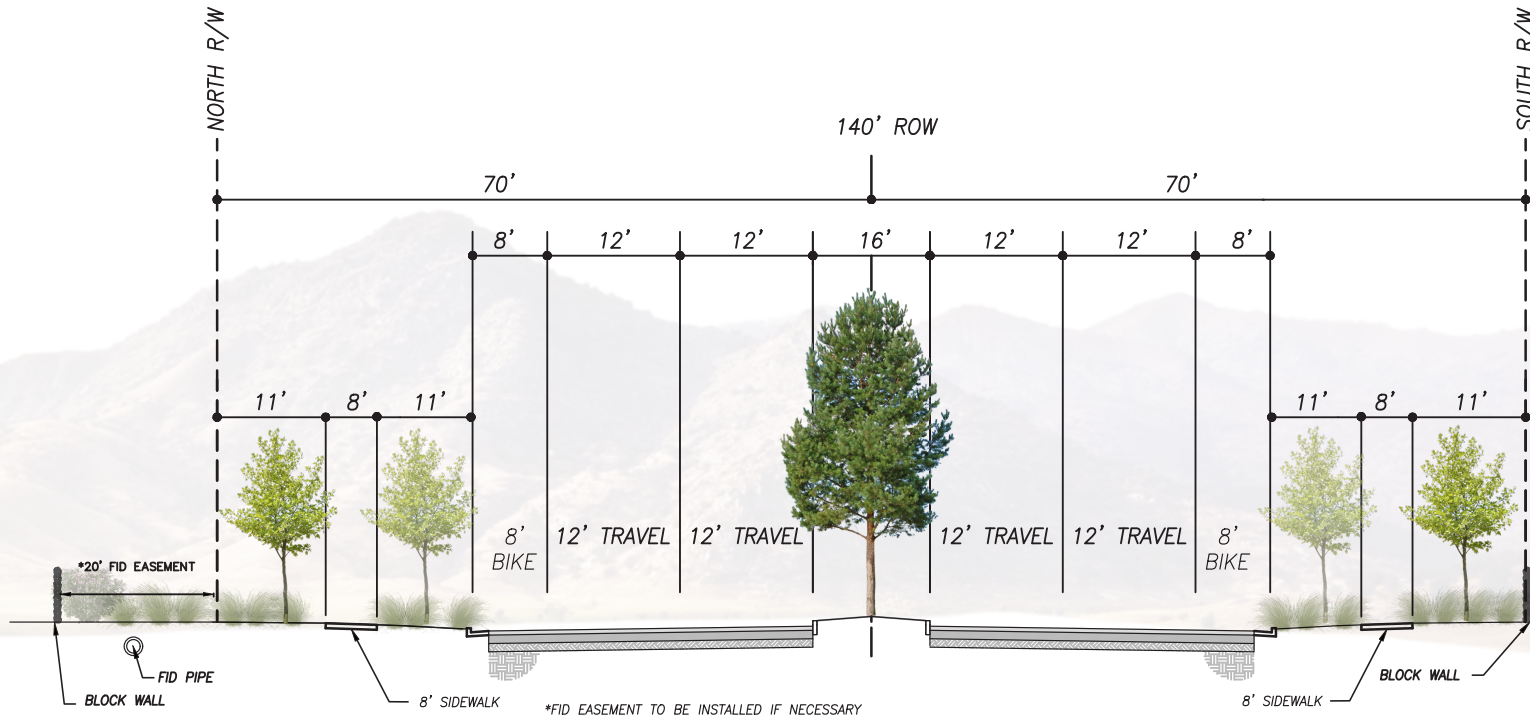
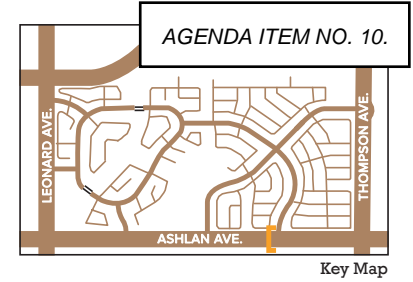
Cross-Section of Ashlan Avenue (Facing East)



4.2 Roadway Designs

Cross-Section of Ashlan Avenue (With FID Easement - West of Loop Road) (Facing East)

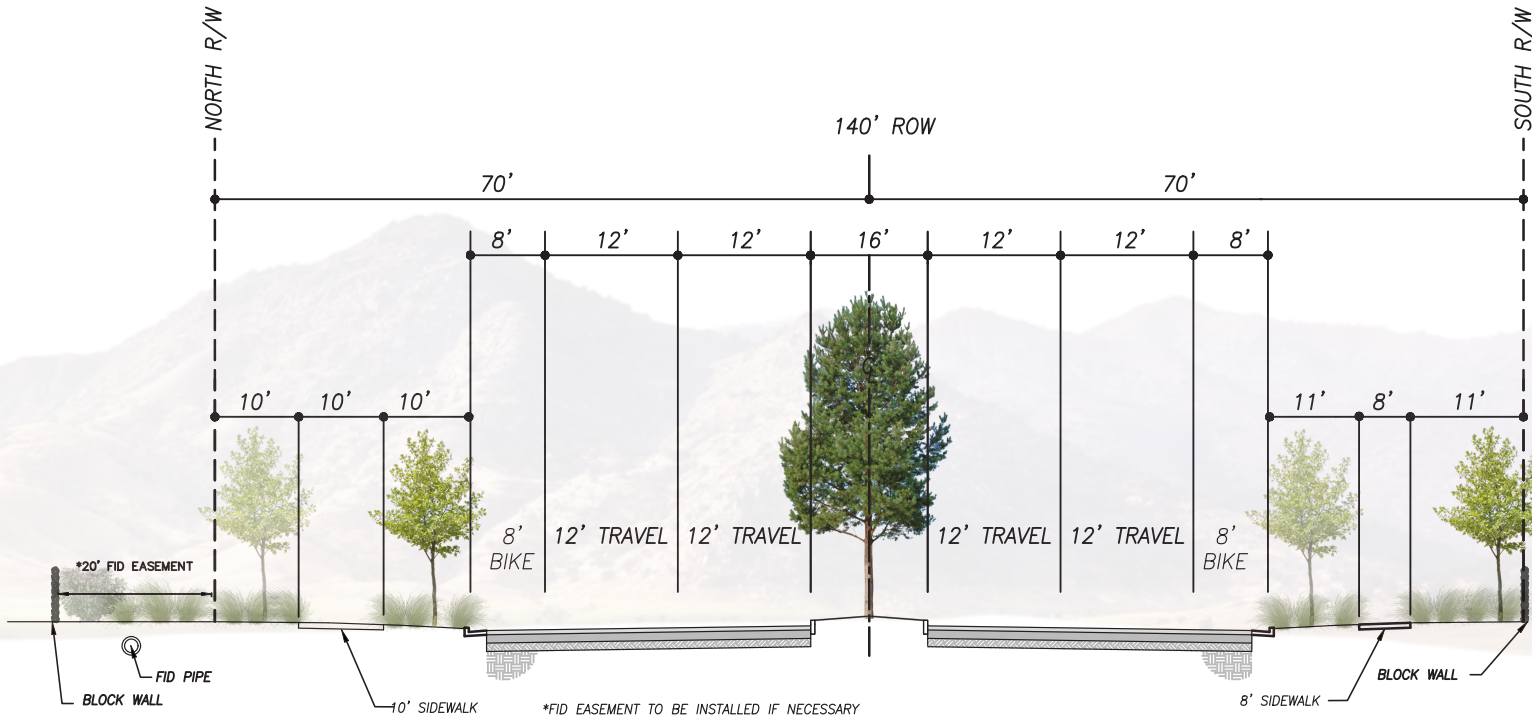
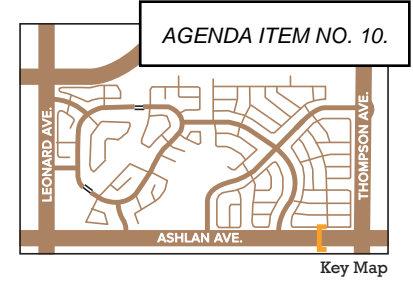
The roadway design will apply where the FID line is located to the west of Loop Road.



4.2 Roadway Designs

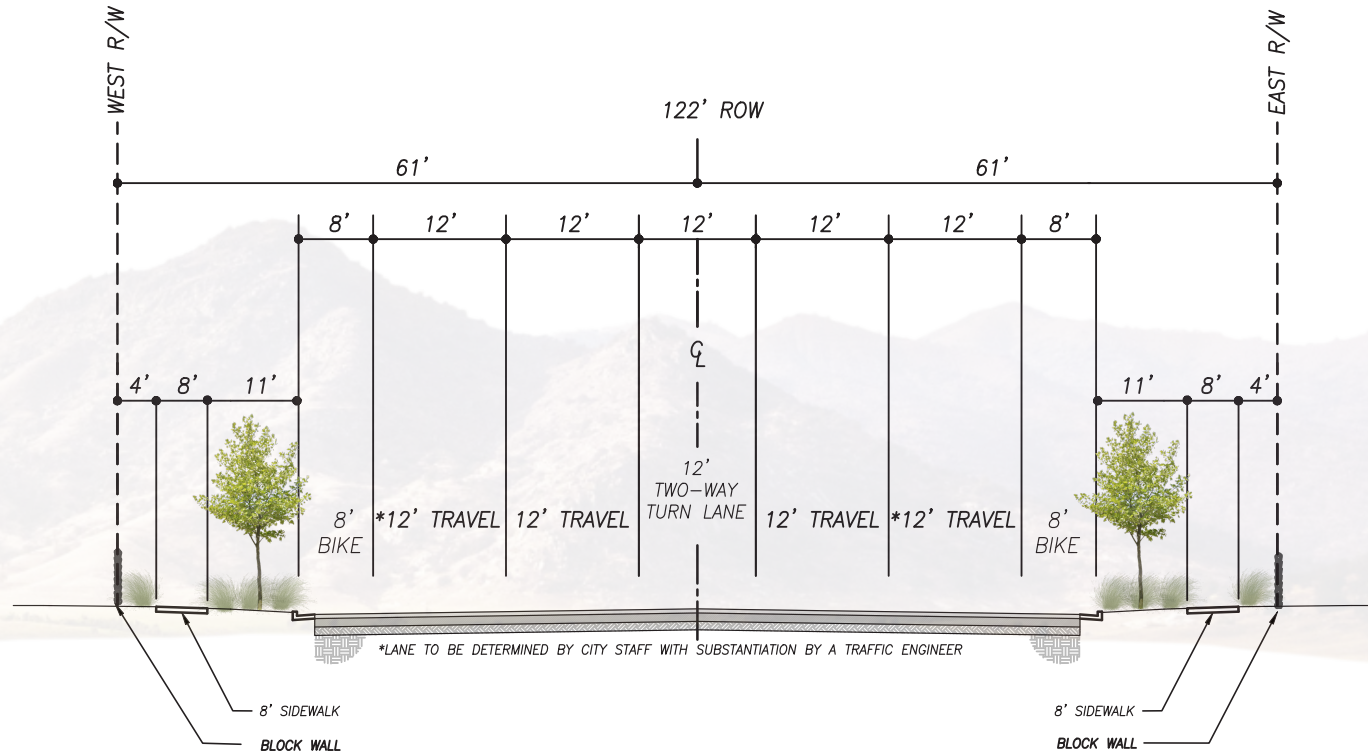
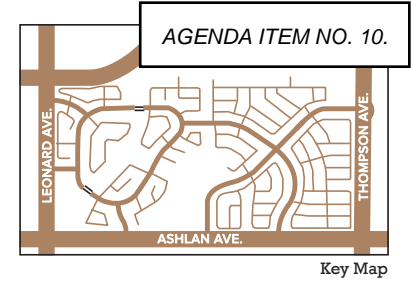
Cross-Section of Ashlan Avenue (With FID Easement - East of Loop Road) (Facing East)

The roadway design will apply where the FID line is located to the east of Loop Road.



4.2 Roadway Designs

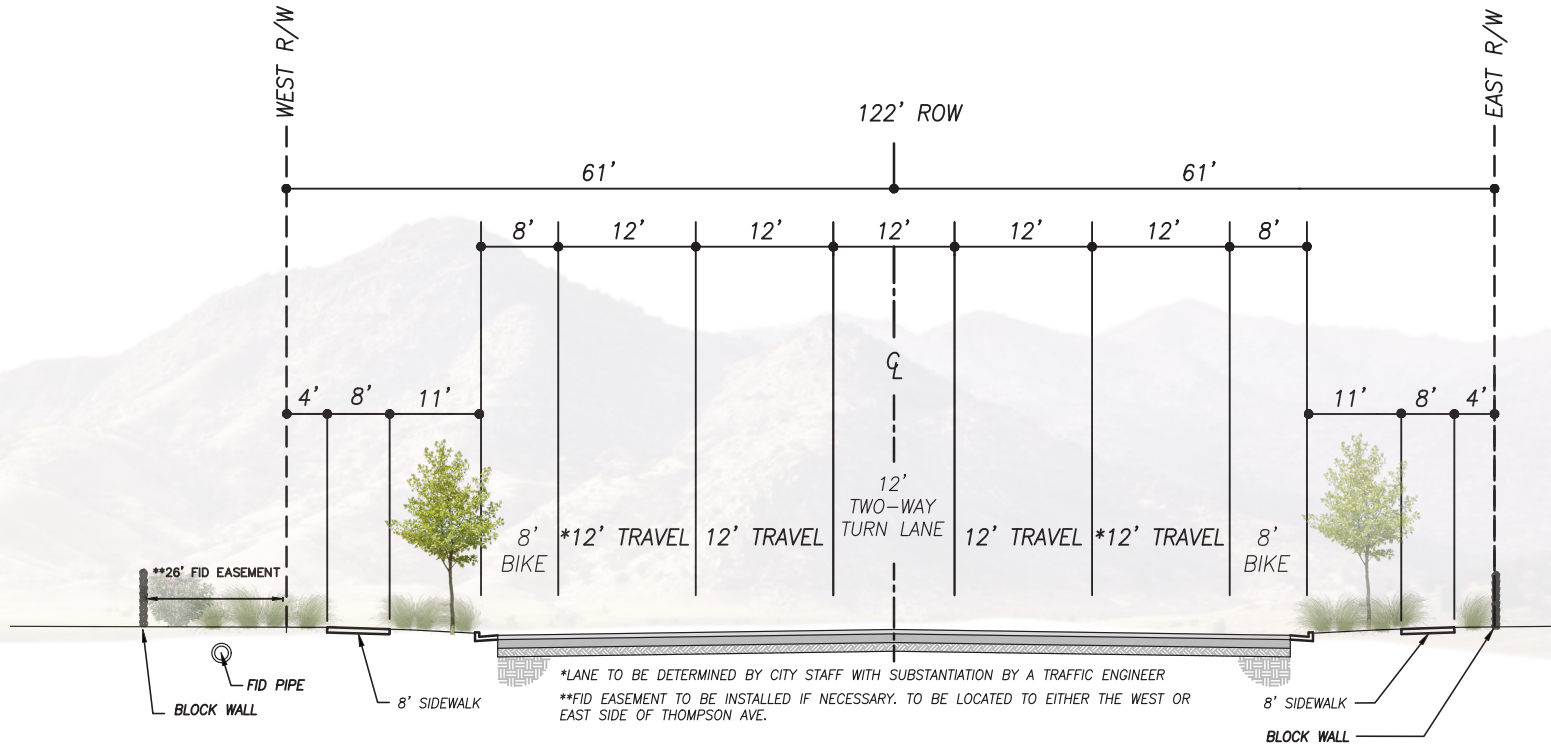
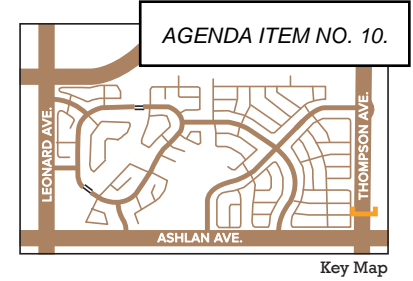
Cross-Section of Thompson Avenue (Facing North)



4.2 Roadway Designs

Cross-Section of Thompson Avenue (With FID Easement on West Side) (Facing North)

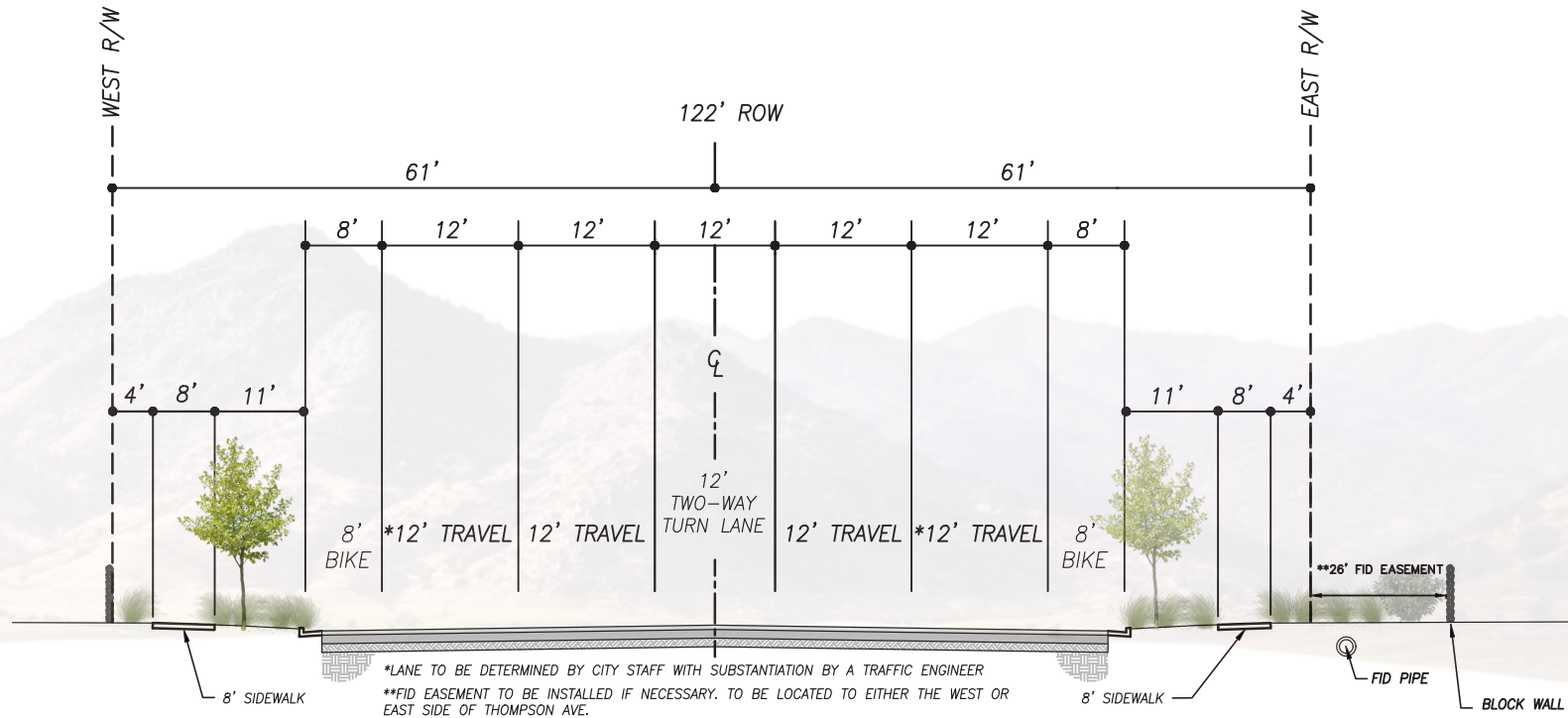
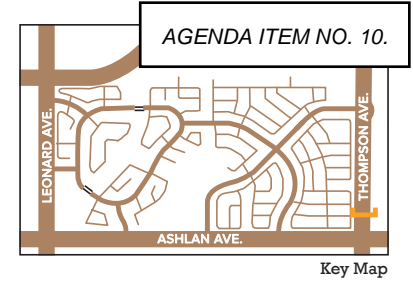
The roadway design will apply where the FID line is located. To be located on either the west or east side of Thompson Avenue.



4.2 Roadway Designs

Cross-Section of Thompson Avenue (With FID Easement on East Side) (Facing North)

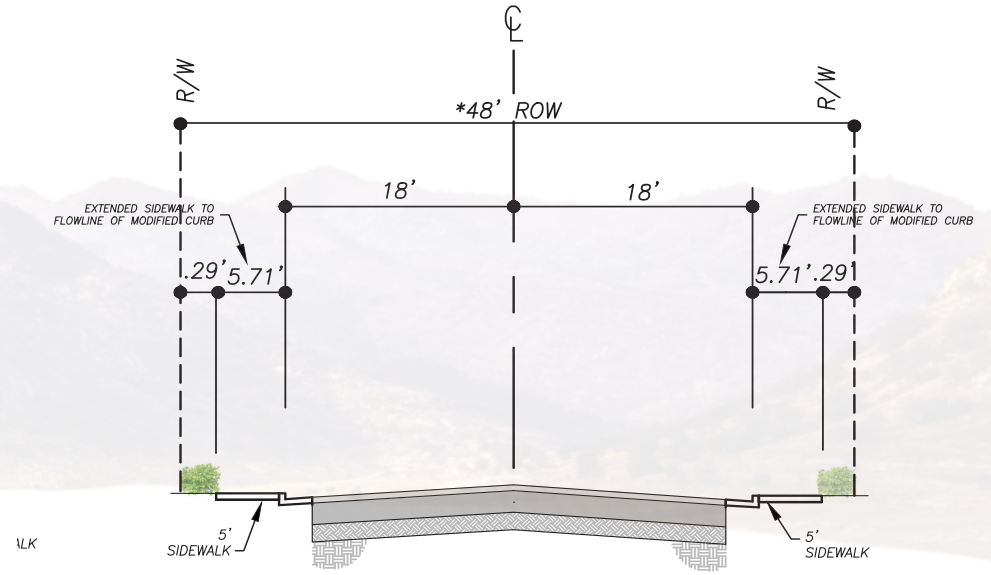
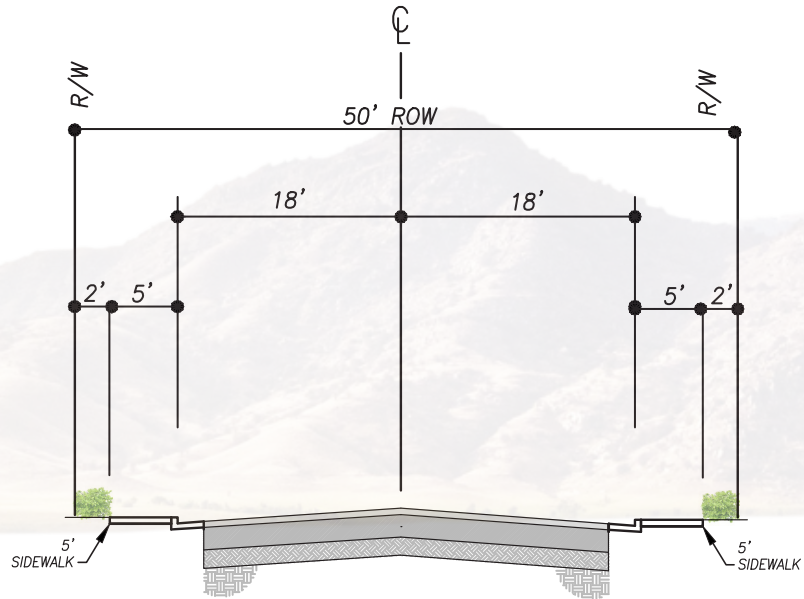
The roadway design will apply where the FID line is located. To be located on either the west or east side of Thompson Avenue.



4.2 Roadway Designs

Cross-Section of Typical Local Street

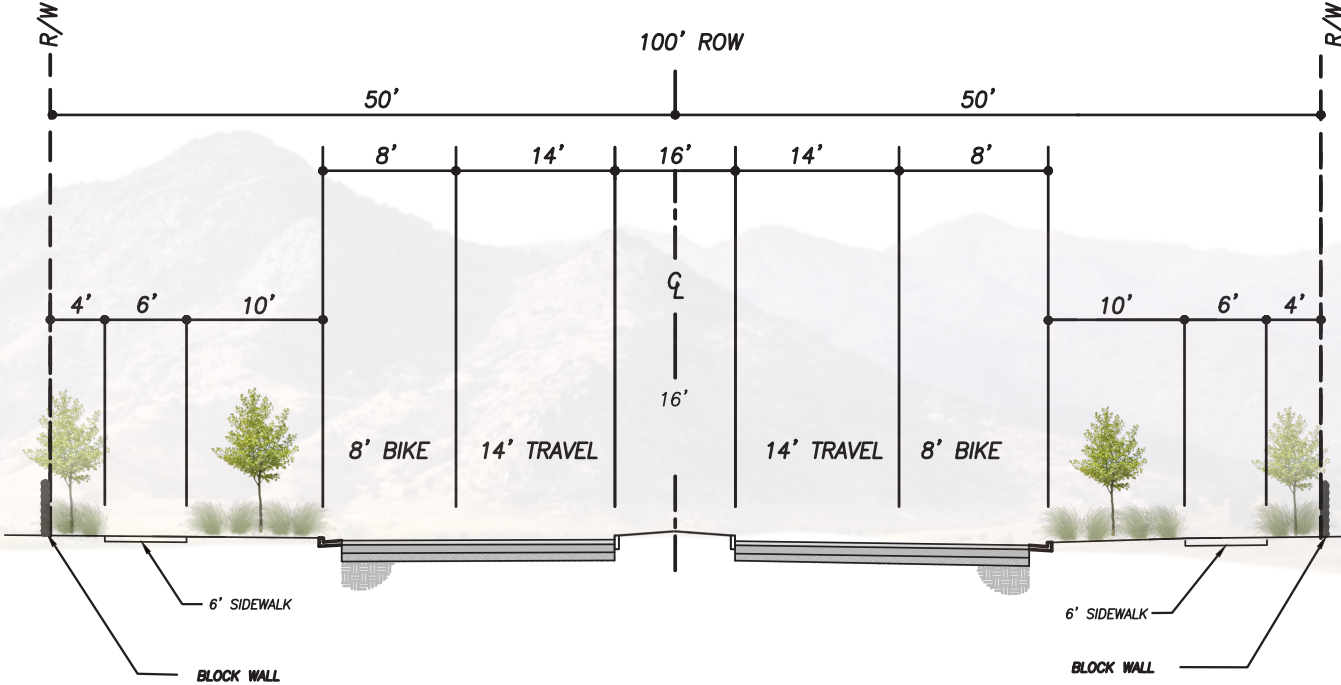
The 48' roadway section will be implemented in areas with small lot products less than 6,000 sf.



*TO BE IMPLEMENTED IN AREAS WITH SMALL LOT PRODUCTS LESS THAN 6,000 SF
NOTE: ADDITIONAL EASEMENT/RIGHT-OF-WAY MAY BE REQUIRED TO ACCOMMODATE FIRE HYDRANTS, STREETLIGHTS, AND MAILBOXES.

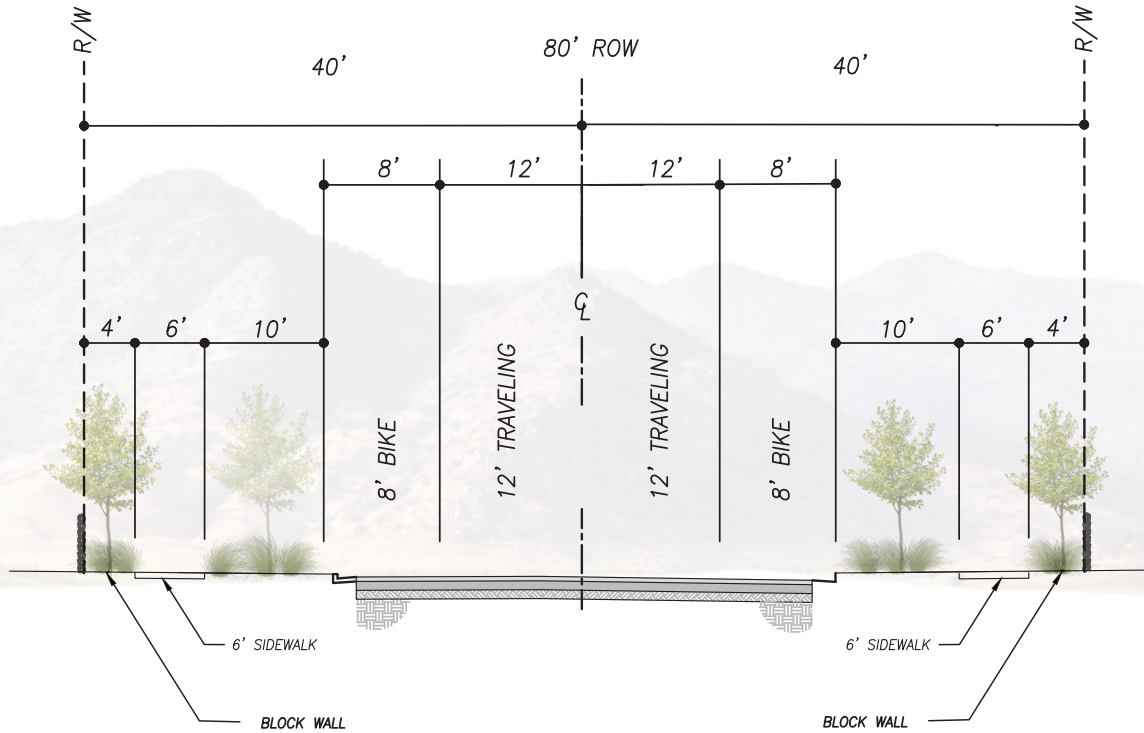
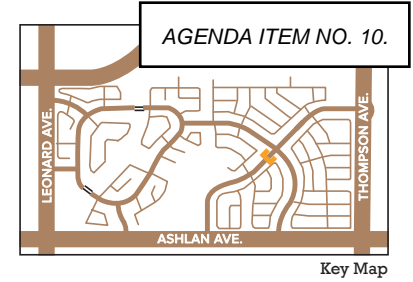
4.2 Roadway Designs: Cross-Section of Typical Local Street

Cross-Section of Typical Local Collector Median



4.2 Roadway Designs

Cross-Section of Typical Local Collector Non-Median



4.2 Roadway Designs

Trail and Paths Guidelines

The pedestrian focused layout of the Home Place Master Plan is based on connecting people to each other and nature. Hand in hand with the cross section provided, the following criteria shall be integrated into the design of the trails:

- 4.4.1 Trails shall meander, where possible.
- 4.4.2 Utilize berming and soil mounding to create visual interest and breakup level terrain.
- 4.4.3 Include site lighting, benches, and receptacles along the trails and paths. Locate benches under the canopy of a shade tree where possible.
- 4.4.4 Provide unique experiences for trail users, including found objects and interpretive signage. Found objects can include durable agricultural elements that will sustain exposure to the elements, such as granite cores from well drillings, pitcher pumps, and stone troughs.
- 4.4.5 Include way-finding signage and trail entrances and junctions.
- 4.4.6 Provide access to shade by planting large canopy shade trees adjacent to the trail, and keep planting low for safety and high visibility.



AGENDA ITEM NO. 10.

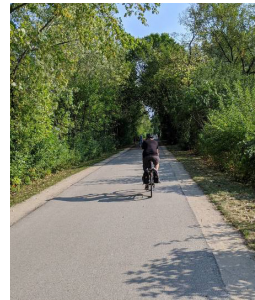
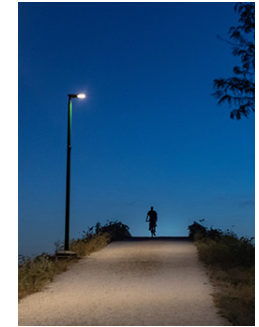
Look for opportunities to break up the trail configurations and provide landscape buffers and berming



Large tree canopy with low planting for safe visibility



Furnishings



Multi-use trail with low shoulders on each side



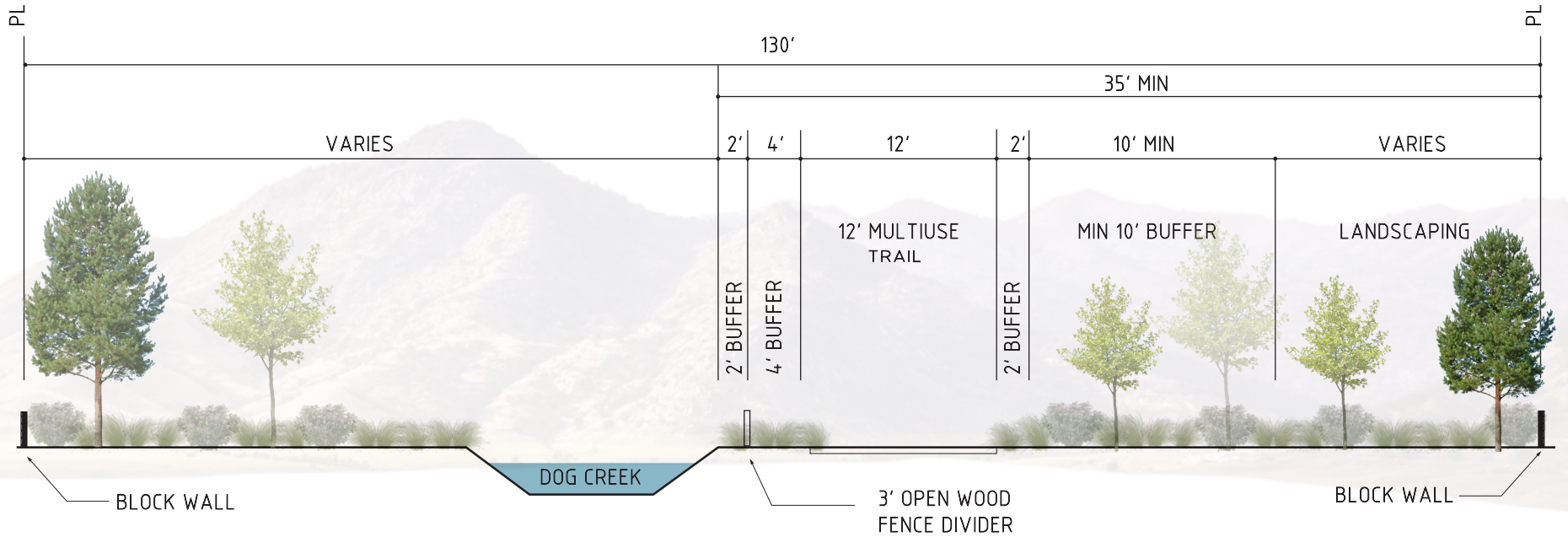
Unique experiences

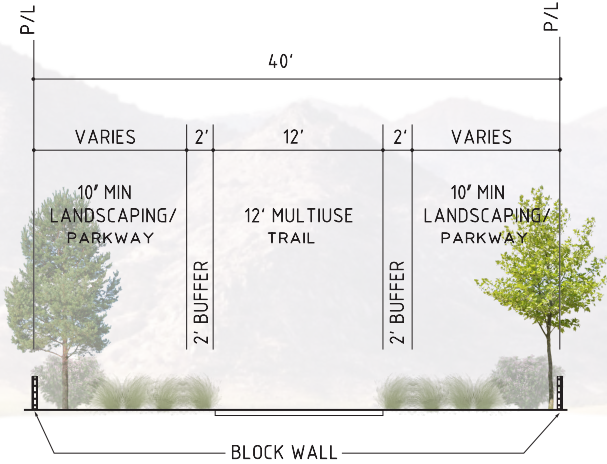


4.4 Trail and Paths Guidelines

Cross-Section A - Multi-Use Trail Along Dog Creek

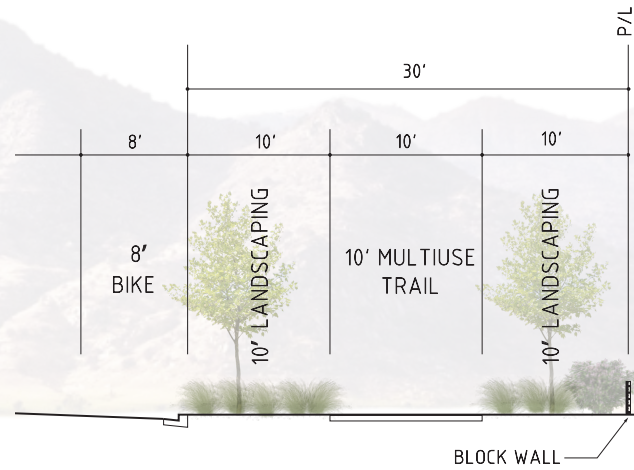
The trail section is conceptual and is consistent with the trail design in the LVSP, Figure 19A. Final configuration, dimensions, and designs are subject to site specific conditions and approval by the Fresno Metropolitan Flood Control District.





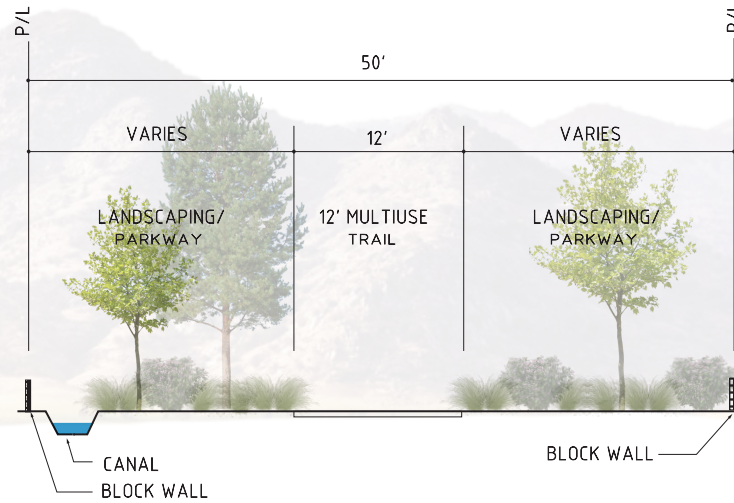
Cross-Section C

The trail section is intended to provide an off-street pedestrian and bicycle connection adjacent to the local street from Ashlan Avenue to the neighborhood parks in the northeast quadrant of the Home Place Master Plan.



Cross-Section D

The trail section is conceptual. Final configuration, dimensions, and designs are subject to site specific conditions and approval by the Fresno Metropolitan Flood Control District.



SECTION 5

OPEN SPACE & LANDSCAPE

- 5.1 Open Space & Landscape Diagram
- 5.2 Parks
- 5.3 Plant Palette
- 5.4 Plant Selection & Irrigation Design Guidelines



Open Space and Parks

The design intent for open space and parks in the Home Place Master Plan project site is to provide outdoor recreational spaces for both passive and active uses. They will be designed to enhance and reflect the character of the surrounding neighborhoods.

LEGEND

- Pocket Park
- Neighborhood Park
- Historic Home Place Site & Orchard

Note: The location of the open space/parks may be reconfigured; however, the overall square footage of open space/parks will remain the same.

Neighborhood Parks

There are nine pocket parks and two neighborhood parks proposed as part of the Home Place Master Plan. Park sizes vary in size from 1/4 acre to 3 acres. Each park will be programmed with a specific theme to offer a diverse variety of uses to better serve the community. Programming, focal elements, details, and furnishings should reflect the Home Place’s agricultural heritage and natural history. All open space landscaping and structures will be maintained by the Landscape Maintenance District. The Home Place Master Plan proposes open space amenities at a higher level than what can be accommodated by the base assessment level of the Landscape Maintenance District. The maintenance of the higher level of amenities shall be funded through an additional, enhanced assessment.

~0.25 ACRE POCKET PARK

Theme: Neighborhood Garden & Natural Play Area

Amenities Include:

- Garden-like layout with natural climbing and slides
- Small gathering spaces with seating

Informal nature-play experiences

~0.96 ACRE POCKET PARK

Theme: Family Togetherness

Amenities Include:

- Shaded picnic/seating
- Play area for ages 2-5 and 5-12

~0.97 ACRE POCKET PARK

Theme: Game Space

Amenities Include:

- Games for all ages with fixed durable infrastructure, (Bocce, Horseshoes, Cornhole)
- Shaded picnic

Note: Remaining pocket parks not specifically identified will include benches, trash cans, and pet waste stations. Park programming may adjust over time based on market conditions or city requirements. Regardless, the amenity level should remain consistent.

~3.01 ACRE NEIGHBORHOOD PARK

Theme: Neighborhood Wellness

Amenities Include:

- Shaded Amphitheater for neighborhood events
- Picnic areas, centralized space and more private spaces
- Open space turf area, large enough for (2) U-9 soccer fields
- Fitness pods
- Restrooms facilities

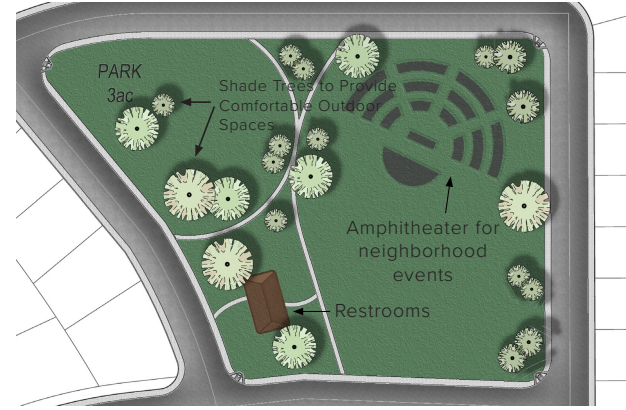
~2.42 ACRE NEIGHBORHOOD PARK

Theme: Kid-Centric

Amenities Include:

- Large play area for ages 2-5 and 5-12
- Picnic
- Open space turf area

Conceptual Site Plan for Neighborhood Park



AGENDA ITEM NO. 10.



Playground



Stationary Exercise Equipment



Arterial & Collector Street Tree List

Arterial and collector street median planters will be planted with City of Clovis standard trees. All arterial and collector streets have been designated a Primary and Accent tree. Primary street trees shall be planted in planter strips, or behind sidewalks when applicable. Primary street trees shall be 15” box container size and spaced according to general mature spread, not exceeding 40 feet on center. Corner lots shall include trees along all frontages. All trees shall be planted in logical and aesthetically pleasing locations. Accent trees should also be used to provide color and accents at entries and at points of interest along a street. Accent trees can be used as a secondary tree, located behind sidewalk, when frontages have enough depth to accommodate both a Primary and Accent tree. Accent trees shall be planted a minimum 15-gallon container.

Primary and Accent Trees By Street

Leonard Avenue:

Primary: *Quercus coccinea*, Scarlet Oak (Deciduous)

Accent: *Olea europaea* ‘Swan Hill’, Swan Hill Fruitless Olive (Evergreen)

Gettysburg Avenue:

Primary: *Magnolia grandifolia* ‘Majestic Beauty’, Southern Magnolia (Evergreen)

Accent: *Lagerstroemia indica* ‘Muskogee’, Lavender Flowering Crape Myrtle (Deciduous)

Ashlan Avenue:

Primary: *Quercus lobata*, Valley Oak (Deciduous)

Accent: *Arbutus* ‘Marina’, Strawberry Tree (Evergreen)

Thompson Avenue:

Primary: *Magnolia grandifolia* ‘Majestic Beauty’, Southern Magnolia (Evergreen)

Accent: *Cercis canadensis* ‘Oklahoma’, Eastern Redbud (Deciduous)

Leonard Avenue



Scarlet Oak



Swan Hill Fruitless Olive

Gettysburg Avenue



Southern Magnolia



Lavender Flowering Crape Myrtle

Ashlan Avenue



Valley Oak



Strawberry Tree

Thompson Avenue



Southern Magnolia



Eastern Redbud

AGENDA ITEM NO. 10.

Symbol	Botanical Name	Common Name	Use	Use Area
T-1	Arbutus 'Marina'	Marina Madrone	L	A,E,M,Pw,Pk,T
T-2	Brachychiton species	Australian Bottle Tree	L	A,E,M,Pk,P,
T-3	Brahea armata	Blue Hesper Palm	L	A,E,M ,P
T-4	Cercidium x 'Desert Museum'	Thornless Palo Verde	VL	A,M,Pk,P,T
T-5	Cercis canadensis 'Oklahoma'	Eastern Redbud	L	A,E,M,Pw,Pk,,T
T-6	Cercis occidentalis	Western Redbud	L	
T-7	Chilopsis linearis	Desert Willow	VL	A ,Pk,P,T
T-8	x Chitalpa tashkentensis	Chitalpa	L	A,E,Pk,P,T
T-9	Cupressus forbsii	Tecate Cypress	VL	E,M,Pk,T
T-10	Cupressus sempervirens	Italian Cypress	M	A,Pk,,T
T-11	Cotinus species	Smoke Tree	L	A,E,Pk
T-12	Geijera parvifolia	Australian Willow	M	A,M,Pw,Pk
T-13	Ginkgo biloba	Maiden Hair Tree	M	A,M,Pw,Pk,
T-14	Lagerstroemia indica 'Dynamite'	Crepe Myrtle- red	L	A,E,M,Pw,Pk
T-15	Lagerstroemia indica 'Natchez'	Crepe Myrtle – white	L	A,E,M,Pw,Pk,P
T-16	Lagerstroemia indica 'Muskogee'	Crepe Myrtle – pink	L	A,E,M,Pw,Pk
T-17	Laurus 'Saratoga'	Saratoga Laurel	L	E, Pw,Pk,P
T-18	Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia	M	A,E,M,Pk
T-19	Melaluca nesophila	Pink Melaleuca	L	A,E,P
T-20	Olea 'Swan Hill'	Fruitless Olive	L	A,E, ,Pk,P
T-21	Pinus eldarica	Afghan Pine	L	M,Pw,Pk,T
T-22	Pistachia chinensis 'Keith Davey'	Keith Davey Pistache	L	E,M,Pw,Pk,P,T
T-23	Platanus x acerifolia 'Columbia'	London Plane	M	M,Pw,Pk,P,T
T-24	Platanus racemose	California Sycamore	M	M,Pk,T
T-25	Prosopis x Phoenix	Thornless Chilean Mesquite	L	A,E,,P,T
T-26	Quercus chrysolepis	Canyon Live Oak	VL	M,Pw,Pk,P,T
T-27	Quercus engelmannii	Mesa Oak	L	E,M,Pw,Pk,P,T
T-28	Quercus lobate	Valley oak	L	M,Pw,Pk,P,T
T-29	Quercus suber	Cork Oak	L	E,M,Pw,Pk,P,T
T-30	Quercus wislizeni	Interior Live Oak	VL	M,Pw,Pk,,T
T-31	Sophora secundiflora	Texas Mountain Laurel	L	A,E,Pk
T-32	Ulmus parvifolia	Chinese Elm	M	M,Pw,Pk,,T
T-33	Washingtonia filifera	California Fan Palm	M	A,E,M,Pk,P,
T-34	Zelkova serrata	Saw Leaf Zelkova	M	A,E,Pk

Use Area: A-Accent, E-Community Entries M-Median, Pw-Parkway, Pk-Parks, P-Paseo & Plaza, T-Trails & Open Space; Water use: H-High, M-Medium, L-Low, VL-Very Low

Shrubs

Symbol	Botanical Names	Common Name	Water	
			Use	Use Area
S-1	Acacia redolens 'Desert Carpet'		VL	T
S-2	Agave 'Blue Glow'	Blue Glow Agave	VL	A, E, M, T
S-3	Agave franzosinii	Majestic Agave	VL	A, E, M
S-4	Agave parryii	Parry's Agave	VL	A, E, M, T
S-5	Aloe species	Aloe	VL	A, E, M, Pw, Pk, P
S-6	Arctostaphylos species	Manzanita	VL	A, E, M, Pw, Pk, P, T
S-7	Bougainvillea species	Bougainvillea	L	A, E, P
S-8	Ceanothus species	California Lilac	L	E, M, Pw, Pk, P, T
S-9	Caesalpinia gilliesii	Mexican Bird of paradise	L	A, E, Pk, P
S-10	Callistemon citrinus 'Little John'	Bottlebrush	L	E, M, Pw, Pk, P, T
S-11	Callistemon jeffersii	Purple Bottlebrush	L	E, M, Pk,
S-12	Cistus x pulverulentus 'Sunset'	Magenta Rockrose	L	E, M, Pw, Pk, P, T
S-13	Correa spp	Australian Fuchsia	L	A, E, Pk, P,
S-14	Cotyledon species	Cotyledon	L	A, E, Pw, Pk, P,
S-15	Eriogonum species	Buckwheat	L	E, Pk, T
S-16	Epilobium species (Zauchneria)	California Fuchsia	L	A, E, Pw, Pk, P, T
S-17	Euphorbia rigida	Silver Spurge	VL	A, E, Pw, Pk, P,
S-18	Fejoa sellowiana	Pineapple Guava	L	M, Pk, P,
S-19	Ferocactus species	Barrel Cactus	VL	A, E, M, Pk, P
S-20	Fremontodendrom 'Dara's Gold'	Flannel Bush	VL	E, M, Pk, T
S-21	Grevillea species	Grevillea	L	A, E, M, Pk, P
S-22	Hesperaloe parvifolia	Red Yucca	VL	A, E, M, Pw, Pk, P, T
S-23	Heteromoles	Toyon	L	M, Pk, T
S-24	Kniphofia hybrids	Red Hot Poker	L	A, E, Pw, Pk, P
S-25	Laurus nobilis	Sweet Bay	L	E, M, Pk, P
S-26	Lantana montevidensis	Trailing Lantana	L	A, E, M, Pw, Pk,
S-27	Lantana x 'New Gold'	New Gold Lantana	L	A, E, M, Pw, Pk,
S-28	Lavandula 'Goodwin Creek'	Lavender	L	A, E, M, Pw, Pk, P
S-29	Lavandula stoechas	Spanish Lavender	L	A, E, M, Pw, Pk, P
S-30	Leucophyllum frutescens	Texas Ranger	L	E, M, Pw, Pk, T
S-31	Ligustrum japonicum texanum	Texas Privet	L	E, Pk, P, T
S-32	Mahonia repens	Creeping Oregon Grape	L	Pw, Pk, P, T
S-33	Nerium oleander	Oleander	VL	M, Pk, T
S-34	Olea 'Lil Ollie'	Dwarf Olive	L	E, M, Pk, P
S-35	Opuntia spp	Prickly Pear	VL	A, E, M, Pk, P
S-36	Penstemon species	Penstemon	L	A, E, Pw, Pk, P, T
S-37	Perovskia species	Russian Sage	L	A, Pw, Pk, T
S-38	Phormium tenax	New Zealand Flax	L	A, M, Pk, P, T
S-39	Pittosporum crassifolium 'Compacta'	Dwarf Karo	M	A, M, Pk, P, T
S-40	Prunus caroliniana	Carolina Laurel Cherry	L	E, M, Pk, T

Symbol	Botanical Names	Common Name	Water	
			Use	Use Area
S-45	Rhus integrifolia	Lemonade Berry	L	M, Pk, T
S-46	Rosemarinus officinalis 'Tuscan Blue'	Rosemary	L	E, M, Pk, P
S-47	Rosemarinus 'Prostratus'	Prostrate Rosemary	L	E, M, Pw, Pk, P, T
S-48	Salvia apiana	White Sage	VL	A, M, Pw, Pk, T
S-49	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	L	E, M, Pk, T
S-50	Salvia clevelandii	Blue Sage	L	A, M, Pw, Pk, T
S-51	Salvia chamaedryoides	Germander Sage	L	A, M, Pw, Pk, P
S-52	Salvia greggii	Autumn Sage	L	A, E, M, Pw, Pk, P
S-53	Salvia leucantha	Mexican Sage	L	A, E, M, Pw, Pk, P
S-54	Salvia mellifera	Black Sage	L	Pw, Pk, T
S-55	Santolina species	Lavender Cotton	L	E, M, Pk, P
S-56	Sisyrinchium bellum	Blue Eyed Grass	L	A, Pw, Pk, P
S-57	Sphaeralcea spp	Globe Mallow	VL	A, M, Pk, P, T
S-58	Teucrium chamaedrys 'Nanum'	Germander	L	A, E, P
S-59	Teucrium cossonii	Fruity Germander	VL	Pw, Pk, P
S-60	Tecoma x 'Solar Flare'	Solar Flare Esperanza	L	A, M, Pk, P
S-61	Trichostema lanatum	Wooly Blue Curfs	VL	M, Pk, T
S-62	Westringia fruticosa	Coast Rosemary	L	E, M, Pw, Pk, P
S-63	Verbena bonariensis	Purple Top	L	A, E, M, Pk, P
S-64	Yucca species	Yucca	VL	A, E, M, P

Use Area: A-Accent, E-Community Entries M-Median, Pw-Parkway, Pk-Parks, P-Paseo & Plaza, T-Trails & Open Space; Water use: H-High, M-Medium, L-Low, VL-Very Low

AGENDA ITEM NO. 10.



S-2 Blue Glow Agave



S-3 Majestic Agave



S-28 Lavender



S-25 Sweet Bay



S-6 Manzanita



S-9 California Lilac

Grasses

Symbol	Botanical Names	Common Name	Water Use	Use Area
G-1	<i>Aristida purpurea</i>	Purple Three-awn	L	E,M,Pw,Pk,P,T
G-2	<i>Carex praegracillis</i>	Clustered Field Sedge	L	E,Pk,P
G-3	<i>Carex divulsa</i>	Berkeley Sedge	L	E,Pw,Pk,P,T
G-4	<i>Carex flacca</i>	Blue Sedge	L	E,Pw,P
G-5	<i>Festuca Mairei</i>	Atlas Fescue	L	E,M,Pw,Pk,P
G-6	<i>Festuca californica</i>	California Fescue	L	E,M,Pw,Pk,P
G-7	<i>Leymus condensatus</i> 'Canyon Prince'		L	M,Pw,Pk,P,T
G-8	<i>Muhlenbergia capilaris</i>	Muhly Grass	L	A,E,M,Pk,P
G-9	<i>Muhlenbergia dubia</i>	Pine Muhly	L	E,M,Pw,Pk,P,T
G-10	<i>Muhlenbergia rigens</i>	Deer grass	L	E,M, Pk, T
G-11	<i>Pennisetum spathiolatum</i>	Slender Veldt Grass	L	A,E,M,Pw,Pk,P,T

Landscape Maintenance District



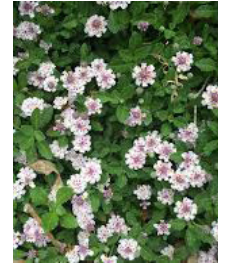
G-3 Carex Grass



G-1 Purple Three awn



GG-5 Myoporum



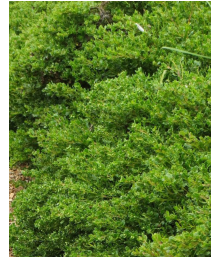
GG-6 Kurapia

AGENDA ITEM NO. 10.

Groundcovers

Symbol	Botanical Names	Common Name	Water Use	Use Area
GR-1	<i>Baccharis piularis</i> 'Pigeon Point'	Dwarf Coyote Brush	L	E,M,Pk,T
GR-2	<i>Contoneaster dammeri</i>	Bearberry	L	A,E,M, Pk,T
GR-3	<i>Fragaria chiloensis</i>	Beach Strawberry	L	M,Pk,T
GR-4	<i>Dymondia margarite</i>	Dymondia	L	E,M,Pw,Pk,P
GR-5	<i>Myoporum parvifolium</i> cvs.	Myoporum	L	E,M,Pw,Pk,P
GR-6	<i>Lippia nodiflora</i>	Kurapia	L	M,Pw,Pk

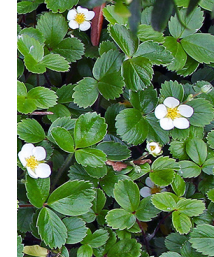
Median



G-1 Dwarf Coyote Brush



GG-2 Bearberry



GG-3 Beach Strawberry



GG-4 Dymondia

Vines

Symbol	Botanical Names	Common Name	Water Use	Use Area
V-1	<i>Bougainvillea</i> species	Bougainvillea	L	A,E,P
V-2	<i>Vitis</i> 'Rodgers Red'	Rodgers California Grape	L	A,E,P,T
V-3	<i>Parthenocissus tricuspidata</i>	Boston Ivy	M	A,E,P
V-4	<i>Parthenocissus</i> 'Hacienda Creeper'	Rancho Viejo Creeper	M	A,E,P

Use Area: A-Accent, E-Community Entries M-Median, Pw-Parkway, Pk-Parks, P-Paseo & Plaza, T-Trails & Open Space; Water use: H-High, M-Medium, L-Low, VL-Very Low

Plant Selection & Irrigation Design Guidelines

Plant selection plays an important part in creating a space. The Home Place Master Plan plant palette and irrigation design should adhere to the following criteria:

- 5.3.1 Plant material should be low maintenance, requiring little or no heavy pruning or shearing, and spaced to allow room to grow to plant's mature size.
- 5.3.2 Palette should be comprised primarily of acclimated and California native plant species. Invasive species are strongly discouraged.
- 5.3.3 Use of high input water consuming decorative lawns is discouraged.
- 5.3.4 Prioritize where water and maintenance efforts are placed and utilize mulched areas where dense planting is less effective.
- 5.3.5 Promote shade and clean air by planting large-leafed deciduous trees and trees with low pollen counts.
- 5.3.6 Recycled water tolerant plant species shall be used where the irrigation system utilizes the City's recycled water source.
- 5.3.7 The irrigation design shall comply with the requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELO) and plants shall be grouped by water needs (hydrozoning) to maximize irrigation water efficiency.



SECTION 6

SIGNAGE

6.1 General Signage Diagram

6.2 Gateways

6.3 Signage Design Guidelines

Signage

Signage will mark major intersections and corners of the Home Place community. Signs will be visually compelling and informative. The design and aesthetics of all signage will be consistent with adjacent surroundings and the overall neighborhood.

Individual builders may add monument signage at any entry coming off of the main loop road if they choose. All monument and wayfinding signage will be maintained by the Landscape Maintenance District. The maintenance of all monument signage, wayfinding signage, and gateway signage will be funded through an additional, enhanced assessment.



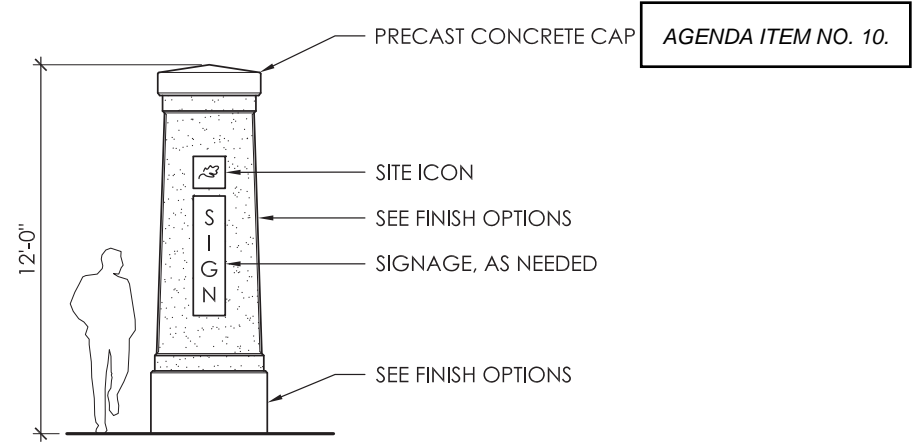
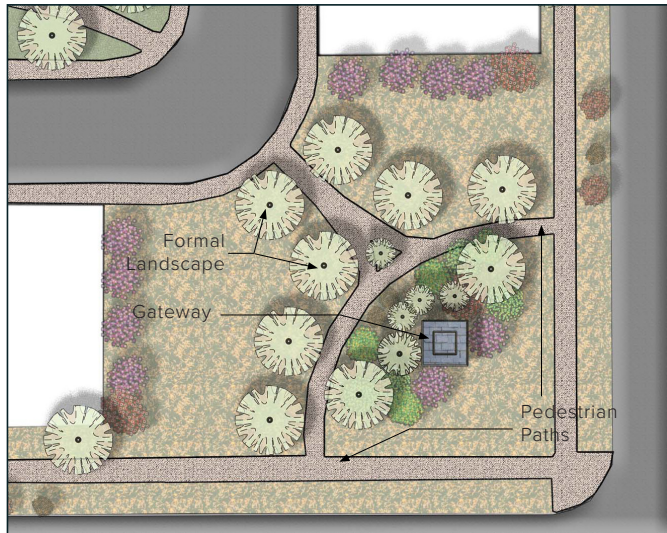
LEGEND

- Monument Signage
- Wayfinding Signage
- Gateway

Community Gateways

Gateways are significant formal structural and/or landscape forms that shall mark the northwest and southeast corners of the Home Place community. Gateways will allow visual windows into the community from adjacent arterial roads and provide bold identification of the Home Place project site. The gateway locations also provide pedestrian connectivity to adjacent communities and amenities.

Conceptual Site Plan for Gateway Entrances



COMMUNITY GATEWAY



Signage Design Guidelines

Signage throughout the Home place Master Plan community should be constructed with finish materials that align with the farmhouse style. The size and location for monument and way-finding signage should be designed to enhance a sense of place, while maintaining open sight lines.

Monument Signage

Large monument signs, typically for multi-tenant commercial development, can be used within the Master Plan site to direct vehicle traffic to different neighborhood locations. Large monument signs can be located at key intersections along the interior minor collector roads. Small monument signs (neighborhood gateway signs) should be used for identifying neighborhoods within the Master Plan community, and should have varying finish materials that set the unique design theme of each neighborhood.

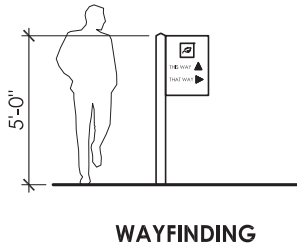
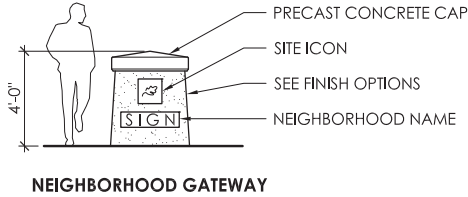
Way-finding

Way-finding should be used at entryways, intersections, and other key locations along roads and multi-use trails to help facilitate navigation throughout the Home Place community. Way-finding signage should be designed to be consistent with the aesthetics of the adjacent surroundings and overall neighborhood.

Approved Finishes/Materials



Weathered Brick Weathering Steel Precast Concrete Stone Plaster/Stucco



Wayfinding signage



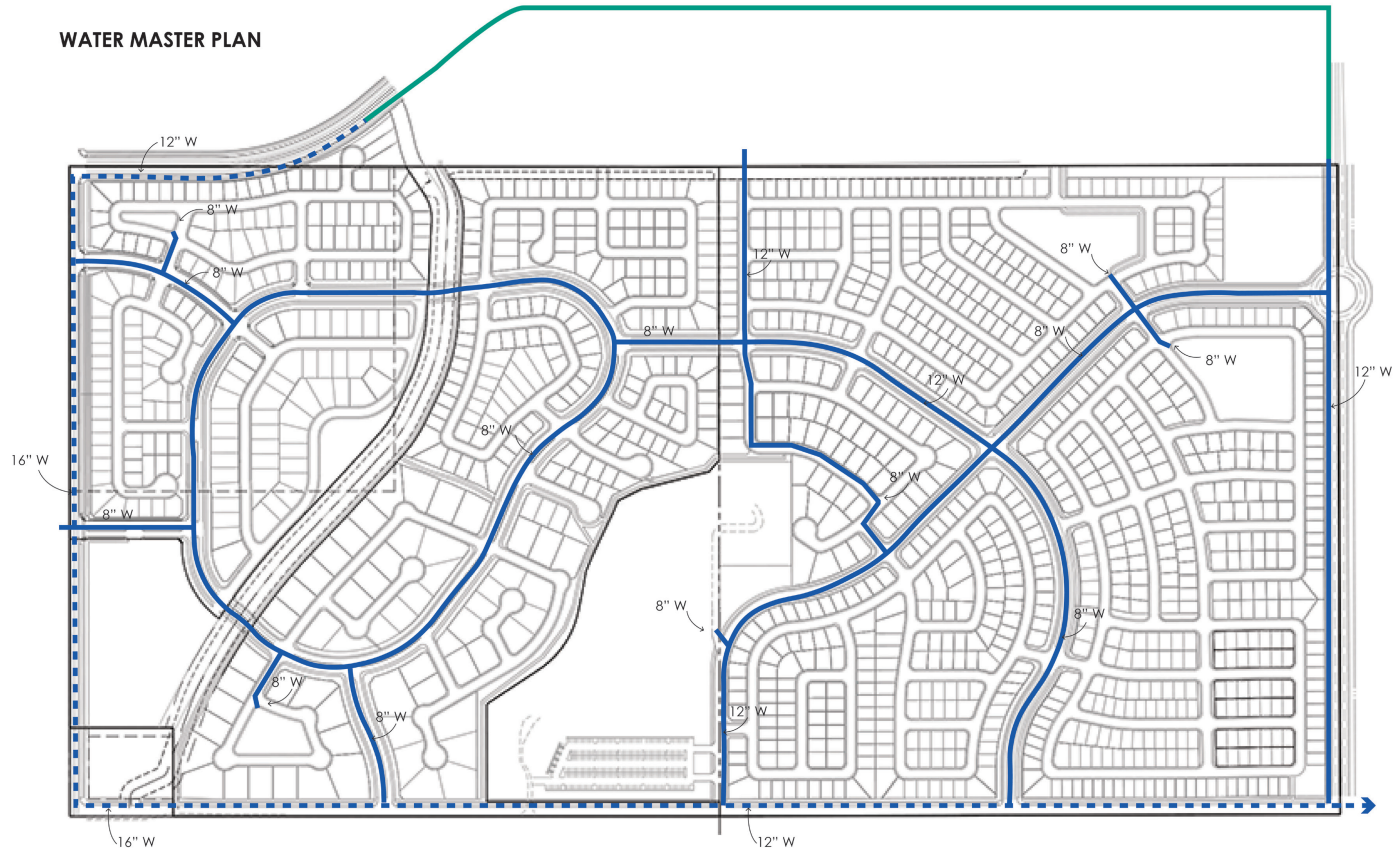
Monument signage that establishes a sense of place

SECTION 7

INFRASTRUCTURE

- 7.1 Potable and Non-Potable Water Diagram
- 7.2 Sanitary Sewer Diagram
- 7.3 Stormwater Drainage Diagram
- 7.4 Fresno Irrigation District Diagram
- 7.5 Gas, Electric, and Telecom Services

WATER MASTER PLAN



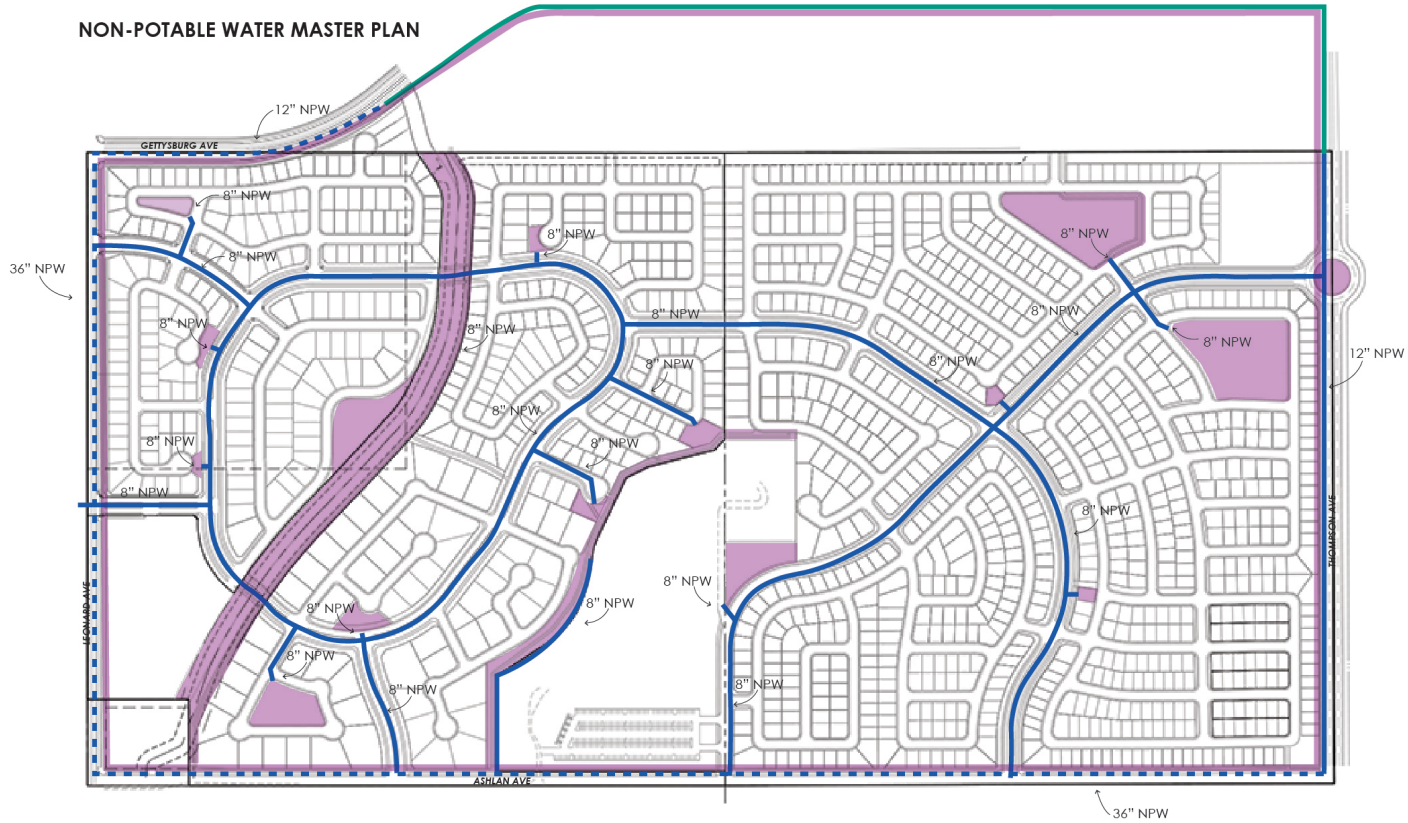
- LEGEND**
- Proposed water main
 - Proposed water main (To be evaluated with each phase of development & required if necessary to provide adequate water pressure and flow and a redundant source.)
 - - - Existing water main

W - Water (Potable)

Potable Water

Surface water is the primary source of domestic water for Clovis residents. The City currently utilizes water from the Enterprise Canal to provide for the needs of its residents. The Master Plan area will require the addition of 8 and 12-inch water mains extending from Ashlan, Leonard, and Thompson Avenues to accommodate the new development.

NON-POTABLE WATER MASTER PLAN



- LEGEND**
- Proposed non-potable water (NPW) main
 - Proposed NPW main (To be evaluated with each phase of development & required if necessary to provide adequate water pressure and flow and a redundant source.)
 - Existing NPW main
 - Areas Irrigated with NPW

NPW - Recycled Water (Non-Potable Water)
 Parks and landscaping area shall be irrigated with NPW

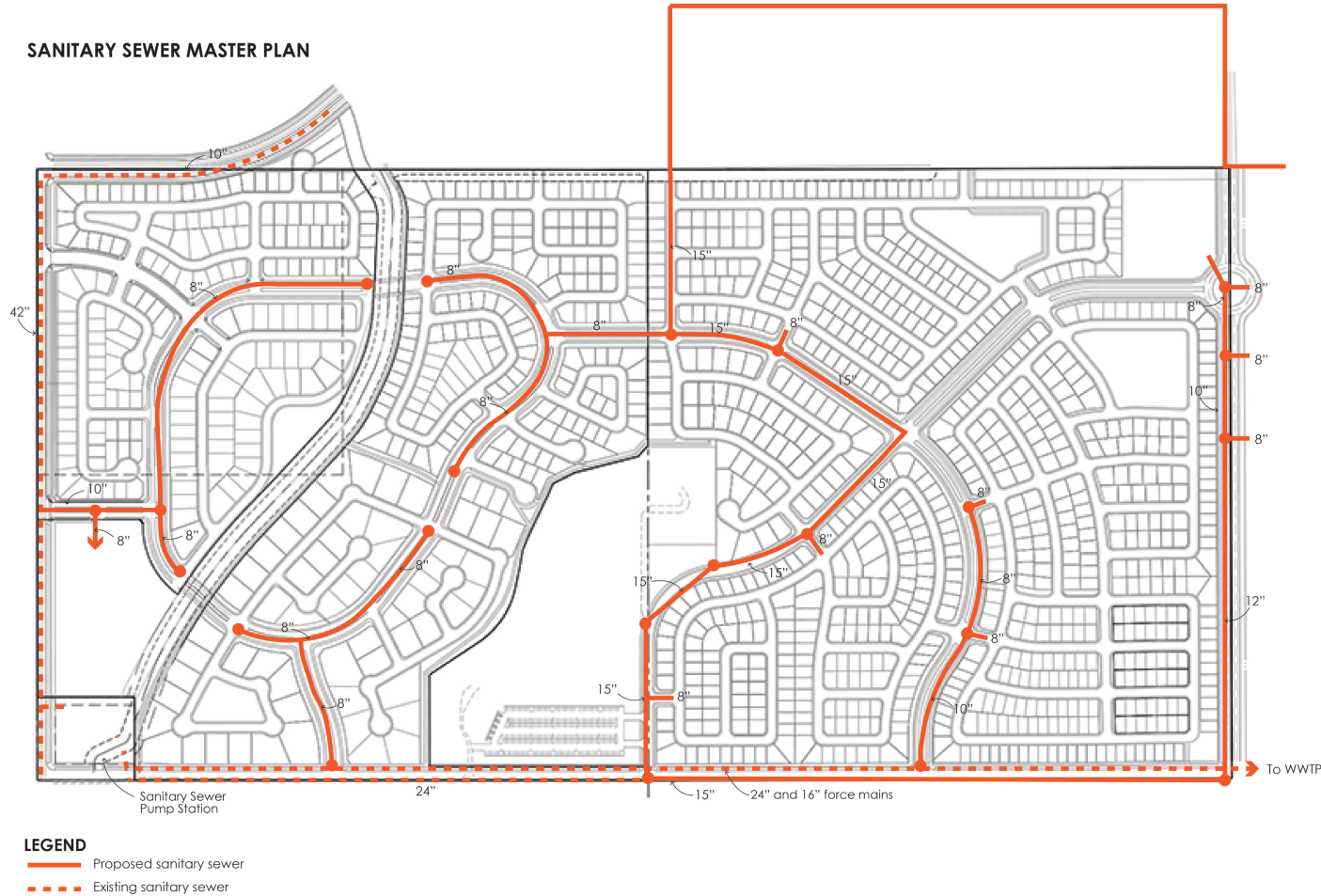
Non-Potable Water

The use of non-potable water for landscape irrigation is an important strategy to reduce the consumption of and protect valuable potable water resources. The proposed use of non-potable water for landscape irrigation is consistent with Policy 1.5 of the *Clovis General Plan* (2014), which states the following:

Goal 1: Reliable and cost-effective infrastructure systems that permit the city to sustainably manage its diverse water resources and needs.

Policy 1.5 Recycled Water. Use recycled water to reduce the demands for new water supplies. Support the expansion of recycled water infrastructure throughout Clovis and require new development to install recycled water infrastructure where feasible.

SANITARY SEWER MASTER PLAN

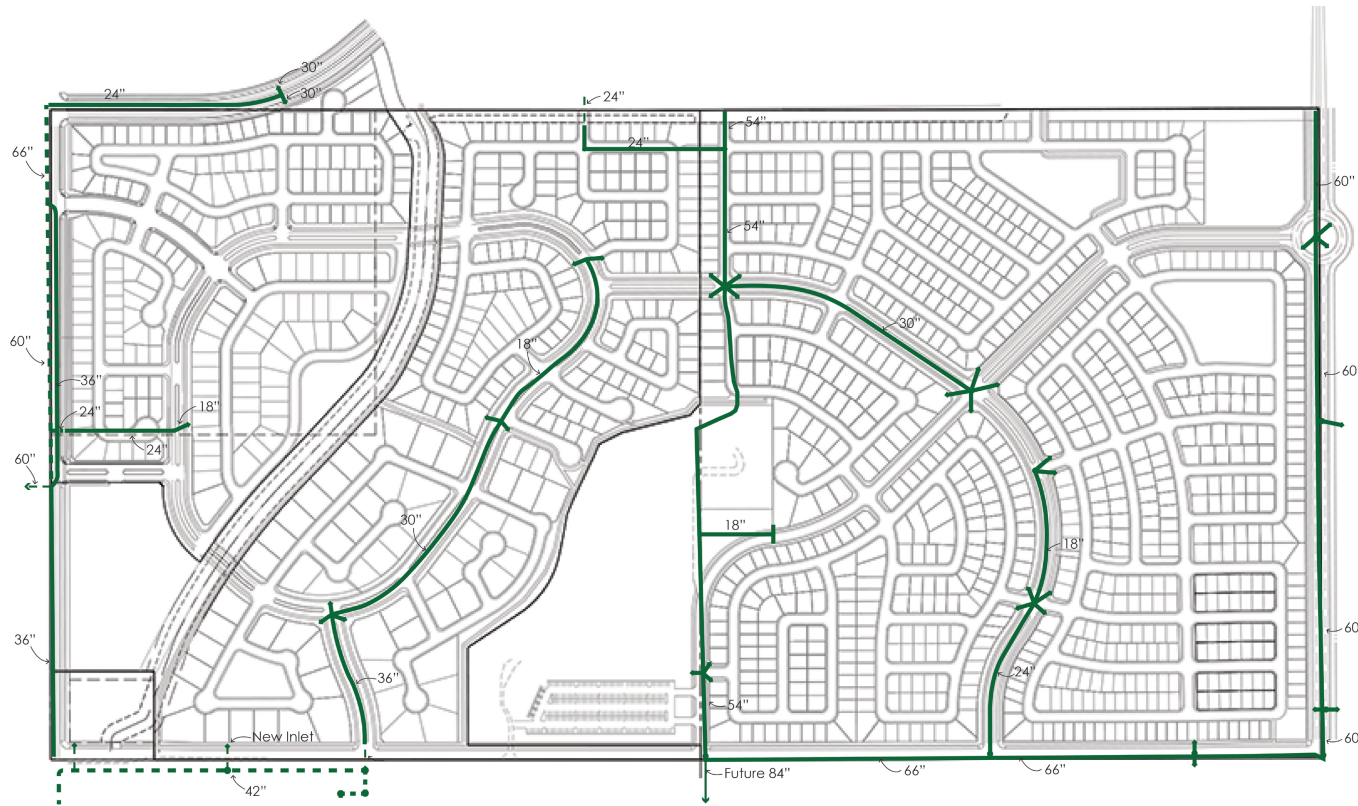


Sanitary Sewer

Wastewater generated in the Master Plan community will be treated by the Clovis Wastewater Treatment Facility, which is located to the east of the project site. Sanitary sewer mains and appurtenances shall be extended from Leonard Avenue and Ashlan Avenue to support the new development.

7.3 Sanitary Sewer Diagram

STORM DRAINAGE MASTER PLAN

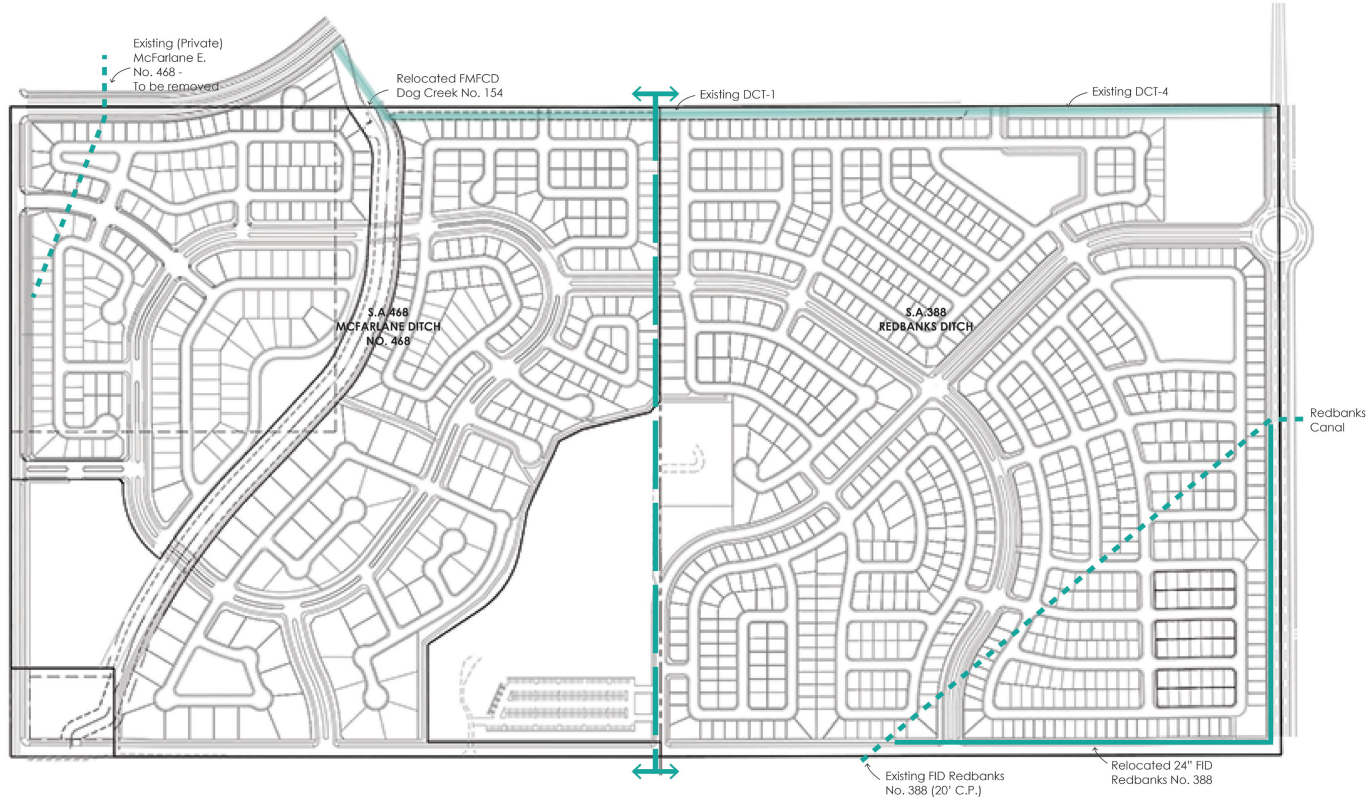


- LEGEND**
- Proposed storm drains
 - - - Existing storm drains

Stormwater

The Master Plan area will discharge stormwater runoff through proposed storm drain lines that connect to existing storm drain trunk lines along Ashlan and Leonard Avenues. New storm drain lines will also be installed throughout the Master Plan area to collect and convey stormwater.

FRESNO IRRIGATION DISTRICT (FID) MASTER PLAN



- LEGEND**
- Proposed pipeline
 - Existing pipeline

7.5 Fresno Irrigation District Diagram



Gas, Electric, and Communication

Electric power will be provided to the Master Plan area by the Pacific Gas and Electric Company (PG&E). Electrical lines shall be placed within Public Utility Easements to provide service for residential and commercial development.

Depending on the required electrical loads as well as the existing capacity of surrounding infrastructure, PG&E will determine the alignment of the electrical lines within the Master Plan area. Natural gas will also be provided to the Master Plan area by PG&E via the extension of existing gas distribution lines. Telephone services will be provided to the Master Plan area through existing telephone lines and wireless communication systems. As development commences, electric lines, phone lines, and cable TV lines will be installed underground in accordance with City standards and regulations.

SECTION 8

**ADMINISTRATIVE APPROVAL
PROCESS FOR MASTER PLAN**

- 8.1** Legal Description
- 8.2** Master Plan Adoption
- 8.3** Amendments to the Adopted Master Plan
- 8.4** Process for Site Plan Review
- 8.5** Tentative Map Guidelines

Legal Description for Proposed Zoning Areas

Plat Map for Proposed Zone Change

AE-20 to C-1 (Neighborhood Commercial)

A portion of Parcel B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

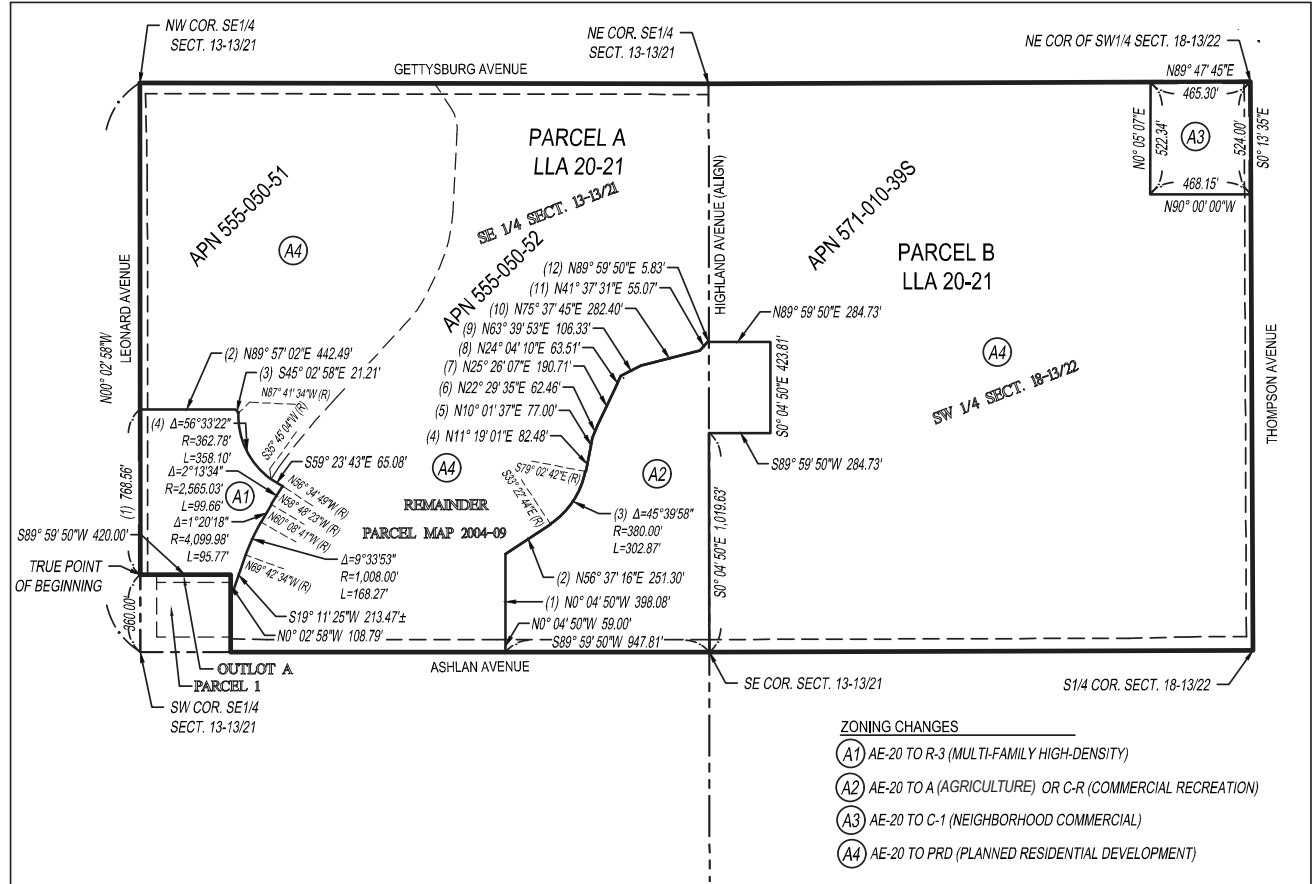
Beginning at the Northeast corner of said Southwest quarter;

Thence South 0° 13' 35" East, along the East line of said Southwest quarter, 524.00 feet;

Thence North 90° 00' 00" West, 468.15 feet;

Thence North 0° 05' 07" East, 522.34 feet to the North line of said Southwest quarter;

Thence North 89° 47' 45" East, along the North line of said Southwest quarter, 465.30 feet to the Point of Beginning.



8.1 Legal Description

AE-20 to R-3 (Multi-Family High-Density) Zone

A portion of Parcel A of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 13;

Thence North 0° 02' 58" West, along the West line of said Southeast quarter, 360.00 feet to an angle point in the West line of said Parcel A, and the True Point of Beginning;

Thence along the Westerly and Northerly lines of said Parcel A the following four (4) courses:

1. Continuing North 0° 02' 58" West, 768.56 feet;
2. North 89° 57' 02" East, 442.49 feet;
3. South 45° 02' 58" East, 21.21 feet;
4. Southerly 358.10 feet along a non-tangent curve, concave to the East, with a radius of 362.78 feet, a central angle of 56° 33' 22", and a beginning radial which bears North 87° 41' 34" West;

Thence South 59° 23' 43" East, 65.08 feet;

Thence Southwesterly 99.66 feet along a non-tangent curve, concave to the Southeast, with a radius of 2565.03 feet, a central angle of 2° 13' 34", and a beginning radial which bears North 56° 34' 49" West;

Thence Southwesterly 95.77 feet along a tangent curve, concave to the

Southeast, with a radius of 4099.98 feet, and a central angle of 1° 20' 18";

Thence Southwesterly 168.27 feet along a tangent curve, concave to the Southeast, with a radius of 1008.00 feet, and a central angle of 9° 33' 53";

Thence South 19° 11' 25" West, 213.47 feet more or less, to the East line of Parcel 1 as shown on Parcel Map No. 2004-09, recorded in Book 64 of Parcel Maps, at Pages 79-80, of Fresno County Records;

Thence North 0° 02' 58" West, along last said East line and the Northerly prolongation thereof, to the Northeast corner of Outlot A of said Parcel Map No. 2004-09;

Thence South 89° 59' 50" West, along the North line of said Outlot A and the Westerly prolongation thereof, 420.00 feet to the True Point of Beginning.

AE-20 to C-R (Commercial Recreation) Zone

A portion of Parcels A and B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in a portion of the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and a portion of the Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California, and being described as follows:

Beginning at the Southeast corner of said Section 13;

Thence South 89° 59' 50" West, along the South line of said Southeast quarter, a distance of 947.81 feet to the intersection of said South line

with the Southerly prolongation of the West line of said Parcel A, 59.00 feet to an angle point in the Westerly line of said Parcel B;

Thence along the Westerly line of said Parcel B the following twelve (12) courses:

1. Continuing North 0° 04' 50" West, 398.08 feet;
2. North 56° 37' 16" East, 251.30 feet;
3. Northeasterly 302.87 feet along a tangent curve, concave to the Northwest, with a radius of 380.00 feet and a central angle of 45° 39' 58";
4. North 11° 19' 01" East, 82.48 feet;
5. North 10° 01' 37" East, 77.00 feet;
6. North 22° 29' 35" East, 62.46 feet;
7. North 25° 26' 07" East, 190.71 feet;
8. North 24° 04' 10" East, 63.51 feet;
9. North 63° 39' 53" East, 106.33 feet;
10. North 75° 37' 45" East, 282.40 feet;
11. North 41° 37' 31" East, 55.07 feet;
12. North 89° 59' 50" East, 5.83 feet to the East line of said Southeast quarter;

Thence continuing North 89° 59' 50" East, 284.73 feet;

Thence South 0° 04' 50" East, 423.81 feet;

Thence South 89° 59' 50" West, 284.73 feet to last said East line;

Thence South 0° 04' 50" East, along last said East line, 1019.63 feet to the Point of Beginning.

AE-20 to PRD (Planned Residential Development) Zone

The Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and the Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California;

EXCEPTING THEREFROM the South 360.00 feet, of the West 420.00 feet thereof;

ALSO EXCEPTING THEREFROM that portion of Parcel A of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 13;

Thence North 0° 02' 58" West, along the West line of said Southeast quarter, 360.00 feet to an angle point in the West line of said Parcel A, and the True Point of Beginning;

Thence along the Westerly and Northerly lines of said Parcel A the following four (4) courses:

1. Continuing North 0° 02' 58" West, 768.56 feet;
2. North 89° 57' 02" East, 442.49 feet;
3. South 45° 02' 58" East, 21.21 feet;
4. Southerly 358.10 feet along a non-tangent curve, concave to the

East, with a radius of 362.78 feet, a central angle of 56° 33' 22", and a beginning radial which bears North 87° 41' 34" West;

Thence South 59° 23' 43" East, 65.08 feet;

Thence Southwesterly 99.66 feet along a non-tangent curve, concave to the Southeast, with a radius of 2565.03 feet, a central angle of 2° 13' 34", and a beginning radial which bears North 56° 34' 49" West;

Thence Southwesterly 95.77 feet along a tangent curve, concave to the Southeast, with a radius of 4099.98 feet, and a central angle of 1° 20' 18";

Thence Southwesterly 168.27 feet along a tangent curve, concave to the Southeast, with a radius of 1008.00 feet, and a central angle of 9° 33' 53";

Thence South 19° 11' 25" West, 213.47 feet more or less, to the East line of Parcel 1 as shown on Parcel Map No. 2004-09, recorded in Book 64 of Parcel Maps, at Pages 79-80, of Fresno County Records;

Thence North 0° 02' 58" West, along last said East line and the Northerly prolongation thereof, to the Northeast corner of Outlot A of said Parcel Map No. 2004-09;

Thence South 89° 59' 50" West, along the North line of said Outlot A and the Westerly prolongation thereof, 420.00 feet to the True Point of Beginning;

ALSO EXCEPTING THEREFROM A portion of Parcels A and B of Fresno County Lot Line Adjustment No. PLA 20-21 as shown in that certain Certificate of Compliance recorded as Fresno County Document No. 2021-0041012, of Official Records, being situated in a portion of the Southeast quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, and a portion of the

Southwest quarter of Section 18, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, both in the County of Fresno, State of California, and being described as follows:

Beginning at the Southeast corner of said Section 13; Thence South 89° 59' 50" West, along the South line of said Southeast quarter, a distance of 947.81 feet to the intersection of said South line with the Southerly prolongation of the West line of said Parcel B; Thence North 0° 04' 50" West, along said Southerly prolongation, 59.00 feet to an angle point in the Westerly line of said Parcel B;

Thence along the Westerly line of said Parcel B the following twelve (12) courses:

1. Continuing North 0° 04' 50" West, 398.08 feet;
2. North 56° 37' 16" East, 251.30 feet;
3. Northeasterly 302.87 feet along a tangent curve, concave to the Northwest, with a radius of 380.00 feet and a central angle of 45° 39' 58";
4. North 11° 19' 01" East, 82.48 feet;
5. North 10° 01' 37" East, 77.00 feet;
6. North 22° 29' 35" East, 62.46 feet;
7. North 25° 26' 07" East, 190.71 feet;
8. North 24° 04' 10" East, 63.51 feet;
9. North 63° 39' 53" East, 106.33 feet;
10. North 75° 37' 45" East, 282.40 feet;
11. North 41° 37' 31" East, 55.07 feet;
12. North 89° 59' 50" East, 5.83 feet to the East line of said Southeast quarter;

8.1 Legal Description

**AE-20 to PRD (Planned Residential Development) Zone
(Continued)**

Thence continuing North 89° 59' 50" East, 284.73 feet;
Thence South 0° 04' 50" East, 423.81 feet;
Thence South 89° 59' 50" West, 284.73 feet to last said East line;
Thence South 0° 04' 50" East, along last said East line, 1019.63 feet to
the Point of Beginning;

ALSO EXCEPTING THEREFROM that portion of Parcel B of Fresno
County Lot Line Adjustment No. PLA 20-21 as shown in that certain
Certificate of Compliance recorded as Fresno County Document No.
2021-0041012, of Official Records, being situated in Southwest quarter
of Section 18, Township 13 South, Range 22 East, Mount Diablo Base
and Meridian, in the County of Fresno, State of California, and being
described as follows:

Beginning at the Northeast corner of said Southwest quarter;
Thence South 0° 13' 35" East, along the East line of said Southwest
quarter, 524.00 feet;
Thence North 90° 00' 00" West, 468.15 feet;
Thence North 0° 05' 07" East, 522.34 feet to the North line of said
Southwest quarter;
Thence North 89° 47' 45" East, along the North line of said Southwest
quarter, 465.30 feet to the Point of Beginning.

Implementation

The Home Place Master Plan will be implemented through the processing of this document and the tract maps, site plans, and development standards included with this document submittal. Subsequent submittals may be required of the applicant to submit any of the following before the recordation of any final map, site plan review or building permit within a Master Planned Community Overlay District:

- i. Subsequent or concurrently processed planned development permit applications for single family residential developments and multi-family residential design review;
- ii. Subsequent site plan review for projects normally requiring site plan review other than single- or multi- family residential;
- iii. Proposed conditions, covenants and restrictions, if any;
- iv. Sign program review; or
- v. Architectural design guidelines.

The City's approval of the Home Place Master Plan shall constitute sufficient finding to justify any waivers, variances, exceptions or deviations set for in the Master Plan to those provisions of the Clovis Municipal Code that would otherwise be required.

Master Plan Administration

This Master Plan represents a framework for development for the Home Place community. Approval of individual projects within the boundary of the Master Plan will be required to demonstrate consistency with this document. This Section establishes procedures for the implementation and administration of the Master Plan, as well as procedures for amendments if necessary. Provisions for processing site plan review applications for multi-family, commercial and public facility projects within the Home Place Master Site Plan are also included in this Section.

Amendments to the Adopted Master Plan

Procedure - The development of the property shall comply with the development standards in this Master Plan. Amendments to this adopted Master Plan by or on behalf of the property owner(s), or any proposal by the City, shall be filed with the Department of Planning and Development Services. The Planning and Development Services Director shall determine if the proposed modification is “minor” or “major”, and the proposal shall be processed accordingly.

Minor Modification:

A minor modification is a modification which is requested by the property owner and which is intended to accomplish one or more to the following:

- A change in the species of plant material proposed for the Home Place Master Site Plan (MPC District)
- Modifications to the lot sizes identified in the Master Site Plan as long as the overall density of the master plan does not exceed the maximum allowed units (1,607 units)
- A lot line adjustment
- Any other change or modification which does not change the basic intent of the MPDG (floor plans, elevations, site elements, etc.)

Major Modifications:

A major modification includes any modification which does not qualify as a minor modification including adding property to an existing MPC District. A major modification shall be processed and reviewed by the Planning Commission and approved by the City Council in accordance with the procedure for rezone set forth in Chapter 9.86 of the Clovis Municipal Code.



Process for Site Plan Review

The individual project approval process requires the preparation of a residential site plan application for the purpose of enabling the Planning and Development Services Department to make a finding that the proposed development is in conformity with the intent and purpose of the Master Development Plan and zoning requirements. Site plan review applications shall be processed in accordance with the provisions of Chapter 9.56 of the Clovis Municipal Code prior to the issuance of building permits within these areas.





Implementation of the Master Tentative Subdivision Map

The Master Tentative Subdivision Map will cover the entire Home Place community and shall entitle all phases to move to Final Map with administrative approval. No further discretionary review will be required for each phase approval as long as the overall density does not modify from the original approval (DATE AND MAP OF ORIGINAL APPROVAL TO ENTER HERE WITH EXHIBIT). Minor modifications to the location of each product type/density/phase shall be reviewed and approved at the administrative staff level and will be considered non-discretionary approvals. An exhibit that outlines the proposed modifications shall be submitted to the City Planning and Development Services Director for review and approval prior to submitting the updated/amended Master Tentative Subdivision Map.

HOME PLACE



July 7, 2021

Dave Merchen
 Planning and Development Services Dept.
 1033 Fifth Street
 Clovis, CA 93616

SUBJECT: TM 6364, RO304, R2021-001, R2021-003
 426 Single-Family Units and 132 Multi-Family Units

Dear Mr. Merchen:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

The proposed master planned development references a west (17.14 AC) and eastern (18.44 AC) portion. The west portion is within the boundaries of the Clovis Unified School District and the east portion is within the Sanger Unified School District and outside the scope of this letter. The 426 single-family and 132 multi-family housing units were calculated based on the tentative subdivision maps provided.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Reagan Elementary*
 Address: *3701 Ashlan Ave Clovis CA 93619-9221*
 Telephone: *(559) 327-8900*
 Capacity: *875*
 Enrollment: *831 (CBEDS enrollment 2019-20 school year)*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

Governing Board
 Hugh Awtry
 David DeFrank
 Steven G. Fogg, M.D.
 Susan K. Hatmaker
 Yolanda Moore
 Elizabeth J. Sandoval
 Tiffany Stoker Madsen

Administration
 Elmeare O'Farrell, Ed.D.
Superintendent
 Norm Anderson
Deputy Superintendent
 Robyn Castillo, Ed.D.
Associate Superintendent
 Corrine Folmer, Ed.D.
Associate Superintendent
 Barry S. Jager, Jr.
Associate Superintendent
 Michael Johnston
Associate Superintendent

Attachment 6

Dave Merchen
July 7, 2021
Page 2

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1485*
Enrollment: *1545 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2862*
Enrollment: *2649 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.67 per square foot (as of July 1, 2021) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services

July 8, 2021

Dave Merchen
City of Clovis
Department of Planning and Development Services
1033 Fifth St.
Clovis, Ca, 93612

Project: The Homeplace Master Plan – Air Quality and Greenhouse Gas Analysis Report

District CEQA Reference No: 20210632

Dear Mr. Merchen:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Air Quality and Greenhouse Gas Analysis Report for the project referenced above from the City of Clovis (City). The project consists of 1,538 dwelling units and 35.59 acres of parks on 306 total acres and a multi-family apartment complex with 132 units on 7.28 acres (Project). The Project is located on the southeast corner of Leonard and Gettysburg Avenue, in Clovis, CA.

Project Scope

The Project consists of 1,538 dwelling units and 35.59 acres of parks on 306 total acres. The project includes a multi-family apartment complex with 132 units on 7.28 acres. The first phase includes processing a Lot Line Adjustment and Tentative Tract Map on a 44.5-acre portion of the site and approval of the Master Plan. The Project is divided into four phases. Phase 1 includes 156 single-family dwelling units on 52.72 acres and 132 multifamily units on 7.28 acres. Phase 2 includes 250 single-family dwelling units on 60 acres. Phase 3 includes 500 units on 80 acres. Phase 4 includes 500 single-family dwelling units on 109 acres. The west side of the project site includes 17.15 acres of parks and open space and the east side includes 18.44 acres of parks and open space.

Based on information provided to the District, including the Air Quality Analysis, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

Central Region (Main Office)
1890 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-8000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (861) 392-5500 FAX: (861) 392-5585

tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

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

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

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

1b) Health Risk Screening/Assessment

Per the Air Quality and Greenhouse Gas Analysis Report, the Project's impact to sensitive receptors would be less than significant because the Project's emissions do not exceed the 100 pounds per day. The Health Risk Screening/Assessment evaluation was done based on a 100 lbs. per day screening level assessment for an ambient air quality analysis (AAQA). For development projects the District typically recommends that an AAQA be performed if emissions exceed 100 pounds per day for criteria pollutants. A Health Risk Screening/Assessment is to identify potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors. Therefore, the District recommends a Health Risk Screening/Assessment to identify potential exposure of Toxic Air Contaminants to sensitive receptors be conducted.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be

found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

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

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

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

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

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

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

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

- E-Mailing inquiries to: hramodeler@valleyair.org; or

- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the Districts website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

2) Solar Deployment in the Community

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

3) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

4) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

5) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In

general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

5a) District Rule 9510 (Indirect Source Review)

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

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 residential units. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

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

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

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

5b) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

5c) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

5d) Other District Rules and Regulations

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

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

6) Potential Air Quality Improvement Measures

The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.

- a. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

- b. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- c. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

7) District Comment Letter

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

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at patrick.chimienti@valleyair.org or by phone at (559) 230-6139.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager



SANGER UNIFIED SCHOOL DISTRICT
 1905 SEVENTH STREET • SANGER, CA 93657
 (559) 524-6521 FAX (559) 875-0311

ADELA MADRIGAL JONES
SUPERINTENDENT

November 8, 2021

David Merchen
 City Planner
 City of Clovis
 1033 5th Street
 Clovis, CA 93612

Subject: Home Place Master Plan

Dear Mr. Merchen:

This letter is provided in response to your request for comment on the proposed Home Place Master Plan project within the Loma Vista Specific Plan area. The project plans and maps you provided indicate that the project would accommodate 1,415 new single family units, 132 multifamily units, 12 acres of neighborhood commercial, and related parks and open space areas.

The portion of the project site east of the Highland Avenue alignment, which includes more than one-half of the site acreage, is within the Sanger Unified School District. Approximately 838 single family units and 12 acres of neighborhood commercial development could be constructed within the Sanger Unified portion of the project.

The development of 838 single family units, based on the District's current student generation rates, would potentially generate up to 543 students in grades TK-12, including 336 in grades TK-6, 85 in grades 7-8 and 122 in grades 9-12.

Currently, students in grades TK-6 would attend Fairmont Elementary School (located at 3095 N. Greenwood Avenue), and students in grades 7-8 and 9-12 would attend Washington Academic Middle School and Sanger High School in the City of Sanger, respectively. As you know, the District acquired 50 acres at the northwest corner of McCall Avenue and the Gettysburg Avenue alignment. This will allow the District to provide school facilities within the Loma Vista Specific Plan area and we are considering various options as to how best to provide the school facilities that students in the area will need.

The District currently charges school facilities (developer) fees in the amount of \$4.54 per square foot for residential development and \$0.66 per square foot for commercial/industrial development, which are adjusted periodically in accordance with law. Development within the project area will need to pay the fee amount in effect at the time building permits are issued.

~~~~~ *Every Child, Every Day, Whatever it Takes!* ~~~~~

Trustees: Peter R. Filippi Va Her Ismael (Mike) Hernandez  
 Jesse Solorio G. Brandon Vang Jesse Vasquez Tammy Wolfe

We very much appreciate our good working relationship with the City of Clovis and look forward to continued collaboration with the City in the planning of our school facilities and planning activities in the Loma Vista Specific Plan area.

Please let me know if you have any questions regarding this letter.

Sincerely,



Ryan Kilby  
Chief Operations Officer



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

July 1<sup>st</sup>, 2021

Joyce Roach, City Planner  
Planning and Development Services Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: City of Clovis OAR, DRC 390-2020 (R2021-001, R2021-003, RO304, & TM6364)

Dear Mr. Roach,

The County of Fresno appreciates the opportunity to review and comment on the subject applications: DRC 390-2020 (R2021-001, R2021-003, RO304, & TM6364):

**R2021-001**, A request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Homeplace Master Plan is proposed to be adopted. The Master Plan will accommodate approximately 1,241 new single-family units, 132 multifamily units, 12 acres of neighborhood commercial, and related parks and open space areas. An existing 23.5-acre home site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses.

The Department of Public Health, Environmental Health Division has reviewed and offered comments regarding the subject applications. Their comments have been attached for your review.

**R2021-003**, A request to pre-zone properties within the boundaries of the Home Place Master Plan to a combination of zone districts including R-1-PRD (Single-Family Planned Residential Development), R-3 (Multifamily High Density), O (Open Space), and C-1 (Neighborhood Commercial).

**RO304**, A request to annex the boundaries of the Home Place Master Plan, encompassing approximately 307-acres, into the City of Clovis.

**TM6364**, A request for a master tentative tract map to create approximately 1,241 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).

#### COMMENTS:

- 1) The Department of Public Works and Planning | Road Maintenance & Operations Division states: ***A traffic impact study may be required if additional traffic is anticipated on nearby County maintained roads due to the proposed project.***
- 2) Development Engineering Section: ***See attached PDF.***

Joyce Roach, City Planner  
July 1<sup>st</sup>, 2021  
Page 2 of 2

If you have any questions, you may e-mail me at [eracusin@FresnoCountyCA.gov](mailto:eracusin@FresnoCountyCA.gov) or contact me at (559) 600-4245.

Sincerely,



Elliot Racusin, Planner  
Development Services and Capital Projects Division

ER:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\Environmental\OAR\City of Clovis\DRC 390-2020\DRC 390-2020 (R2021-001, R2021-003, RO304, & TM6364) OAR Comment Letter.docx

Attachment



DATE: July 1, 2021  
TO: Elliot Racusin, Planner  
FROM: Leonardo Navos, P.E., Engineer III  
SUBJECT: City of Clovis Development Review Committee 390-2020-R2021-001  
The Homeplace Holdings LLC

New APNs: 555-050-51 & 52 (Old APNs: 555-050-21, 41S & 42)  
New APNs: 571-011-07S, 08S & 39S (Old APNs: 571-010-75S, 17S & 91S)  
Sec-Twp-Rng: 13-13S-21E and 18-13S-22E

1. Refer to Road Maintenance & Operations Division, Road Operations for comments on Ashlan Avenue and Thompson Avenue.
2. The subject parcels are within the SOI (Sphere of Influence) of City of Clovis. City of Clovis shall be consulted regarding any requirements they may have.
3. Any work done within the City of Clovis road right-of-way will require an Encroachment Permit from the City Engineering Services Division's Permit Engineer. All work performed in the City road right-of-way shall be in compliance with City Engineering Services Division requirements.
4. According to the revised FEMA FIRM Panel 1595H LOMR Case No. 18-09-0724P dated February 21, 2019, portions of the area of the subject property are within the Flood Zone AE and Floodway Areas in Zone AE, subject to flooding from the 100-year storm. Floodway Areas in Zone AE refers to the channel of a stream plus adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights according to FEMA FIRM. Furthermore, portions of the area of the subject property are found to be under shaded Flood Zone X. The shaded flood zone refers to areas of 0.2% annual chance flood, areas of 1% annual chance **flood with average depths of less than 1 foot** or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Any development within the area identified as shaded Flood Zone X shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. For property within flood zone shaded x, the building pad must be elevated above the existing ground to at least a minimum of twelve inches (12") and/or the finish floor elevation must be elevated above the crown of the adjacent street. All sides of the building shall be sloped 2% for a distance of 5' to provide positive drainage away from the building. Any development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. Any proposed structure and associated electrical equipment/electrical system components (e.g., service panels, meters, switches, outlets, electrical wiring, walk-in equipment cabinets, generators, bottom of the lowest edge of the solar array, pool-associated motors and water heater, receptacles, junction boxes, inverter, transformers, etc.) in the Special Flood Hazard

Area must comply with the FEMA flood elevation requirements. All electrical wiring below the flood elevation shall be in a watertight conduit or approved direct burial cable. Grading import is not allowed within the flood zone. Any dirt material used for grading must be obtained within the designated flood area as to not cause an impact to the determined area of flooding. FEMA Elevation Certificate is required for every future structure to be constructed within the Special Flood Hazard Area. If the future building/structure is near the Special Flood Hazard Area, a certified Map of Survey/Map of Flood Hazard Area (MOS), stamped and signed by a Professional Land Surveyor delineating the distances from proposed structure(s) to the flood zone boundary and at least two property lines and existing structures may be required for verification purposes. The MOS must show spot elevations within the perimeter of the proposed structure and within the flood zones to ensure that the proposed structure will be above the BFE (Base Flood Elevation) and outside the Floodway Areas in Zone AE.

5. Records indicate that the parcel lot with APN 571-011-07S is within an Agricultural Preserve. Any future construction or development proposed may require approval from Policy Planning. Policy Planning can be reached at (559) 600-4205/4230.
6. The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone with a rural stream. Written clearance from FMFCD is required for any future work.

Fresno Metropolitan Flood Control District  
5469 E. Olive Avenue  
Fresno, CA 93727  
(559) 456-3292  
[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)

7. Any additional storm water runoff generated by any future development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
8. According to the U.S.G.S. Quad Map, Dog Creek traverses the subject property. Dog Creek is included in the list of regulated streams of Kings River Conservation District (KRCD). Any work within 300 ft. from any regulated stream will normally require an encroachment permit from the Central Valley Flood Protection Board (CVFPB) or a letter from the CVFPB or KRCD that an encroachment permit is not required. A copy of the said permit or letter shall be submitted to the County Grading Engineer. The lowest floor of the any future structure and any associated electrical equipment/electrical system components must be above the high water level of the Dog Creek. It is the Applicant's responsibility to initiate contact with KRCD and obtain the required clearance. Contact KRCD at (559) 237-5567/(559) 217-4285 or mail a copy of the Site Plan with the address, APN, and BP# or PC# for proposed project to the address below:

Kings River Conservation District  
4886 E. Jensen Avenue  
Fresno, CA 93725

9. According to the U.S.G.S. Quad Map, intermittent streams may be present within the subject property. Any future work within or near a stream requires clearance from State Department of Fish and Game. Furthermore, McFarlane Ditch traverses the parcel lot with APN 571-011-39S. Any future improvements constructed within or near a ditch should be coordinated with the owners of the ditch//appropriate agency.
10. Any existing or future access driveway should be set back a minimum of 10' from the property line.
11. Any existing or future entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward.
12. A 10' x 10' corner cut-off should be improved for sight distance purposes at any existing future driveway accessing Gettysburg Avenue, Leonard Avenue, Ashlan Avenue and Thompson Avenue if not already present.
13. Any future work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
14. Engineered plans for the road improvement and an engineered grading and drainage plan shall be required to show how additional storm water runoff generated by any future development will be handled without adversely impacting adjacent properties.
15. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any future construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
16. A grading permit or voucher is required for any future grading proposed with this application.

G:\4360Dev\_Engr\DRC\CityofClovisDRC3902020R2021001DevEngrComm.doc



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

February 21, 2020

LU0020551  
2604

Ryder Dilley, Planning Intern  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Dilley:

PROJECT NUMBER: **DRC390-2020**

**DRC390-2020**; Proposing to divide a 44.50-acre site (Phase 1) of a 309-acre master plan into 197 single family residential parcels, from the Gettysburg/Ashland Master Plan under the Loma Vista Specific Plan. Anticipated entitlements: Annexation, Pre-Zone Amendment, General Plan Amendment, Master Plan Overlay, Residential Site Plan Review, and Tentative Subdivision Map.

**APN: 555-050-21 ZONING: AE-20 to R-1 ADDRESS: SEC of Leonard & Gettysburg Avenues**

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Should a pool/spa be proposed then prior to the issuance of building permits, the applicant shall submit complete pool/spa facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall apply for and obtain a permit to operate a public swimming pool/spa from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20,

***Promotion, preservation and protection of the community's health***

1221 Fulton Street /P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

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[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)



Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- The proposed construction/demolition project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the demolition of any existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

---

REVIEWED BY:

*Kevin Tsuda*

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271

Ryder Dilley  
February 21, 2020  
DRC390-2020  
Page 2 of 2

AGENDA ITEM NO. 10.

KT

cc: Baruti, Oung & Sauls- Environmental Health Division (CT. 59.12)  
Aaron Carpenter- Applicant ([aaronc@4-creeks.com](mailto:aaronc@4-creeks.com))



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

May 12, 2022

Joyce Roach, Assistant Planner  
Planning Division  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: Reorganization RO304, Prezone R2021-001, Prezone R2021-003, and Tentative Tract Map TM6343, the Home Place Master Plan.

Dear Joyce Roach:

The County of Fresno appreciates the opportunity to review and comment on the subject project being reviewed by the City of Clovis. Staff's understanding is that the proposed project is proposing to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The Master Plan will accommodate approximately 1,241 new single-family units, 132 multifamily units, 12 acres of neighborhood commercial, and related parks and opens space areas. An existing 23.5-acre home site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses.

I am providing the following excerpts of comments provided by our County of Fresno divisions, particularly as it relates to the proposed Home Place Master Plan.

### Environmental Health:

#### Recommended Conditions of Approval:

1. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water- Southern Branch. For more information call (559) 447-3300.

If you have any further questions regarding this matter, please contact Kevin Tsuda at [KTsuda@FresnoCountyCA.gov](mailto:KTsuda@FresnoCountyCA.gov) (559) 600-3271.

SUBJECT: The Home Place Project  
May 12, 2022  
Page 2

Road Maintenance & Operations Division:

If the City of Clovis annexes the parcels, they should annex the entire road right-of-way width of the roads fronting the parcels.

1. Improvements shall include appropriate transitions to existing County roads, relocation of utilities, and acquiring road right-of-way as needed to accommodate improvements.
2. Due to the projected traffic, a traffic impact study (TIS) should be required to determine the impact to County's roadways. The TIS should also evaluate the roadway condition and geometry for adequacy to accommodate the increased traffic. Additional road improvements for N Thompson Avenue or other impacted County roads and intersections may be required based on the findings of the TIS. Proposed roundabouts and traffic signal must be warranted by the TIS. Additional road right-of-way may be needed to accommodate such improvements.
3. Subject's parcel is within Fresno Metropolitan Flood Control District boundaries, any permanent drainage improvements should be in accordance with FMFCD master plan.

If you have any further questions regarding road matters, please contact Wendy Nakagawa at [WNakagawa@FresnoCountyCA.gov](mailto:WNakagawa@FresnoCountyCA.gov) or (559) 600-4265.

If you have any questions regarding the information described in this letter, please contact me at [MParker@FresnoCountyCA.gov](mailto:MParker@FresnoCountyCA.gov) or (559) 600-9669.

Sincerely,



Marissa Parker, Planner  
Development Services and Capital Projects Division

DR:mp:cwm  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\Environmental\OAR\City of Clovis\RO304 - Home Place\RESPONSE LETTER OAR - HOME PLACE.docx

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

AGENDA ITEM NO. 10.

Page 1 of 5

**PUBLIC AGENCY**

DAVE MERCHEN  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

ERIC GIBBONS, THE HOMEPLACE HOLDINGS,  
LLC  
1446 TOLLHOUSE ROAD, SUITE #101  
CLOVIS, CA 93619

PROJECT NO: **6364**

ADDRESS: **SEC OF LEONARD AND GETTYSBURG AVENUES**

APN: **571-011-39, 555-050-54, 51, 555-050-53**

SENT: **July 19, 2022**

| Drainage Area(s)                          | Preliminary Fee(s) | Development Review Service Charge(s)     | Fee(s)                                                                                                                                              |
|-------------------------------------------|--------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| DO                                        | \$352,259.00       | NOR Review                               | \$13,334.00 To be paid prior to release of District comments to Public Agency and Developer.                                                        |
| DP                                        | \$4,681,090.00     | Grading Plan Review                      | \$37,212.00 Amount to be submitted with first grading plan submittal.                                                                               |
|                                           |                    | Storm Drain Plan Review                  | For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached). |
| <b>Total Drainage Fee: \$5,033,349.00</b> |                    | <b>Total Service Charge: \$50,546.00</b> |                                                                                                                                                     |

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District’s Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District’s reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/23 based on the site plan submitted to the District on 4/22/22 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**CL TRACT No. 6364**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 10.

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CL TRACT No. 6364

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

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
  
6.  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 10.

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CL TRACT No. 6364

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Brent Sunamoto  
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 7/19/2022 9:30:36 AM



Mikel Meneses-Arias  
Engineer I

Digitally signed by Mikel Meneses-Arias Date: 7/12/2022 5:53:44 PM






FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

AGENDA ITEM NO. 10.

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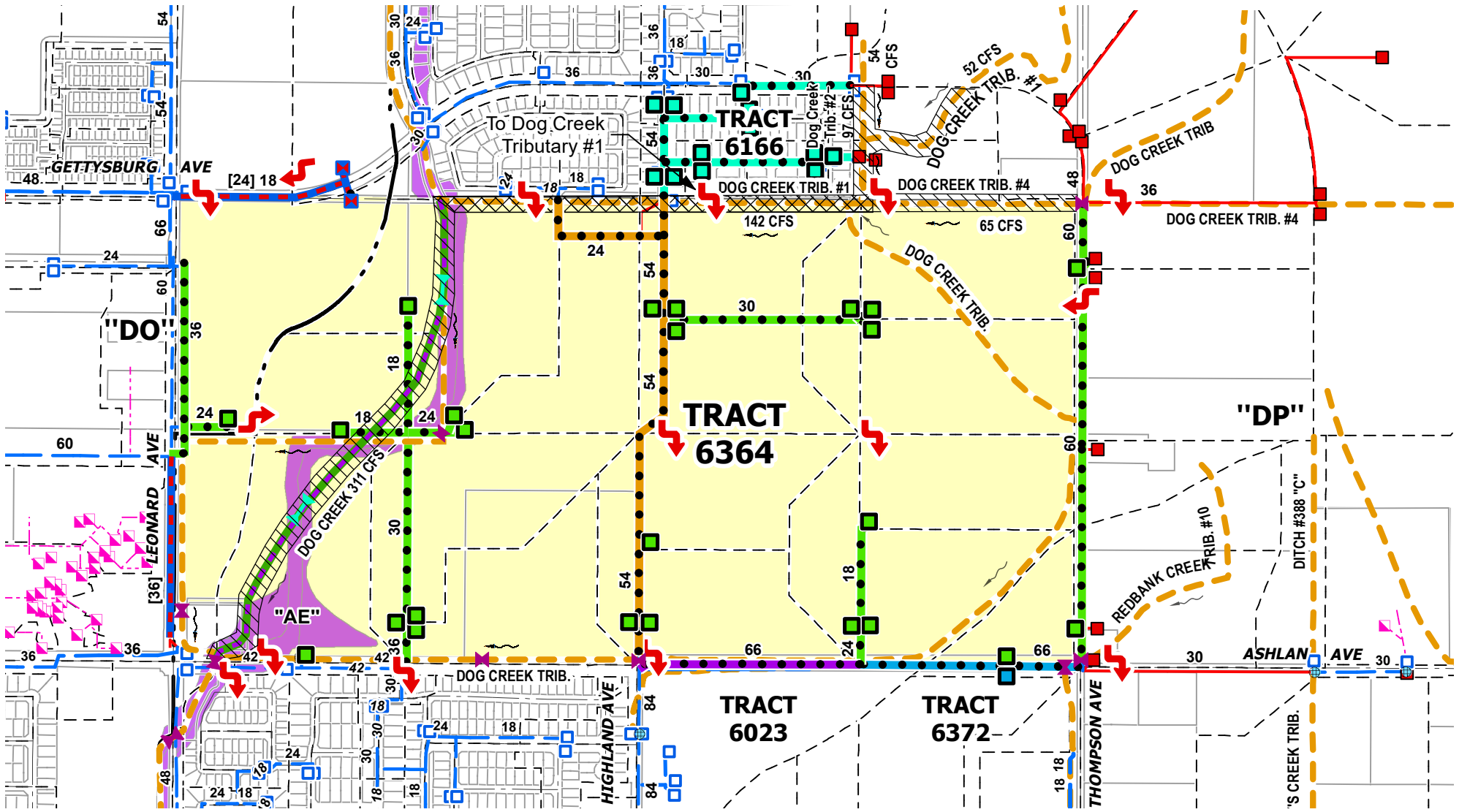
|                                        |                                                                                                    |
|----------------------------------------|----------------------------------------------------------------------------------------------------|
| <h1>POLICY MANUAL</h1>                 | Date Adopted: September 11, 1981                                                                   |
| Classification: FLOOD PLAIN MANAGEMENT | Date Last Amended: August 10, 2005                                                                 |
| Subject: Flood Plain Policy            | Approved By:<br> |

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

**Policy:**

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP IS SCHEMATIC.  
 DISTANCES, FACILITIES, BOUNDARIES ARE APPROXIMATE.  
 AGENDA ITEM NO. 10.



1" = 800'

**EXHIBIT NO. 1**  
**Page 1 of 2**











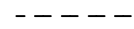





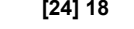



**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**TRACT 6364**  
**DRAINAGE AREAS "DO" "DP"**

226



# LEGEND

-  Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
-  Facilities To Be Constructed By Developer Of Tract 6166
-  Creditable Facilities Also Required To Be Constructed By Developer Of Tract 6372
-  Creditable Facilities Also Required To Be Constructed By Developer Of Tract 6023
-  Creditable Facilities Also Proposed To Be Constructed By Developer Of Tract 6166
-  Creditable Facilities (Surcharge Facilities To Be Constructed By Developer) Pipeline (Size Shown) & Inlet
-  Proposed Stream Course Realignment And Improvement
-  Existing Master Plan Facilities
-  Private Facilities
-  Future Master Plan Facilities
-  Inlet Boundary
-  Drainage Area Boundary
-  Existing Stream Course
-  FEMA Flood Zone "AE"
-  Channel Easement To Be Dedicated To The District
-  Channel Easement To Be Dedicated To The District For Previously Improved Channel
-  [24] 18 [Surcharge Pipe Size] Master Plan Pipe Size
-  Existing Culvert
-  Proposed Culvert
-  Major Storm Breakover



**EXHIBIT NO. 1**  
**Page 2 of 2**  
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**TRACT 6364**  
**DRAINAGE AREAS "DO" DP"**

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

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

Tract 6364 is located in Drainage Areas "DO" and "DP". The site shall be graded so that the drainage boundary areas are consistent with the Master Plan drainage boundary areas as shown on Exhibit No. 1.

The District recognizes that the alignment of the Master Plan facilities, as identified on Exhibit No. 1, is not consistent with the developer's proposed street patterns for Tract 6364. The alignment may be slightly realigned to be compatible with the proposed street layout for Tract 6364. However, drainage fee credit will only be granted for the Master Plan storm drain facilities identified on Exhibit No. 1.

In areas that already have existing storm drainage facilities, any increased densities may require mitigation. Because the storm drainage system has already been constructed, a study would be required for increased densities or changed zonings on existing land. Increased density creates additional runoff that would potentially produce flooding in locations where the District's Master Plan storm drainage system is complete. Therefore, such proposals must be reviewed and approved by the District on a case by case basis to determine the ability to accommodate the proposal.

There are Creditable Facilities in Ashlan Avenue, as shown on Exhibit No. 1, that have also been required of the developers of Tracts 6023 and 6372. If these facilities are completed prior to the development of this site, the construction requirement will be dropped. It is recommended that the developer of Tract 6364 coordinate the construction of the Creditable Facilities in Ashlan Avenue with the developers of Tracts 6023 and 6372.

There are Creditable Facilities in the Highland Avenue alignment north of Ashlan Avenue, as shown on Exhibit No. 1, that are proposed to be constructed by the developer of Tract 6166. If these facilities are completed prior to the development of this site, the construction requirement will be dropped. It is recommended that the developer of Tract 6364 coordinate the construction of the Creditable Facilities in the Highland Avenue alignment with the developer of Tract 6166.

The proposed development of Tract 6364 is located in an area that has historically provided a passage for major storm water flows from the areas north of Gettysburg Avenue and east of Thompson Avenue across the proposed site to Ashlan Avenue. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water from Gettysburg Avenue or Thompson Avenue to Ashlan Avenue.

The site shall not block the historical drainage patterns of existing development to remain along the perimeter of the tract. The developer shall verify to the satisfaction of the District that runoff from these areas has the ability to surface drain to adjacent streets.

The developer must identify what streets will pass the major storm and provide calculations that

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within the tract may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer may submit a drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

The location of underground utilities requires sufficient clearances from other underground utilities, an area for construction of the pipeline, and room for future maintenance activities. As not all pipelines are within major street corridors, there may be insufficient room within narrower local residential streets to meet these requirements of the storm drain. The District cannot support a street width that doesn't accommodate utilities within the public right-of-way. For narrow streets that do not accommodate the storm drain pipeline, the developer must be required to fund any impacts associated with the cost to relocate or extend the Master Plan pipelines into adjacent major streets or to a wider street. The developer shall contact the District at its earliest to discuss potential alternative alignments for the Master Plan facilities.

The construction of the Creditable Facilities, as shown on Exhibit No. 1, along with the Facilities To Be Constructed By Developer Of Tract 6166, will provide permanent drainage service to Tract 6364 provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlets. If the Facilities To Be Constructed By Developer Of Tract 6166 are not constructed, then permanent drainage service will not be available to the northern portion of Tract 6364 and the District recommends temporary facilities for that portion of Tract 6364 until permanent service is available.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

The developer shall be aware that there are multiple natural stream courses that traverse the proposed development. These natural stream courses include Dog Creek, Dog Creek Tributary (DCT) No. 1 and No. 4 (traversing the northerly portion of the proposed development), Redbank Creek Tributary (RCT) No. 10 (traversing the southeast corner of the proposed development) and multiple unnamed Dog Creek Tributaries. These stream courses are shown on the Storm Drainage and Flood Control Master Plan (see Exhibit No. 1).

Should the developer choose to modify or relocate any of these channels, the developer must contact all agencies that may have an interest in these channels and comply with their regulations.

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

These agencies may include State of California Fish and Wildlife, State of California Regional Water Quality Control Board (Section 401 of Clean Water Act), and the U.S. Army Corps of Engineers (USACE) (Section 404 of Clean Water Act). Furthermore, if a USACE Clean Water Act Section 404 permit application package is prepared, the District requests an opportunity to review the application prior to submittal.

These channels must be protected and improved in their current location or an accepted relocation plan must be provided. The protection and improvement of these channels is necessary to convey upland surface runoff through the proposed development without adversely affecting other property owners and also to provide safe conveyance through the proposed development. The plans to retain or relocate these channels must be addressed in a drainage report prepared by the developer's engineer to be submitted to the District for the project and include a study of any affect to the hydraulic performance of these channels.

The proposed development, as currently submitted, does not address the protection and improvement or relocation of the channels. If the developer proposes to relocate the channels, he must identify a plan that is acceptable to the District and perhaps state and federal agencies identified above. However, the developer may elect to revise the plan to accommodate the channels' existing locations. Wherever the developer proposes the channels, adequate easement widths shall be dedicated to the District prior to approval of the Final Map. The easements shall be of sufficient width to accommodate the Master Plan flow rates and also provide adequate maintenance access. Development within the easements is prohibited. The District does not contemplate general public access within the easement. A channel easement will not be required for RCT No. 10.

While accepting the channel easements for DCT No. 1 and DCT No. 4 to assure their protection, the maintenance of these channels will remain with the property owner. The easement dedication documents will require reimbursement of costs should the District need to intervene in order to perform maintenance and/or otherwise preserve these channels. The District would prefer that you establish a homeowners association to maintain these channels, but if that is not feasible, each parcel owner along these channels will be burdened with the maintenance of the channel within their property, and fences will not be permitted across the channels.

Some thought needs to be put into both private and public channel crossings. Preferably, channel crossings will be kept to a minimum and each crossing will require an encroachment agreement identifying the applicant as responsible for the long term maintenance and potential removal of the encroachment.

As channel designs and construction will affect the lot pattern and configuration, the District will review the work of the developer's engineer to determine easement limits at the time of dedication. The channel designs must be completed prior to tentative map approval to ensure the easement areas are known and adequate space is allotted for the channels. It is in the developer's interest to identify the channel designs as early as possible so that appropriate lot configurations are selected. The hydraulic study must reflect culverts where roads and driveways cross the channels. Easement areas must be adequate to convey the design flows.

The standard geometry parameters for Dog Creek are a minimum 16-foot wide bottom and maximum 2:1 side slopes. Dog Creek must be designed and constructed to accommodate the flow rate of 311 cubic feet per second (cfs) as identified in the Master Plan. The standard geometry

## OTHER REQUIREMENTS

### EXHIBIT NO. 2

parameters for DCT No. 1, DCT No. 2, DCT No. 4, and RCT No. 10 are a minimum 4-foot wide bottom and maximum 2:1 side slopes. DCT No. 1, where it enters the development, must be designed and constructed to accommodate the flow rate of 52 cubic feet per second (cfs) as identified in the Master Plan. DCT No. 2, where it enters the development, must be designed and constructed to accommodate the flow rate of 54 cubic feet per second (cfs) as identified in the Master Plan. DCT No. 1, from the convergence with DCT No. 2 to the convergence with DCT No. 4, must be designed and constructed to accommodate the flow rate of 97 cubic feet per second (cfs) as identified in the Master Plan. DCT No. 4 must be designed and constructed to accommodate the flow rate of 65 cubic feet per second (cfs) as identified in the Master Plan. A portion of DCT No. 1, downstream of the convergence with DCT No. 4, has been improved to accommodate the flow rate of 142 cubic feet per second (cfs) as identified in the Master Plan and grades within the channel shall not be altered without an acceptable relocation plan approved by the District. RCT No. 10 must be designed and constructed to accommodate the flow rate of 10 cubic feet per second (cfs) as identified in the Master Plan. The channel designs must include hydraulic modeling using the HEC-RAS computer program. Channel designs and hydraulic study must also consider the attenuation currently provided by the developer's property and not reduce the attenuation or otherwise increase conveyance to downstream properties.

The District will accept the easement dedications for the channels following completion of construction, including any mitigation obligations, and acceptance under required permits. Any proposed landscaping within the channel easements shall require (i) review and approval by the District, and (ii) maintenance by the property owner.

The proposed development is located in an area that has historically provided passage for two unnamed Dog Creek tributaries within the proposed development. If the proposed development will be constructed in phases, the developer shall submit a drainage report indicating the path of the tributaries and calculations confirming that there are adequate protections for finished floors.

Dog Creek lies within the regulatory Federal Emergency Management Agency (FEMA) Floodway requiring additional processing and consideration. FEMA standards require that "Any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The community's permit file must have a record of the results of this analysis, which can be in the form of a No-rise Certification. This No-rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM)." The developer shall contact FEMA to obtain their requirements.

Any mapping process performed as part of the proposal shall include an additional map sheet identifying the limits of inundation from a 100-year storm event. The area of inundation shall be based upon existing topography. Approval of the proposed modification which alters the flood inundation area should be conditioned upon processing of a Letter of Map Revision with the Federal Emergency Management Agency. The channel must be adequately armored where the 100-year storm event drains into the channel to prevent channel scouring and erosion.



# City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

AGENDA ITEM NO. 10.

Distribution Date: 4/22/2022

## PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Dave Merchen, City Planner

### PLEASE ROUTE TO:

(In House)

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

(Out-of-House)

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

Item(s): The Home Place Location: Southeast corner of Leonard and Gettysburg Avenues

APN: Multiple Zoning: County AE-20 General Plan: LDR, OS, Neigh. Comm. RHNA Site: \_\_\_\_\_

Name of Applicant: The Home Place Holdings, LLC -Eric Gibbons Phone/Email: (559)432-8181/ericg@wchomes.com

Applicant Address: 1446 Tollhouse Road, Ste 101 City: Clovis State: CA Zip: 93619

Previously Reviewed Under DRC: DRC390-2020 Or Other Entitlement: \_\_\_\_\_

Project Description: A redistribution of a request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Home Place Master Plan is proposed to be adopted. The Master Plan will accommodate approximately 1,241 new single family units, 132 multifamily units, 12 acres of neighborhood commercial, and related parks and opens space areas. An existing 23.5 acre home site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses. This request is being processed as RO304, R2021-001, R2021-003, and TM6364.

This item is tentatively scheduled for a public hearing to be consi City Council.  
The attached information is circulated for your comments. Please attach your comments and recommendations i condition form and return to the project manag 5/1/2022

Please check one below:

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

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

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

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign):  7/19/2022

PLEASE RETURN TO:  
Dave Merchen, City Planner  
Planning and Development Services Dept.  
1033 Fifth St., Clovis, CA 93612  
Phone: 324-2346 Fax: 324-2866



**HOME PLACE MASTER PLAN – PROJECT DESCRIPTION  
ENVIRONMENTAL REVIEW AND DETERMINATION**

The California Environmental Quality Act (CEQA) requires that public agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code [PRC] 21000 et seq.). For this project, the City is the lead agency under CEQA because it has the primary responsibility for approving and implementing the Project, and therefore the principal responsibility for ensuring CEQA compliance.

|                                            |                                                                                                                                            |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Title:</b>                      | Environmental Review for the Home Place Master Plan, including RO304, R2021-001, R2021-003, TM 6364, PDP 2022-002 and related entitlements |
| <b>Lead Agency Name and Address:</b>       | City of Clovis<br>Planning and Development Services<br>1033 Fifth Street<br>Clovis CA 93612                                                |
| <b>Project Location:</b>                   | East of Leonard Avenue and west of Thompson Avenue, north of Ashlan Avenue and south of Gettysburg Avenue                                  |
| <b>Project Sponsor’s Name and Address:</b> | Eric Gibbons, Director of Forward Planning<br>The Homeplace Holdings, LLC<br>1446 Tollhouse Road Suite 101<br>Clovis Ca 93619              |
| <b>General Plan Designation(s):</b>        | LD (Low Density) - Gettysburg/Ashlan Master Planned Community<br>NC (Neighborhood Commercial)                                              |
| <b>Existing Zoning:</b>                    | County AE-20                                                                                                                               |
| <b>Contact Person:</b>                     | Dave Merchen, City Planner                                                                                                                 |
| <b>Phone Number:</b>                       | (559)324-2346                                                                                                                              |

**A. Project Summary**

The Home Place Master Plan encompasses approximately 310 acres generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial, and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture, education, and other complimentary uses. Consistent with the Loma Vista Specific Plan, the 2014 General Plan, and the Clovis Development Code, the following applications are included in conjunction with the Home Place Master Plan:

- Reorganization (RO) 304: A request to annex the boundaries of the Home Place Master Plan, encompassing approximately 310 acres, into the City of Clovis.
- Rezone (R) 2021-001: A request to establish a Master Plan Community (MPC) Overlay District in conjunction with the rezoning of the properties within the boundary of the Home Place Master Plan. The MPC Overlay is the mechanism through which the Home Place Master Plan is proposed to be adopted. The Master Plan will accommodate approximately 1,174 new single family units, 132 multifamily units, 5 acres of neighborhood commercial,

and related parks and open space areas. An existing 25 acre site will be retained by the current owner and will continue to be utilized for agriculture and other complimentary uses.

- Rezone (R) 2021-003: A request to prezone properties within the boundaries of the Home Place Master Plan to a combination of zone districts including R-1-PRD (Single Family-Planned Residential Development), R-3 (Multifamily High Density), and C-1 (Neighborhood Commercial). The rezoning classification for the existing 25 site (Historic Home Place), to be retained by the existing owner, is C-R (Commercial Recreation).
- Tract Map (TM) 6364: A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- Planned Development Permit (PDP) 2022-002: A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

## **B. Summary of CEQA Compliance Determination**

The Project requires approval of two separate tiers of entitlements:

- Program-level approvals which are required to implement the Loma Vista Specific Plan and 2014 General Plan.
- Project-level approvals, which allow the development of residential uses on a specific site in conformity with the Loma Vista Specific Plan.

The program-level approvals are proposed pursuant to, and are consistent with, the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). Section 15183 of the CEQA Guidelines exempts projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review if no impacts peculiar to the project or the site have been identified. Therefore, the program-level approvals described herein are exempt from further CEQA analysis.

The project-level approvals allow the development of single-family residential lots within the Master Plan and have been found to be in conformity with the Loma Vista Specific Plan and consistent with the 2014 General Plan EIR. The project-level approvals have similarly been found consistent with proposed program-level approvals included as part of the Project. Section 15182 of the CEQA Guidelines exempts residential projects undertaken pursuant to and in conformity with an approved specific plan if the criteria for requiring a subsequent or supplemental environmental impact report (EIR) have not been met (CEQA Guidelines, Section 15162.)

As discussed in the body of this environmental review document, the analysis supports the finding that the program-level and project-level components of the Project are exempt from CEQA under Sections 15183 and 15182, respectively. The environmental determination is discussed in greater detail beginning on page 8 of this document.

### C. Relationship to the 2014 Clovis General Plan and the 2003 Loma Vista Specific Plan

The 2014 Clovis General Plan identifies three areas as Urban Centers to focus where outward growth may occur and to ensure that such growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan's goals and policies. Each Urban Center can be implemented by either a specific plan or a master development plan, either of which requires coordinated land use and infrastructure planning. The Home Place Master Plan is located within the Southeast Urban Center, which is implemented by the Southeast Urban Center Specific Plan. All components of Southeast Urban Center have been renamed or rebranded by the City as "Loma Vista". The Loma Vista Specific Plan's land use plan and policies will guide development within the Urban Center, including the area within the boundaries of the Home Place Master Plan (City of Clovis, General Plan, 2014, p. LU-14 & LU-17).

The Loma Vista Specific Plan designates the area generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south as the "Gettysburg/Ashlan Master Planned Community" (City of Clovis, Loma Vista Specific Plan, 2003, p.55). The gross acreage within the Master Planned Community was estimated to be approximately 358 acres. The boundaries of the Home Place Master Plan reflect small adjustments to the original boundaries and acreage shown in the Specific Plan, as follows:

- A small portion of the area included within this boundary was previously annexed into the City and developed in conjunction with Tract Maps 6166 and 6034
- Roughly 20 acres immediately south of the planned Gettysburg Avenue alignment, west of Thompson Avenue, that was shown within the original Master Plan boundaries has been excluded from the current project because this area was only a portion of a larger parcel, and the configuration would have prohibited the area from being rezoned and annexed. Additionally, the property falls under a separate ownership that was not a party to the process of developing the Master Plan. Instead, this area will be included with the separate master plan completed for the Loma Vista Eastern Village, where the remainder of the property under the same ownership is located.

With these adjustments, the remaining area within the "Gettysburg/Ashlan Master Planned Community", approximately 310 acres, is now the subject of the Home Place Master Plan.

#### Master Plan Community Concept – Loma Vista Specific Plan

According to the Loma Vista Specific Plan, a master plan is required to achieve the following objectives:

- Ensure that applicable concepts, requirements, and provisions of the Specific Plan are implemented in a cohesive and comprehensive manner.
- Provide for a high level of innovation, variety, character, and quality of development.
- Establish continuity, compatibility, and connectivity within the master plan area, neighboring developed properties, and areas that may be developed in the future.

A master plan is expected to show a high degree of innovative urban design and a unified character. The latter is expressed through the identification of the location of structures, a hierarchy of streets, bikeways, trails and paths, a compatible arrangement of land uses in a

manner that illustrates a pattern of use, circulation, and function. It can even include building materials, colors, and landscape planning. In general, information needs to be included in a master plan so that the basic components, features, and characteristics of the overall project can be discerned. Master plans must, at a minimum, include the following:

- Land uses and the location of structures.
- Internal circulation (streets, bikeways, trails, and paseos).
- Public infrastructure, facilities, and utilities. Include updates to the City's Master Service Plans (water, wastewater, recycled water) as necessary to show City's ability to serve the proposed master plan area.
- Public open space features.
- Common open space areas and a description and general location of private recreational facilities and amenities such as swimming pools, community meeting rooms, stables, sports courts (tennis, basketball etc.) and similar, common facilities.
- Location of entry monuments and gateway treatments.
- Demonstrate consistency with design components of Loma Vista Specific Plan by presenting community design and aesthetic guidelines, including but not limited to building materials, colors, and landscape planning.
- Operational Statement that describes the proposed entitlements.

#### Characteristics of Gettysburg/Ashlan Master Planned Community – Loma Vista Specific Plan

The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site, and/or lake(s). Dog Creek and its tributaries are to be incorporated into the Master Planned Community as an open space amenity that accommodates multi-purpose trails. Complimentary neighborhood commercial uses (such as a supermarket, drug store, daily convenience needs) to support the residential community are envisioned within this area. A mixture of residential densities is encouraged, with an overall density of 4.8 dwelling units per acre for a maximum of 1,607 units. In addition, between 11 and 16 acres of neighborhood level commercial uses, such as a market, bank, or restaurant, are envisioned within this area. The overall non-residential building area within the Master Plan boundary is limited to a maximum of 250,000 square feet of commercial space (City of Clovis, Loma Vista Specific Plan, 2003, p.55).

The Home Place Master Plan is proposing development within the limits established by the Loma Vista Specific Plan for the Gettysburg/Ashlan Master Planned Community. Table 1 below provides a comparison of the capacity assumed in the Specific Plan versus that proposed by the Home Place Master Plan.

#### **D. Proposed Home Place Master Plan – Project Features**

##### Residential Uses

A mix of residential types and densities are proposed in conjunction with the Master Plan. Approximately 1,174 single family residential lots are proposed, with lots ranging in size from approximately 3,100 square feet to more than 13,000 square feet. Multi-family housing is proposed in the southwest portion of the plan, along the Leonard Avenue frontage. Approximately 132 multi-family units are envisioned. The Master Plan provides design guidelines and development standards for each housing type and lot size. These criteria will be reiterated in the planned development permit processed in conjunction with the Project in accordance with Chapter 9.66 of the Development Code.

Tentative Tract Map 6364 has been proposed as a “master” tentative map for the single family residential portion of the Master Plan. TM 6364 will be recorded and developed in phases, beginning with the northwest corner of the Master Plan boundary (southeast corner of Gettysburg and Leonard Avenues). TM 6364 and the associated planned development permit are the only components of the Home Place Master Plan for which a project-level entitlement is currently proposed.

**Table 1: Comparison of Gettysburg/Ashlan Master Plan Community with Home Place Master Plan**

| <b>Statistical Category</b>              | <b>Gettysburg /Ashlan MPC<br/>(Original Planning Area)</b> | <b>Loma Vista Specific Plan Land Use<br/>Diagram (Portion of planning area to<br/>match the Home Place MP planning<br/>area)</b> | <b>Home Place MPC</b> |
|------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Acreage Gross Acres <sup>1</sup>         | 358                                                        | 310.3                                                                                                                            | 310.3                 |
| Residential (4.8 du/acre)                | 335                                                        | 300.8                                                                                                                            | 300.8                 |
| Parkway                                  | 8                                                          | 4.5                                                                                                                              | 4.5                   |
| General Commercial                       | 11                                                         | 0                                                                                                                                | 0                     |
| Neighborhood Commercial                  | 5                                                          | 5                                                                                                                                | 5                     |
| Residential Uses                         |                                                            |                                                                                                                                  |                       |
| Target Density                           | 4.8                                                        | 4.8                                                                                                                              | 4.8                   |
| Dwelling Units                           | 1,607                                                      | 1,444                                                                                                                            | 1,303                 |
| Population <sup>2</sup>                  | 4,339                                                      | 4,187                                                                                                                            | 3,779                 |
| Non-Residential Uses <sup>3</sup>        |                                                            |                                                                                                                                  |                       |
| FAR - General Commercial                 | 0.30                                                       | -                                                                                                                                | -                     |
| FAR - Neighborhood Commercial            | 0.50                                                       | 0.50                                                                                                                             | 0.50                  |
| Square feet - General Commercial         | 138,521                                                    | -                                                                                                                                | -                     |
| Square feet - Neighborhood<br>Commercial | 108,900                                                    | 108,900                                                                                                                          | 108,900               |

<sup>1</sup> The Loma Vista Specific Plan describes the Gettysburg/Ashlan Master Plan Community as being 358 acres in size. The Home Place Master Plan project area is approximately 310.3 acres. The difference in project areas is due to revisions to the boundary of the total project site.

<sup>2</sup> The Loma Vista Specific Plan anticipated 2.7 persons per household. Data for 2021 indicate that persons per household has increased to approximately 2.9 persons.

<sup>3</sup> The description of the Gettysburg/Ashlan Master Plan Village included 11 acres of general commercial and 5 acres of neighborhood commercial, for a total of 16 acres of non-residential uses. However, the adopted land use plan for the Loma Vista Specific Plan includes only 11 acres (gross) of neighborhood commercial land use. This land use pattern was subsequently adopted into the 2014 General Plan land use diagram.

## Commercial Uses

The narrative included in the Loma Vista Specific Plan describes a total of 16 acres of commercial uses within the boundaries of the Home Place Master Plan, including 11 acres of general commercial uses and 5 acres of neighborhood commercial uses. However, the adopted land use map for Loma Vista includes a total of only 11-12 acres of neighborhood commercial uses. The 2014 General Plan land use diagram includes the same land use pattern with approximately 11-12 gross acres of land designated for neighborhood commercial development. Of this amount, approximately 5 acres is included within the current Home Place Master Plan boundary, while the remaining 6 to 7 acres has been excluded and will be master planned as part of the future Eastern Village Master Plan.

Based on the adopted Loma Vista Specific Plan and General Plan land use maps, the Home Place Master Plan incorporates a neighborhood commercial site of approximately 5 acres (gross). This portion of the Master Plan is proposed to be rezoned to C-1 (Neighborhood Commercial). Rezoning will allow the property to be annexed into the City with the remainder of the Master Plan area. However, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the commercially designated site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

## The Historic Home Place

Centrally located with the project boundary, the 25 acre McFarlane homestead and surrounding orchards will be retained by the McFarlane family and will serve as the central feature intended for the Gettysburg/Ashlan Master Planned Community:

*The Gettysburg/Ashlan Master Planned Community is envisioned within the Loma Vista Specific Plan as a residential community designed around an amenity, such as a park, historic site(s), and/or lake(s) – (City of Clovis, Loma Vista Specific Plan, 2003, p. 55)*

The Master Plan provides for a range of complimentary uses to occur on the Historic Home Place site, including those focused on preserving the agricultural heritage of the community. The site will be featured as a place of preservation, conservation, education, culture, and community gathering. In addition to retaining and protecting key buildings on the site, a handful of historic structures may be restored or enhanced.

Though the Historic Home Place site will be rezoned in conjunction with the Master Plan to allow its annexation into the City, no specific uses or entitlements are currently proposed for the site. All future uses and building activity proposed on the site will be reviewed by the City when it is proposed. Any project which triggers the need for discretionary approval by the City will require project-level CEQA compliance at that time.

## Parks & Open Space

Park and open space areas within the Master Plan are intended for both passive and active recreational uses. Open spaces will be designed to enhance and reflect the character of the surrounding development. Larger parks within the community will provide recreational amenities that draw residents from within the Master Plan area as well as invite residents from adjacent communities. Example of amenities will include playground equipment, stationary exercise equipment, walking paths, benches, open fields for flexible play areas, and picnic pavilions. Smaller parks within the community will provide recreational amenities for residents from the immediate area. Features within these smaller areas may include playground equipment, stationary exercise equipment, thematic gardens, and landscaping.

## Streets & Circulation

The Home Place Master Plan is served by a perimeter road system that includes Leonard, Thompson, and Ashlan Avenues, and small portion of Gettysburg Avenue at the northwest corner of the Master Plan boundary. Development within the Master Plan area is proposed to be accessed by new streets extending from Gettysburg and Ashlan Avenues from the north and south and Thompson and Leonard Avenues from the east and west. The portions of the existing perimeter streets not improved in conjunction with previous development are planned to be developed at urban street geometrics as depicted in the Specific Plan and General Plan Circulation Element. Leonard and Ashlan are designated as arterial streets, while Gettysburg and Thompson are designated as collectors.

Within the boundaries of the proposed Master Plan, an internal network of collector streets is proposed to pull traffic from local streets out to the existing perimeter streets. Individual lots will take access from local streets, and direct access to collectors and arterials is avoided. Bike, trail, and sidewalk improvements are designed in conjunction with the proposed street network.

## Trails and Non-Vehicle Transportation

An extensive network of trails is provided throughout the Master Plan. The Dog Creek corridor will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail. Class 1 trails within the Master Plan are accompanied by traditional sidewalks along both perimeter and internal collector streets. Class 2 bike routes are also included along all internal collector streets.

## Dog Creek Corridor

As noted above, Dog Creek will be a major focus of the community with pedestrian access to the trail system provided at several locations. A class 1 creek-side trail is planned providing connectivity from different areas of the community to Dog Creek and ultimately linking with the public citywide multi-use trail.

Beginning in the early 20<sup>th</sup> Century and continuing in the 1950's the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment.

## Public Service and Utilities

Public services and public utilities will be expanded to accommodate development of the project area in accordance with adopted master plans and service levels. The service providers are listed below.

- Domestic water and recycled water will be provided by the City. The project will install appropriate infrastructure pursuant to adopted water and recycled water master plans.
- Wastewater services will be provided by the City. The project will install appropriate infrastructure pursuant to the adopted wastewater master plan.
- Police and Fire services will be provided by the City of Clovis.



- Storm drainage facilities will be provided by the Fresno Metropolitan Flood Control District (FMFCD). The project will install appropriate infrastructure pursuant to FMFCD master plans.
- Natural gas/electricity will be provided by the Pacific Gas & Electric Company (PG&E).
- The western half of the Master Plan is within and will be served by the Clovis Unified School District (CUSD), while the eastern half is within the boundaries of the Sanger Unified School District (SUSD).
- Dog Creek is under the jurisdiction of the Department of Fish and Wildlife, Army Corps of Engineers and Fresno Metropolitan Flood Control District.
- Telephone will be provided by ATT.
- Cable will be provided by Comcast.

The Master Planned Community is located within two school district boundaries, the Clovis Unified School District (CUSD) and the Sanger Unified School District (SUSD). The CUSD serves the area west of Highland Avenue with the Ronald Reagan Education Center within the Loma Vista project area. The SUSD services the area east of the Highland Avenue alignment. SUSD has acquired property for a school campus on the west side of McCall Avenue, south of Shaw Avenue, approximately one-quarter mile northeast of the Master Plan boundaries. SUSD is refining plans for the 50 acre campus and has not identified a timeline for development of the site.

#### **E. CEQA Compliance Determination**

The Home Place Master Plan requires approval of two separate tiers of entitlements: program level approvals which are necessary to implement the Loma Vista Specific Plan and 2014 General Plan, and project level approvals, which allow the development of a specific residential project on a specific site. Each tier is evaluated separately as to CEQA compliance, as described below.

##### Program-Level Applications

Program level applications are those which are required to implement the Loma Vista Specific Plan and the 2014 General Plan but do not request approval to develop a specific use on a specific site. The components of the project falling into this category include the following:

- Rezone 2021-001: The establishment of a master plan for the Gettysburg/Ashlan Master Plan Community by establishing a Master Plan Community overlay district.
- Rezone 2021-003: Rezoning of the Master Plan boundary to residential, commercial, open space, and other complimentary zone districts to conform to the Master Plan and allow its annexation into the City.
- RO-304: Annexation of the property within the Master Plan into the City limits.

Program-level approvals of the project as described above have been found to be consistent with the Loma Vista Specific Plan and the 2014 General Plan. As outlined in the body of this environmental review document, no impacts peculiar to these approvals have been identified that have not been addressed by the Loma Vista Specific Plan EIR (Loma Vista EIR) and/or the 2014 Clovis General Plan EIR (General Plan EIR). Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the program-level components and approvals of the project are exempt from additional environmental review under Section 15183.

CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are “consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project specific significant effects that are peculiar to the project or its site.” Further, CEQA Guidelines state that “if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact.” If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the Section 15183 exemption applies. The analysis provided in the body of this document supports the finding that Section 15183 applies.

### Project Level Applications

Project level applications are those which allow the development of a specific land use on a specific site. Project level improvements must be consistent with the Loma Vista Specific Plan and the 2014 General Plan and, in this case, must implement the Home Place Master Plan. The components of the project falling into this category include the following:

- Tract Map (TM) 6364: A request for a master tentative tract map to create approximately 1,174 new residential lots, plus additional parcels to accommodate complimentary land uses proposed by the Home Place Master Plan (multifamily, open space, neighborhood commercial, etc.).
- Planned Development Permit (PDP) 2021-002: A request for a planned development permit to establish development standards and criteria for the proposed tract map under the proposed R-1-PRD zone district.

The project level applications as described above have been found to be consistent with the Loma Vista Specific Plan, the 2014 General Plan, the proposed Home Place Master Plan, and the individual zone districts proposed through prezone application R2021-003. TM 6364 and PDP 2021-002 propose to create approximately 1174 single family residential lots and establish development and design criteria for those lots pursuant to Chapter 9.66 of the Development Code. As outlined in the body of this environmental review document, none of the events or circumstances outlined in Section 15162 of the CEQA Guidelines have been found to occur with respect to the proposed tract map or planned development permit. Pursuant to Article 12 of the California Environmental Quality (CEQA) Guidelines, the project is exempt from additional environmental review under to Section 15182.

CEQA Guidelines Section 15182 provides an exemption from additional review for residential projects implementing specific plans. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the City which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The events described in Section 15612 are as follows:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As outlined in the body of the preliminary environmental review, none of the events described in Section 15162 have been identified. This analysis supports the finding that Section 15182 applies to the project-level applications included as part of the Master Plan.

#### **Anticipated Responsible, Trustee, and Interested Agencies**

Fresno Metropolitan Flood Control District  
 Department of Fish and Wildlife  
 Army Corps of Engineers  
 Local Agency Formation Commission Fresno County (LAFCO)  
 San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)  
 State Regional Water Quality Control Board  
 County of Fresno

#### **Appendices to the Environmental Review Document**

Appendix A: Loma Vista Specific Plan EIR – Mitigation Monitoring and Reporting Program  
 Appendix B: Loma Vista Specific Plan – Statement of Overriding Considerations  
 Appendix C: City of Clovis General Plan EIR- Mitigation Monitoring and Reporting Program  
 Appendix D: City of Clovis General Plan – Statement of Overriding Considerations

## Documents Incorporated into this Environmental Review Document by Reference

- Argonaut Ecological Consulting, Inc. 2018. Biological Habitat Assessment of the McFarlane Property Clovis, Fresno County, California.
- City of Clovis. 2014. City of Clovis General Plan.
- City of Clovis. 2014. City of Clovis General Plan Environmental Impact Report
- City of Clovis. 2003. Loma Vista Specific Plan (Formerly the Southeast Urban Center Specific Plan).
- City of Clovis. 2003. Southeast Urban Center (Loma Vista) Specific Plan Environmental Impact Report.
- Mitchell Air Quality Consulting. 2020. Air Quality and Greenhouse Gas Analysis Report McFarlane Home Place Master Plan City of Clovis, California
- Peak & Associates. 2018. Cultural Resource Assessment For The McFarlane Ranch, City of Clovis Fresno County, California.
- WJV Acoustics, Inc. 2021. Acoustical Analysis – Home Place Community Clovis Ca.

**All documents incorporated by reference are available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the documents.**

## DETERMINATION

On the basis of the environmental evaluation completed for the Home Place Master Plan and related entitlements, the following determinations are hereby made:

- The proposed project is consistent with the development density established by the Loma Vista Specific Plan and 2014 Clovis General Plan policies, each of which was accompanied by a certified EIR.
- No specific significant effects have been identified that are peculiar to the project or its site.
- No additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIRs.
- No substantial changes are proposed in conjunction with the project which will require major revisions to the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- ☒ No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIRs were certified as complete shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.



Signature

July 7, 2022

Date

Dave Merchen, City Planner

City of Clovis  
Planning and Development Services

**ENVIRONMENTAL FACTORS EVALUATED**

**I. AESTHETICS.** Would the project?

|    |                                                                                                                                                       | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista?                                                                                                  | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?                                     | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to new sources of light and glare were significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix B Loma Vista Specific Plan Statement of

Overriding Considerations – “Loma Vista SoC”). The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

## Discussion

The project area is regionally located in northeastern Fresno County, immediately east of the City of Clovis, approximately seven miles southeast of Madera County. Fresno County extends approximately 138 miles from the Coastal Range to the Sierra Nevada Mountains. The project area is relatively flat with little topographic relief. The terrain generally slopes from the northeast to the southeast. Topographic elevations are approximately 350 feet above sea level. To the northeast are the western foothills of the Sierra Nevada Mountain Range. The foothills extend to an elevation of 2,500 feet above sea level at the United States Forest Service (USFS) Sierra National Forest boundary. Within the Sierra National Forest boundary, the Sierra Nevada Mountains climb to a maximum elevation of 14,000 feet. The foothills and highest elevations of the Sierra include forests, meadows, lakes, rivers, and wildlife scenic backdrop for the project area. The project area is primarily agricultural in nature, with limited residential and commercial.

The land use pattern in the project vicinity reflects a mixture of low density residential subdivisions, agricultural, and rural residential development. Clovis East High School is located immediately west of the project site. Within the surrounding area that has not yet urbanized, open grasslands, grazing lands and scattered home sites dominate the existing visual character with the foothills of the Sierra Nevada Mountain range in the distance. These agricultural lands provide a sense of open space, and emphasize the area’s rural and farming heritage, and allow opportunities for unrestricted panoramic views.

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards regulating setbacks, building heights, parking, and landscaping. Any standard not addressed in the master development plan will revert to the Zoning Ordinance requirements.

### Loma Vista EIR

Potential aesthetic impacts are evaluated in Section 5.1 of the Loma Vista EIR. All potential aesthetic impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with scenic vistas and resources, and the aesthetic quality of the surrounding area were less than significant without mitigation. The Loma Vista EIR determined that potential impacts associated with light and glare were potentially significant and could not be mitigated to a less-than-significant level. Though development within the Master Plan boundaries is subject to all applicable standards, the transition of this area from an agricultural and rural residential environment to an urbanized area represents a significant change in the increased potential for light and glare impacts.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the aesthetic impact described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Appendix B – Loma Vista Specific Plan – Statement of Overriding Considerations).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with aesthetic impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### General Plan EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates aesthetic impacts associated with the adoption and buildout of the General Plan planning area. Aesthetic impacts are discussed in Section 5.1 of the General Plan EIR. General Plan Policies addressing aesthetics include Policy 3.11 – Right of Way Design, and Policy 2.3 – Visual Resources. The General Plan EIR determined that no significant impacts to aesthetic resources were identified, and no mitigation measures were necessary.

#### Summary of Aesthetic Impact Evaluation

The project proposes the adoption of a master plan and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to any aesthetic resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would also substantially reduce the significant aesthetic effect of the project.



**II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

|    |                                                                                                                                                                                                                                             | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?                                                                                   | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan EIR Mitigation Monitoring and Reporting Program - “General Plan MMRP”). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts related to conversion of agricultural land were significant and unavoidable. A statement of overriding considerations was adopted for this impact in conjunction with the certification of the Loma Vista EIR and the adoption of the Loma Vista Specific Plan. (Refer to Appendix B – Loma Vista SoC). The General Plan EIR included mitigation measures addressing the conversion of agricultural land. (Refer to Appendix C – General Plan MMRP). However, the specific language included in the applicable measures identifies land within the Loma Vista Specific Plan as being infeasible for continued agricultural use and exempts the application of the measures accordingly.

## Discussion

The project site is a part is located in Fresno County, the leading agricultural county in the United States. Much of the existing site is currently being used for agricultural purposes. There are no active Williamson Act or Farmland Security Zone contracts within the project boundary.

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

### Loma Vista EIR

Potential impacts to agricultural resources are evaluated in Section 5.2 of the Loma Vista EIR. All potential impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which found that impacts associated with conflicts with existing zoning for agricultural use, or Williamson Act contracts, were less than significant without mitigation. The EIR determined that potential impacts associated with the conversion of farmland could not be mitigated to a less-than-significant level. Development within and pursuant to the Loma Vista Specific Plan was found to represent an orderly transition from rural to urban use, in a gradual, phased, an orderly manner, therefore alleviating development pressure off of outlying unincorporated lands. Nevertheless, the incremental loss of agricultural land was found to be significant environmental effect for which there were no feasible mitigation measures.

In conjunction with its certification of the Loma Vista EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impact to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable. (Refer to Exhibit B – Loma Vista SoC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to agricultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### General Plan EIR

The General Plan EIR evaluates impacts to agricultural resources associated with the adoption and buildout of the planning area for the General Plan. Impacts to agricultural resources are discussed in Section 5.2 of the General Plan EIR. General Plan Policies addressing agricultural resources include LU 3.8 – Land Use Compatibility, LU 3.9 – Connected Development, LU-4.4 –Farmland Conservation, LU-6.2 – Smart Group, C-1.8 – Network Completion, C-2.1 – Level of Service, OS-2.1 – Stewardship, OS-2.4 – Agricultural Lands, and OS-2.5 – Right to Farm.

The General Plan EIR determined that impacts associated the conversion of agricultural lands to non-agricultural lands was potentially significant without mitigation. (Other potential impacts to agricultural lands were found to be less-than-significant without mitigation). A series of mitigation measures were identified to lessen the significance of potential impacts (Refer to Appendix C – General Plan MMRP). These measures require the development and implementation of an agricultural presentation program or an agricultural land mitigation/replacement program. The

General Plan EIR mitigation measures include language requiring consideration of the continued viability of agricultural use on the property when determining how to apply the agricultural land mitigation/replacement program. Specific language is included within Mitigation Measure 2-3 that finds properties within the Loma Vista Specific Plan to not be economically viable for future agricultural use based on the following circumstances:

- Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).
- The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: “The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands.”
- Substantial development has occurred in Loma Vista since 2003.
- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.
- The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City’s Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).
- The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.
- In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.
- The development community has nine pending project applications for development within Loma Vista.

Based on the specific language described above, the General Plan mitigation measures addressing the conversion of agricultural land will not be implemented in conjunction with the project. Overall, the General Plan EIR found that implementation of the General Plan would result in significant, unavoidable impacts to agricultural resources. Implementation of the mitigation measures described above would not fully mitigate the direct loss of farmlands associated with the implementation of the General Plan Update because there would still be a net reduction in the total amount of land suitable for agricultural use. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to agricultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – 2014 Clovis General Plan Statement of Overriding Considerations - “General Plan SoC”).

#### Summary of Agricultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to agricultural resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect on agricultural resources generated by the project.

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

|    |                                                                                                                                                                                                                                                                                         | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                         | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                     | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                    | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. The General Plan EIR included a mitigation measure to reduce the potential effects (Refer to Appendix C – General Plan EIR. No mitigation measures were identified in the Loma Vista EIR. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma

Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The evaluation completed in conjunction with the Loma Vista EIR did not specifically identify the significance of pollutant exposure effects on sensitive receptors, though the statement of overriding considerations adopted for the Loma Vista Specific Plan did not identify this impact as being significant and unavoidable. Therefore, it is assumed that the Loma Vista EIR concluded that impacts to sensitive receptors are less-than-significant. The evaluation completed in conjunction with the General Plan determined that impacts related to sensitive receptors were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of mitigation measures, this impact was deemed to be significant and unavoidable. A statement of overriding consideration for the 2014 General Plan was adopted relative to this impact (Refer to Appendix D – General Plan SoC).
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts related to odor generation would be less-than-significant. The General Plan incorporated a mitigation measure to reduce potential impacts to less-than-significant (Refer to Appendix C – General Plan MMRP).

## Discussion

The project site is located in the San Joaquin Valley Air Basin (SJVAB). Air quality conditions in the SJVAB are regulated by San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). The region is classified as a State and Federal non-attainment area for PM10 and PM2.5 (airborne particulate matter with an aerodynamic diameter of less than 10 AND 2.5 microns, respectively), and ozone (O3).

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

### Loma Vista Specific Plan EIR

Potential air quality impacts are evaluated in Section 5.3 of the Loma Vista EIR. All potential air quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The air quality assessment conducted in conjunction with the Loma Vista Specific Plan included estimating emissions associated with the construction and operation of uses within the specific plan area. The methodology used for assessing regional air quality impacts involved estimating stationary and mobile emissions associated with the specific plan area. The stationary emissions included those from electric and natural gas usage. Mobile emissions were based on the vehicle trips generated within the specific plan area at build-out conditions. An analysis was conducted to estimate the potential localized air quality impact of the project specific plan. Short term impacts related to site preparation and construction were identified. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential short-term impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Long-term regional impacts due to emissions attributable to the change in land use were identified as significant and unavoidable. Impacts associated with inconsistency with an adopted air quality plan were similarly identified as significant and unavoidable. No feasible mitigation measures were identified. In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the air quality impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to air quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates air quality impacts associated with the adoption and buildout of the General Plan planning area. Air Quality impacts are discussed in Section 5.3 of the General Plan EIR. General Plan policies addressing air quality are included throughout the Air Quality Element of the General Plan, as well as in various policies included in the Land Use and Circulation Elements. The General Plan EIR determined that potentially significant impacts in all air quality categories would result from General Plan buildout, with the exception of the creation of objectional odors. Standard conditions and mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to air quality (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts related to consistency with an air quality management plan, construction emissions, and long-term emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to air quality described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

#### Summary of Air Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to air quality, nor are there changes to the severity of any previously identified impact. This determination is supported by an Air Quality and Greenhouse Gas Assessment and Report that was completed for the proposed project in October of 2020. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant air quality effects of the project.

**IV. BIOLOGICAL RESOURCES.** Would the project:

|    |                                                                                                                                                                                                                                                                                                              | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                                              | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). While the Loma Vista EIR determined that the application of mitigation measures reduced the potential impact to a less-than-significant level, the General Plan

EIR determined that the impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporated to reduce the potential effect to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan determined that no significant effect would result, and no mitigation measures were required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

## Discussion

Most of the project area is made up of farmland and ruderal (disturbed) habitat. The agricultural habitat includes citrus orchards and a variety of row crops. The farmland has been in continuous agricultural production since at least 1937. The rest of the property is made up of farm residence, out buildings, and access roads. Dog Creek, traversing the project site, is likely considered both a waters of the U.S. and a waters-of-the-State because, although a portion of the current alignment was excavated in a historically upland area, the original Dog Creek was realigned and moved into the new channel. In addition, Dog Creek maintains a surface water connection with downstream waters. The channel supports some wetland vegetation in scatter clumps, but there are portion of the channel that is maintained and only supports low-growth herbaceous vegetation. Some of the wetland species includes cattail but only in small, scattered areas. The north end of the Dog Creek has large stands of giant reed (*Arundo donax*) which is an invasive grass that grows prolifically.

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.



### Loma Vista Specific Plan and EIR

Potential biological impacts are evaluated in Section 5.4 of the Loma Vista EIR. All potential biological impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR, which did not identify potentially significant impacts with regard to conflicts with local policies or ordinances protecting biological resources or the provisions of any adopted habitat conservation plan. However, the analysis in the EIR determined that the potential loss of certain types of biological habitat as the Loma Vista Specific Plan builds out could result in a potentially significant impact. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista EIR MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to biological resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan and EIR

The 2014 Clovis General Plan EIR (General Plan EIR) evaluates impacts to biological resources associated with the adoption and buildout of the General Plan planning area. Biological resource impacts are discussed in Section 5.4 of the General Plan EIR. General Plan Policies addressing biological resources are found in the Open Space and Conservation Element, including Policy 2.6 – Biological Resources, Policy 2.7 – Native Plants, and Policy 2.8 – Urban Forest. The General Plan EIR determined that impacts in the biological resource categories related to federally protected wetlands, wildlife movement corridors, and habitat conservation plans would be less than significant upon implementation of regulatory requirements and standard conditions of approval. No conflicts (or impacts) were noted relative to local policies or ordinances, or any adopted habitat conservation plans.

The General Plan EIR concludes that buildout within the General Plan planning area would result in potentially significant impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds. Specific mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to biological resources within these categories (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures. Despite the application of these mitigation measures, impacts to special status plant and animal species, sensitive vernal pool and riparian natural communities, and migratory birds were deemed to be significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the impacts to biological resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

### Summary of Biological Resources Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to biological resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a Biological Habitat Assessment and Report that was completed for the proposed project in July of 2018. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effects of the project on biological resources.



**V. CULTURAL RESOURCES.** Would the project:

|    |                                                                                                            | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were less than significant, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the application of mitigation measures, the General Plan concluded that this impact would remain significant and unavoidable. A statement of overriding consideration was adopted for the 2014 General Plan relative to this impact (Refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. Both EIRs determined that potential impacts in this category were potentially significant, and mitigation measures were incorporated into both documents to reduce the potential effects to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP).
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that impacts in this category were potentially significant, and mitigation measures were incorporate to reduce potential effects to a less-than-significant level (Refer to Exhibit A – Loma Vista MMRP). The General Plan EIR determined that no significant impacts were identified, and no mitigation measures were necessary.

## Discussion

Early maps of the project area from 1855 show no buildings or other features on the property. About one-quarter mile west and east of the ranch boundaries were roadways, both on a northwest to southeast orientation. Ownership records indicate that the properties now comprising the project boundary were first purchased by individual owners beginning in 1860's. According to the McFarlane family, which continues to retain ownership of the site, the family acquired the first portion of the ranch in 1918. The land has farmed intensively for a variety of crops over the years, including cotton, corn, wheat, alfalfa and almonds, as well as for pasturage for beef cattle. A number of buildings have been moved to the property over the years.

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

### Loma Vista Specific Plan EIR

Potential cultural resource impacts are evaluated in Section 5.5 of the Loma Vista EIR. All potential cultural resource impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The cultural resource assessment conducted in conjunction with the Loma Vista Specific Plan determined that a substantial adverse change in the significance of a historical resource would not occur. However, because unknown or unseen resources may be uncovered during the course of development, the potential does exist for adverse changes on archaeological and paleontological resource, or on human remains. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts to cultural resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates cultural resource impacts associated with the adoption and buildout of the General Plan planning area. Cultural resource impacts are discussed in Section 5.5 of the General Plan EIR. General Plan policies addressing cultural resources are included in the Open Space and Conservation Element, including OS2.9-National and state historic resources, OS-2.10 - Land historic resources, OS-2.11 - Old Town, and OS-2.12 – Public education. The General Plan EIR determined that potentially significant impacts in all cultural resource categories would result from General Plan buildout. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts to cultural resources (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that the proposed General Plan Update would allow development in areas that have historic resources as identified by previous cultural resource surveys and the Fresno County List of Historic Places. Development in these areas would, therefore, potentially cause the disturbance of historic resources, resulting in an impact that is significant and unavoidable. None of these sites is located within the project area. In conjunction with its certification of the General Plan EIR, the Clovis City Council

adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to cultural resources described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

#### Summary of Cultural Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to cultural resources, nor are there changes to the severity of any previously identified impact. This determination is supported by a Cultural Resource Assessment and Report that was completed for the proposed project in March of 2018. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant cultural resource effects of the project.

**VI. GEOLOGY AND SOILS.** Would the project?

|    |                                                                                                                                                                                                                                 | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                   | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?         | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | ii. Strong seismic ground shaking?                                                                                                                                                                                              | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | iii. Seismic-related ground failure, including liquefaction?                                                                                                                                                                    | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | iv. Landslides?                                                                                                                                                                                                                 | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                   | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

#### **Discussion:**

The project area is located within the southern portion of the Great Valley Geomorphic Province. Geologically, the Great Valley (also known as the Central Valley) area is a large, asymmetrical, northwestwardly-trending structural trough consisting of several thousand feet of marine and non-marine sedimentary rocks resulting from the erosion of the Coast Ranges and the Sierra Nevada over the last 200 million years. Within the Loma Vista Specific Plan boundaries, soils range from (1) excessively drained to somewhat poorly drained soils of recent alluvial fans and flood plains; (2) somewhat excessively drained to moderately well drained soils of young alluvial fans; (3) well-drained soils of low alluvial terraces; and (4) well-drained soils of high alluvial terraces. Ground shaking is the primary seismic hazard in Fresno County, because of the County's seismic setting and record of historical activity. Potential ground shaking produced by earthquakes is generated on regional faults lying outside the immediate vicinity of the project area. (City of Clovis, Loma Vista EIR, 2013, p. 5-229 & 230).

#### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as "Gettysburg/Ashlan Master Planned Community." The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

#### Loma Vista Specific Plan EIR

Potential impacts related to soils and geology are evaluated in Section 5.13 of the Loma Vista EIR. All potential soil and geology impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared in conjunction with the Loma Vista Specific Plan examined the potential impact criteria related to soils and geology and determined that the proposed project would have no impact with respect to soil capability to adequately support the use of septic tanks. It was also determined that the proposed project would generate a less than significant impact with respect to: exposing people or structures to potential adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; soil instability potentially resulting in landslides, lateral spreading, subsidence, liquefaction or collapse, and expansive soil creating substantial risk to life or people. Potential impacts related to erosion were identified in the Loma Vista EIR. However, those impacts were determined to be less-than-significant, and no mitigation was required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to soils and geology within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates soil and geology impacts associated with the adoption and buildout of the General Plan planning area. Soil and geology impacts are discussed in Section 5.6 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing soils and geology are included in the Environmental Safety Element, including ES-1.3 - Geological and seismic risk; and ES-1.5 - Critical and public facilities. The General Plan EIR determined that potential impacts in all categories related to soils and geology would be less than significant. No mitigation measures are required.

### Summary of Soil and Geology Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to soils and geology, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce a significant effect of the project related to soils and geology. No such significant effects were identified.



**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

|    |                                                                                                                                                                                                                                                               | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                  | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                  | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation conducted in conjunction with the Loma Vista Specific Plan determined that a potentially significant impact effect could result, and a mitigation measure was incorporated to reduce this impact to a less-than significant level. The project is subject to that mitigation measure. The General Plan EIR determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

## Discussion

This section evaluates the potential impacts of the Home Place Master Plan on human health and the environment due to exposure to hazardous materials or conditions associated with the project area, project construction, and project operations.

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

### Loma Vista Specific Plan EIR

Potential impacts related to hazards are evaluated in Section 5.9 of the Loma Vista EIR. All potential hazard-related impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed specific plan examined potential impacts in all categories related to public safety and hazards and determined that the specific plan would not generate impacts with respect to

the following: creating a significant hazard through the routine transport, use or disposal of hazardous materials; airport safety or proximity; and implementation of an adopted emergency response or evacuation plan. The Loma Vista EIR determined that impacts in all other categories related to public safety and hazards were less than significant without mitigation, with the exception of potential impacts from unknown buried hazardous materials. A mitigation measure was incorporated into the Loma Vista EIR to reduce this potential impact to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to this mitigation measure.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hazards and hazardous materials within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates hazard-related impacts associated with the adoption and buildout of the General Plan planning area. Hazard-related impacts are discussed in Section 5.8 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing hazards are included throughout the Environmental Safety Element of the General Plan, as well as in various policies included in the Public Facilities Element. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant. No mitigation measures were required.

#### Summary of Hazards and Hazardous Conditions Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to hazards or hazardous conditions, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hazards.

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

|    |                                                                                                                                                                                                                                                                                                                                                                                            | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?                                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                         | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| g. | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                                                                                                          | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| h. | Place within a 100-year flood hazard area structures that would impede or redirect flood flows?                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| i. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                                                                                                                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| j. | Inundation by seiche, tsunami, or mudflow?                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

**a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant impacts would result. The General Plan EIR determined that potential impacts related to groundwater recharge would result from buildout of the General Plan. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level and the impact remains significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan MMRP).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- h) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- i) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- j) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

## Discussion

The greater Clovis area is traversed by three natural stream systems, each comprised of sub-streams or creeks that collect to discharge to a centralized natural drainage channel. These stream systems collect storm runoff from the project-vicinity, including the foothills each of Clovis, eventually conveying runoff to the Fresno Slough located west of the City of Fresno. Many of these channels, including Dog Creek through the project boundary, have been modified over time such that they have become dual-use storm water conveyance and irrigation conveyance channels. The

Fresno Metropolitan Flood Control District (FMFCD) is responsible for storm water management within the Fresno-Clovis metropolitan area, including the City of Clovis.

#### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Beginning in the early 20th Century and continuing in the 1950’s the Dog Creek and related tributaries were realigned as the land was graded for farming. At present, Dog Creek now flows in straight channels through the Project area and along Leonard Avenue. In conjunction with the development of the Master Plan, the proponents will modify the alignment of Dog Creek to its historic alignment. This will alleviate flood plain impacts to the Project area and allow the creek alignment to be treated and designed as an amenity within the Master Plan. The creek corridor is under the jurisdiction of Fresno Metropolitan Flood Control District (FMFCD), the Department of Fish and Wildlife, and the Army Corps of Engineers. Special permitting will be required to modify the creek alignment, which has already commenced in a process separate from the land use entitlements. Because the property has not yet been annexed in the City, formal local agency review is the responsibility of the County of Fresno. Upon approval of the plans and permits, the physical work to modify the creek alignment will likely be accomplished in conjunction with the first phase of project development.

#### Loma Vista Specific Plan EIR

Potential hydrology and water quality impacts are evaluated in Section 5.6 of the Loma Vista EIR. All potential hydrology and water quality impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The initial study prepared for the proposed Specific Plan examined potential impacts in all categories related to hydrology and water quality and determined that, in light of existing regulations, the Specific Plan would not generate impacts with respect to the following: placing housing within a 100-year flood hazard area and impeding or redirecting flood flows. It was also determined that no additional information was needed for a less-than significant determination as it relates to the Specific Plan’s potential to expose people or structures to a significant risk or less involving flooding and inundation by seiche, tsunami or mud flow. The Loma Vista EIR determined that impacts in all other categories related to hydrology and water quality were less than significant, with no mitigation measures required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to hydrology and water quality within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates hydrology and water quality impacts associated with the adoption and buildout of the General Plan planning area. Hydrology and water quality impacts are discussed in Section 5.9 of the General Plan EIR. No unique conditions or impacts are identified relative to the Home Place project area, though the analysis identifies the occurrence of 100 year flood zones associated with Dog Creek in the project area and vicinity. General Plan policies addressing hydrology and water quality include ES-1.1 – Flood Zone, OS-3.1 - Stormwater management, and OS-3.2 – Stormwater pollution. The General Plan EIR determined that upon implementation of regulatory

requirements and standard conditions of approval, all potential impacts related to hazards and hazardous conditions would be less than significant without mitigation, with one exception.

Development pursuant to the General Plan would increase the demand on groundwater use and increase impervious surfaces in the planning boundary, which would impact opportunities for groundwater recharge. No mitigation measures were identified that would reduce this impact to a less-than-significant level and it remains significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impact to hydrology described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

#### Summary of Hydrology and Water Quality Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to hydrology or water quality, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project related to hydrology and water quality.

**IX. LAND USE AND PLANNING.** Would the project:

|    |                                                                                                                                                                                                                                                                                                         | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Physically divide an established community?                                                                                                                                                                                                                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but no limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                          | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

**Discussion**

The land within the project is area is currently devoted to agricultural use, with surrounding uses including a combination rural/agricultural land and properties that been developed pursuant to the City General Plan for a range of semi-urban uses. The project area (Home Place Master Plan boundaries) is located within area designated by the Loma Vista Specific Plan and the 2014 General Plan for low density residential development, with a gross density of 4.8 units per acre.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The



Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

#### Loma Vista Specific Plan EIR

Potential land use impacts are evaluated in Section 5.7 of the Loma Vista EIR. All potential land use impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of land use impacts conducted in conjunction with the Loma Vista Specific Plan resulted in a determination that all potential impacts are less-than-significant. No mitigation measures are necessary.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to land use within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates land use impacts associated with the adoption and buildout of the General Plan planning area. Land use impacts are discussed in Section 5.10 of the General Plan EIR. The role of designated urban centers is discussed throughout Section 5.10, including Loma Vista (Southeast Urban Center). No unique conditions or impacts are identified relative to the Home Place project area. General Plan policies addressing land use are included throughout the Land Use and Housing Elements. The General Plan EIR determined that upon implementation of regulatory requirements and standard conditions of approval, all potential impacts related to land use would be less than significant without mitigation.

#### Summary of Land Use Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar land use impacts, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project related to land use. No such effects were identified.

**X. MINERAL RESOURCES.** Would the project:

|    |                                                                                                                                                                    | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

**Discussion**

Minerals are defined as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances. Minalable minerals, or an “ore deposit,” are defined as a deposit of ore or mineral having a value materially in excess of the cost of developing, mining, and processing the mineral and reclaiming the area. Key information on mineral resources for the City of Clovis planning area, as noted by the 2014 General Plan EIR, is based largely on the publication entitled Update of Mineral Land Classification: Aggregate Materials in the Fresno Production-Consumption Region, California (Open-File Report 99-02), California Division of Mines and Geology, April 1, 1999; available from the California Geological Survey.

Loma Vista Specific Plan EIR

Potential mineral resource impacts are evaluated in the initial study completed in conjunction with the Loma Vista EIR. The Initial study concluded that there was no potential for mineral resource impacts because there are no known mineral resources within the Specific Plan boundary. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to mineral resources within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

2014 General Plan EIR

The General Plan EIR evaluates mineral resource impacts associated with the adoption and buildout of the General Plan planning area. Mineral resource impacts are discussed in Section 5.11 of the General Plan EIR. Due to the absence of known mineral resources within the General Plan planning area, the General Plan does not include policies

addressing mineral resources. The General Plan EIR determined that upon implementation of regulatory requirements, all potential impacts related to mineral resources would be less than significant without mitigation. No mitigation measures are required.

#### Summary of Mineral Resource Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to mineral resources, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant mineral resource effect of the project. No such effects were identified.

**XI. NOISE.** Would the project result in:

|    |                                                                                                                                                                                                                                                                  | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).
- c) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of impacts in this category have been identified. The previous evaluations determined that impacts in this category were potentially significant. Both the Loma Vista EIR and the General Plan EIR included mitigation measure(s) to reduce the

potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP. Ultimately, impacts in both documents were deemed significant and unavoidable. Statements of overriding consideration for both the Loma Vista Specific Plan and the 2014 General Plan were adopted relative to this impact (Refer to Appendices B-Loma Vista SoC and Appendix D – General Plan SoC).

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that no significant effects would result, and no mitigation measures are required. The General Plan EIR determined that impacts in this category were potentially significant and incorporated mitigation measures to reduce the potential effects. Ultimately, the impact was deemed significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

#### **Discussion:**

The City of Clovis is potentially impacted by a multitude of noise sources. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City of Clovis and project area. The Fresno-Yosemite International Airport also generates noise from general aviation and commercial aircraft activity, though the Home Place project area does not lie in close proximity to any airport and airport-related noise is minimal. In addition, commercial, industrial, and institutional land uses throughout the City (i.e., schools, fire stations, utilities) generate stationary-source noise. Temporary noise and vibrations also considered in the evaluation of noise impacts, with construction-related activities typically being the focus.

#### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

#### Loma Vista Specific Plan EIR

Potential noise impacts are evaluated in Section 5.8 of the Loma Vista EIR. All potential noise impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The noise assessment conducted in conjunction with the Loma Vista Specific identified that potential impacts associated with temporary increases in noise and vibration levels due to construction were less than significant, with no mitigation required. Potential impacts associated with noise impacts to on-site receptors due to long-term traffic generation were found to be significant. Mitigation measures were incorporated into the Loma Vista Specific Plan to reduce

potential impacts in this category to less-than-significant levels. Potential noise impacts to off-site sensitive receptors due to long-term traffic generation were also found to be significant, and mitigation measures were incorporated. However, despite the application of mitigation measures, impacts to off-site sensitive receptors could not be mitigated to less-than-significant levels and were identified as being significant and unavoidable. With regard to noise mitigation measures, refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

In conjunction with its certification of the Loma Vista DEIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the Specific Plan outweighed the unavoidable adverse environmental effects, including the noise impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix B – Loma Vista SOC).

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with noise impacts within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates noise impacts associated with the adoption and buildout of the General Plan planning area. Noise impacts are discussed in Section 5.12 of the General Plan EIR. General Plan policies addressing noise from existing and future land uses are found throughout the Environmental Safety Element. No unique conditions or impacts are identified relative to the Home Place project area. Potential traffic-related noise, a key contributor to noise impacts, was evaluated in the General Plan EIR for the major street segments that include the perimeter of the Home Place project area, as follows:

- Gettysburg Avenue: DeWolf Avenue to McCall Avenue
- Ashlan Avenue: DeWolf Avenue to McCall Avenue
- Leonard Avenue: Shaw Avenue to Ashlan Avenue

Thompson Avenue, which forms the eastern boundary of the Home Place project area, did not include current or projected volumes that triggered this analysis. The General Plan EIR concluded at full buildout of the General Plan the segment of Ashlan Avenue between DeWolf and McCall Avenue would generate traffic-noise increases, in proximity to sensitive receptors, that would result in a significant impact. Since that evaluation was completed, properties along the south side of Ashlan Avenue have been subdivided and annexed into the City. Masonry walls have been or will be constructed as a buffer between the street and the adjacent residences.

The General Plan EIR determined that impacts relating to the exposure of future uses to traffic noise, the exposure of sensitive uses to noise from stationary sources, and the aircraft related noise were less than significant without mitigation. The General Plan EIR concludes that noise impacts to sensitive uses from increased traffic, ground borne vibration, and construction noise were potentially significant and mitigation measures are required. Mitigation measures were incorporated into the adoption of the General Plan to address these potential noise impacts to less-than-significant levels (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts summarized above would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the noise related impacts described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

### Summary of Noise Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project

would not result in peculiar noise impacts, nor are there changes to the severity of any previously identified impact. This determination is supported by an Acoustical Analysis and Report that was completed for the proposed project in September of 2021.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant noise effects of the project.

**XII. POPULATION AND HOUSING.** Would the project:

|    |                                                                                                                                                                                                        | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?                                                                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with the Loma Vista EIR determined that determined that no significant impacts to population and housing were identified, and no mitigation measures were necessary. The General Plan EIR determined that impacts related to substantial population growth at buildout of the General Plan would be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

**Discussion**

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

Potential impacts relating to population and housing are evaluated in Section 5.12 of the Loma Vista EIR. All potential population and housing impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the initial study completed for the Loma Vista Specific Plan and the subsequent Loma Vista EIR.



These documents concluded that there was no potential for population and housing impacts. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to population and housing within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates population and housing impacts associated with the adoption and buildout of the General Plan planning area. Population and impacts are discussed in Section 5.13 of the General Plan EIR. General Plan policies addressing population and housing are found throughout the Housing Element. No unique conditions or impacts are identified relative to the Home Place project area. The General Plan EIR does describe that “new opportunities for additional housing in the City and its sphere of influence include the proposed mixed-use urban centers and villages in Loma Vista and the Northwest and Northeast Urban Centers, where substantial low to high density residential uses would be allowed.” (City of Clovis, General Plan EIR, p. 5.13-12).

The General Plan EIR determined that significant impacts related to the displacement of housing or people would not occur or would be less-than-significant without mitigation. The analysis concluded that the substantial population growth that would result from buildout of the general plan could generate significant impacts, and due to the lack of mitigation measures, these impacts would be considered significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to population and housing described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

#### Summary of Population and Housing Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to population and housing, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant population and housing effect of the project.

**XIII. PUBLIC SERVICES.**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                          | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                             |                          |                                                                   |                                                              |                                                                                             |                                          |                                                 |
|    | i. Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | ii. Police protection?                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | iii. Schools?                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | iv. Parks?                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
|    | v. Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

**a) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. No mitigation measures were identified in the Loma Vista EIR as being necessary. The following conclusions were included in the General Plan EIR.

- i. Fire: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- ii. Police: A mitigation measure incorporated to reduce a potentially significant impacts to less than significant (Refer to Appendix C – General Plan MMRP).
- iii. Schools: Less than significant without mitigation.
- iv. Parks: Less than significant without mitigation.
- v. Other: Less than significant without mitigation

**Discussion**

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services. School district boundaries bisect the roughly 300 acre project area along the Highland Avenue alignment. The western half of the project area lies within the Clovis Unified Boundary, while the eastern half lies within the Sanger Unified Boundary.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D

(pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

#### Loma Vista Specific Plan EIR

Potential public service impacts are evaluated in Section 5.10 of the Loma Vista EIR. All potential public service impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of public services conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to public services would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public services within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates impacts to public services associated with the adoption and buildout of the General Plan planning area. Public service impacts are discussed in Sections 5.14 (Public Services) and 5.15 (Parks and Recreation) of the General Plan EIR. General Plan policies addressing public services are included throughout the Public Facilities and Services and Open Space and Conservation Elements of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced.

The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts to schools and other public services, including libraries, are less than significant without mitigation. Potential impacts to police and fire protection services were deemed to be potentially significant. A mitigation measure was incorporated into the adoption of the General Plan to reduce potential impacts to police and fire protection services to a less-than-significant level (Refer to Appendix C – General Plan MMRP). The proposed project is subject to this mitigation measure.

#### Summary of Public Services Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to public services, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant public service effects of the project.

**XIV. RECREATION**

|    |                                                                                                                                                                                                             | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?                         | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

**Discussion**

The project area is located adjacent to the Clovis City limits, within the sphere of influence. The Reagan Educational Center is located immediately east of the project area. The City of Clovis will be the service provider for traditional municipal services, including but not limited to fire protection, police protection, and parks and recreation services.

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

### Loma Vista Specific Plan EIR

Potential recreation impacts are evaluated in Section 5.11 of the Loma Vista EIR. All potential recreation impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation of recreation-related impacts conducted in conjunction with the Loma Vista Specific Plan determined that potential impacts to recreation would be less-than-significant. No mitigation measures were required.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related recreation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates recreation-related impacts associated with the adoption and buildout of the General Plan planning area. Recreation impacts are discussed in Section 5.15 of the General Plan EIR. General Plan policies addressing recreation are included throughout the Open Space and Conservation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. With regard to Loma Vista, the General Plan EIR does highlight "Policy 3.7 in the Land Use Element, [which] supports residential development in the three urban centers that contribute to a neighborhood of parks, schools, streets, pedestrian pathways, and neighborhood amenities." Parks, paseos, trails, and green-belts throughout the Loma Vista Specific Plan area are also referenced. The General Plan EIR determined that upon implementation of regulatory requirements, potentially significant impacts to schools and other public services, including libraries, are less than significant without mitigation.

### Summary of Recreation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to recreation-related services or facilities, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effect of the project on recreational services. No such effects were identified.

**XV. TRANSPORTATION/TRAFFIC.** Would the project:

|    |                                                                                                                                                                                                                                                                                    | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?                                                                                                                  | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Result in inadequate emergency access?                                                                                                                                                                                                                                             | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                                                                                                                                                      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category and mitigation measures were identified to reduce the potential effects (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The Loma Vista EIR determined that determined the mitigation measure would the impact to a less-than-significant level. The General Plan EIR determined that impacts related to substantial increases traffic at buildout of the General Plan would remain significant and unavoidable, despite application of mitigation measures. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

- d) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- e) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

## Discussion

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, streets adjacent to the project area will be annexed into the City of Clovis and improved pursuant to City standards and policies. As development occurs, Clovis impact fees will be collected to account for impacts to local streets. Regional impacts are addressed through the Regional Transportation Mitigation Fee (RTMF) and through Measure C, the half-cent sales tax measure dedicated to funding priority improvements in the unincorporated county and its cities. Internal local streets will be constructed as developed occurs. The area surrounding the project site to the south and west was previously annexed into the City. Properties to the north and east, while currently in the unincorporated part of the County, are included within the Loma Specific Plan boundaries and are designated for future development and annexation. Street segments within those areas will be annexed and improved in conjunction with future development. McCall Avenue forms the easterly edge of the Loma Vista Specific Plan boundary and extends both north and south of Loma Vista outside the City’s sphere of influence. McCall Avenue is designated by Fresno County as an arterial street, providing for mobility within the county and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, super arterials, and other arterials.

### Loma Vista Specific Plan EIR

Potential traffic/transportation impacts are evaluated in Section 5.14 of the Loma Vista EIR. All potential traffic/transportation associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. With the exception of one street segment on Barstow Avenue, the traffic/transportation assessment conducted in conjunction with the Loma Vista Specific Plan concluded that traffic impacts associated with buildout of the Specific Plan area would be less than significant without mitigation. With regard to a planned 2 lane street with a two-way left turn lane design on Barstow Avenue, the Loma Vista EIR determined that traffic impacts associated with buildout of the Specific Plan would be potentially significant. A mitigation measure was incorporated into the Loma Vista Specific Plan to reduce potential impacts at this location to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to the Loma

Vista Specific Plan mitigation measures. However, because the impact and mitigation address a specific street section on Barstow Avenue which is outside of the Home Place project area, the mitigation measure is not applicable to the project.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to traffic and transportation within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

#### 2014 General Plan EIR

The General Plan EIR evaluates traffic/transportation impacts associated with the adoption and buildout of the General Plan planning area. Traffic/transportation impacts are discussed in Section 5.16 of the General Plan EIR. General Plan policies addressing traffic/transportation are included throughout the Circulation Element of the General Plan. No unique conditions or impacts are identified relative to the Home Place project area. Potential impacts to street segments both within and outside of the Loma Vista Specific Plan boundaries are evaluated in the EIR. The General Plan EIR determined that upon implementation of regulatory requirements, potential impacts in all categories would be less than significant without mitigation, with the exception of impacts to the existing level of service for certain street segments.

The General Plan EIR determined that buildout of the General Plan planning area would result in trip generation that would impact levels of service for certain road segments within the existing area roadway system. None of the affected segments lies within or adjacent to the Home Place project area. However, some segments are located within the project vicinity and project-related traffic could contribute to the impact identified in the General Plan EIR. No feasible mitigation measures were identified that would reduce this impact to a less-than-significant level. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the transportation/traffic impact described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

#### Summary of Traffic/Transportation Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts related to traffic/transportation, nor are there changes to the severity of any previously identified impact. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on traffic and transportation.



**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

|    |                                                                                                                                                                                                                               | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                              | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| c. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                    | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| e. | Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                           | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| g. | Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                        | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- b) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.
- c) **Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The Loma Vista EIR determined that potential impacts in this category were potentially significant and mitigation measures were incorporated to reduce the potential effects to a less-than-significant level (Refer to

Appendix A – Loma Vista MMRP). The General Plan EIR determined that that no significant effects would result, and no mitigation measures are required.

- d) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The evaluation completed in conjunction with both documents determined that potentially significant impacts could occur in this category. The Loma Vista EIR identified and incorporated mitigation measures to reduce the potential effects to a less-than-significant level (Refer to Appendix A – Loma Vista MMRP and Appendix C – General Plan MMRP). The General Plan EIR determined that impacts related to water supplies at buildout of the General Plan would remain significant and unavoidable, and no mitigation measures were identified to reduce this effect. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also refer to Appendix D – General Plan SoC).
- e) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- f) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.
- g) Potential Impact Addressed in Previous EIR.** The Loma Vista EIR and General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluations determined that no significant effects would result, and no mitigation measures are required.

## Discussion

### Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

In conjunction with proposed Master Plan, sewer, water, and recycled water infrastructure will be constructed pursuant to the City’s adopted master plans as development proceeds. The City and project proponents will coordinate with Fresno Metropolitan Flood Control (FMFCD) to ensure that FMFCD requirements are incorporated into each phase of development. Clovis impact fees will be collected to account for impacts to City utilities and FMFCD fees will be collected to account for impacts to the local flood control system.

### Loma Vista Specific Plan EIR

Potential impacts to utility and service systems are evaluated in Section 5.10 of the Loma Vista EIR. All potential utility system impacts associated with adoption and implementation of the Home Place Master Plan have been addressed in the Loma Vista EIR. The evaluation conducted in conjunction with the Loma Vista Specific Plan identifies that potential impacts associated with solid waste service are less-than-significant without mitigation. The Loma Vista EIR

also notes that potential impacts associated with natural gas, electricity, and telecommunication facilities are less than significant without mitigation.

Potential impacts associated with increased demand for water, wastewater, and flood control services are identified as potentially significant. Mitigation measures were incorporated into the Loma Vista EIR to reduce these potential impacts to less-than-significant levels (Refer to Appendix A – Loma Vista MMRP). The proposed project is subject to these mitigation measures.

Since the certification of the Loma Vista EIR, the physical environment and regulatory setting associated with impacts related to public utility systems within the Home Place project boundary have not changed in a manner which would result in new impacts or changes to the level of significance of any previously identified impact. No new information is available which would alter the conclusions identified in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates utility system impacts associated with the adoption and buildout of the General Plan planning area. Impacts to public utilities are discussed in Section 5.17 of the General Plan EIR. General Plan policies addressing utility systems are included throughout the Public Facilities and Services Element. With the exception of impacts related to water entitlements, the General Plan EIR determined that potential impacts in all public utility categories that would result from General Plan buildout would be less-than-significant, considering regulatory requirements and General Plan policies.

The General Plan evaluation of water utility system concluded that while there are adequate planned water supplies to meet projected demand for the 2035 General Plan Scenario, additional water supply would be required to meet the requirements of full General Plan buildout. No mitigation measures were identified to reduce this impact to less-than-significant. Therefore, this impact was identified as being significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to public utilities described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

### Summary of Utility and Service System Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the Loma Vista Specific Plan and the 2014 General Plan. The project would not result in peculiar impacts to utility and service systems, nor are there changes to the severity of any previously identified impact. This determination as it relates to water supply is supported by a Water Supply Assessment that was completed for the proposed project in March of 2021. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant effect of the project on utility and service systems.

**XVII. Greenhouse Gas Emissions.** Would the project:

|    |                                                                                                                               | Impact peculiar to project? | New significant effect?  | Substantial increase in severity of previously identified effect? | Measures or alternatives previously infeasible now feasible? | New measure or alternative substantially reduce impact but proponent declines to implement? | Potential Impact addressed in Prior EIR? | Impact mitigated by uniformly applied standards |
|----|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------|
| a. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |
| b. | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>                                          | <input type="checkbox"/>                                     | <input type="checkbox"/>                                                                    | <input checked="" type="checkbox"/>      | <input type="checkbox"/>                        |

**Evaluation of Potential Impacts**

- a) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluated impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The General Plan EIR determined that impacts related to increases in greenhouse gas emissions at buildout of the General Plan would be potentially significant and mitigation measures were incorporated to reduce the potential effects (Refer to Appendix C – General Plan MMRP). Despite the incorporation of the mitigation measures, the impact was determined to be significant and unavoidable. A statement of overriding considerations was adopted for this impact, as summarized in the discussion below (also Refer to Appendix D – General Plan SoC).
- b) Potential Impact Addressed in Previous EIR.** The General Plan EIR evaluate impacts in this category and no new impacts, or other changes requiring subsequent evaluation of this impact have been identified. The previous evaluation determined that no significant effects would result, and no mitigation measures are required.

**Discussion**

Home Place Master Plan (The Project)

The Clovis General Plan and Loma Vista Specific Plan have designated the project area as “Gettysburg/Ashlan Master Planned Community.” The proposed Home Place Master Plan will implement the General Plan and Loma Vista Specific Plan in a manner consistent with the land use planned for the area, as described in Sections C and D (pages 3-8) of this environmental analysis. Project boundaries, and the type and intensity of development are consistent with, or reflect a reduction from, the projections and assumptions for this area as referenced in the Loma Vista Specific Plan, the 2014 Clovis General Plan, and the environmental impact reports prepared for both documents. The project will be required to adhere to federal and state laws and regulations and follow the development standards of the Clovis General Plan, Loma Vista Specific Plan, Master Development Plan, and Clovis Development Code. The Home Place Master Plan provides standards guiding or directing various elements of project development. Any standard or criteria not addressed in the master development plan will revert to the applicable federal, state, and local laws and regulations.

Loma Vista Specific Plan EIR

The preparation and certification of the Loma Vista EIR pre-date the evaluation of greenhouse gas emissions under the California Environmental Quality Act. Therefore, greenhouse gas emissions were not evaluated in the Loma Vista EIR.

### 2014 General Plan EIR

The General Plan EIR evaluates greenhouse gas impacts associated with the adoption and buildout of the General Plan planning area. Greenhouse gas impacts are discussed in Section 5.7 of the General Plan EIR. General Plan policies addressing greenhouse gas emissions are included throughout the Air Quality and Circulation Elements, along with various policies in the Economic Development, Land Use, and Open Space Elements. The General Plan EIR determined that potential impacts related to conflicts with applicable plans or policies would be less than significant without mitigation, considering existing regulatory requirements and standard conditions. Impacts associated with increases in greenhouse gas emissions, however, were determined to be potentially significant. Mitigation measures were incorporated into the adoption of the General Plan to address potential impacts related to greenhouse gas emissions (Refer to Appendix C – General Plan MMRP). The proposed project is subject to these mitigation measures.

Despite the application of mitigation measures, the General Plan EIR determined that potential impacts associated with increases in greenhouse gas emissions would remain significant and unavoidable. In conjunction with its certification of the General Plan EIR, the Clovis City Council adopted a Statement of Overriding Considerations finding that specific economic, legal, social, technological, or other benefits of the General Plan outweighed the unavoidable adverse environmental effects, including the impacts to greenhouse gas emissions described above, allowing the adverse environmental effects to be considered acceptable (Refer to Appendix D – General Plan SOC).

### Summary of Greenhouse Gas Impact Evaluation

The project proposes the adoption of a master and buildout of the project site in the manner contemplated in the Loma Vista Specific Plan and the 2014 General Plan. No new information has been identified that was not considered under the environmental impact reports prepared with the 2014 General Plan. The project would not result in peculiar impacts related to greenhouse gas emissions, nor are there changes to the severity of any previously identified impact. This determination is supported by an Air Quality and Greenhouse Gas Assessment and Report that was completed for the proposed project in October of 2020. This document is available for review at the City of Clovis, Planning Division, 1033 Fifth Street, Clovis Ca during normal business hours. Interested parties may also contact the Planning Division at (559) 324-2340 or [planning@cityofclovis.com](mailto:planning@cityofclovis.com) to arrange a time to view the document.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce the significant greenhouse gas related effect of the project.

**APPENDIX A - LOMA VISTA MMRP**

**Mitigation Monitoring Program**

**Southeast Urban Center Specific Plan**

This monitoring program has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a reporting or monitoring program for projects in which the agency has required changes or adopted mitigation to avoid significant environmental effects. Specific reporting and/or monitoring requirements to be enforced during project implementation must be defined prior to final approval of the project proposal by the responsible decision maker(s).

Each required mitigation measure is listed in the table below and categorized by impact area. Also designated is the phase of the project during which time the measure shall be implemented, i.e., Pre-construction, During construction, Prior to occupancy and/or Post occupancy.

| <b>Southeast Urban Center Specific Plan<br/>Mitigation Monitoring Program</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                |                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Phase of Implementation</b> | <b>Date of Compliance/Notes</b> |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                 |
| 5.3-1 Limit traffic speeds on unpaved roads to 15 mph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | During construction            |                                 |
| 5.3-2 Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1%.                                                                                                                                                                                                                                                                                                                                                                               | During construction            |                                 |
| 5.3-3 The following measures are encouraged for construction located near sensitive receptors:<br><ul style="list-style-type: none"> <li>▪ Install wheel washers for all exiting trucks, to wash off all trucks and equipment leaving the site.</li> <li>▪ Install wind breaks at windward side(s) of construction areas.</li> <li>▪ Suspend excavation and grading activity when winds exceed 20 mph.</li> <li>▪ Limit areas subject to excavation, grading, and other construction activity at any one time.</li> </ul> | During construction            |                                 |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |                                 |
| The following mitigation measures shall be added as an open space policy of the Specific Plan to reduce potential impacts to a less than significant level:                                                                                                                                                                                                                                                                                                                                                               |                                |                                 |
| 5.4-1 Development areas with potential special status species, as identified in the General Plan, Specific Plan, or by other substantive evidence, shall be subject to an appropriate level of biological reconnaissance. Mitigation measures to comply with state and federal regulations shall be made conditions of development.                                                                                                                                                                                       | Pre-construction               |                                 |

**Southeast Urban Center Specific Plan  
Mitigation Monitoring Program**

| Mitigation Measure                                                                                                                                                                                                                      | Phase of Implementation | Date of Compliance/Notes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| 5.4-2 Setbacks from canals or creeks for the purposes of habitat protection along recreational trails shall be determined by site specific reconnaissance studies in consultation with the appropriate resource management agency(ies). | Pre-construction        |                          |
| 5.4-3 Developments with potential jurisdictional waters shall comply with the permit program of the appropriate resource management agency.                                                                                             | Pre-construction        |                          |

**Cultural Resources**

The following mitigation measures shall be added as an implementation policy of the Specific Plan to reduce potential impacts to a less than significant level:

|                                                                                                                                                                                                                                                                                                                   |                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--|
| 5.5-1 Should site preparation, grading or excavation activities uncover a previously unidentified archaeological resource, work shall be stopped and a qualified archaeological consultant shall be retained to assess the find(s).                                                                               | During construction |  |
| 5.5-2 In the event that site preparation, grading or excavation activities uncover a previously unidentified geological deposit identified as fossil bearing, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s) and appropriate steps shall be instigated. | During construction |  |
| 5.5-3 Should site preparation, grading or excavation activities uncover previously unidentified human remains, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s).                                                                                          | During construction |  |

**Noise**

The following mitigation measures shall be added as a land use policy of the Specific Plan to reduce potential impacts to a less than significant level:

|                                                                                                                                                                                                                                                                                                                                              |                                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--|
| 5.8-1 Table 5.8-6 shall be used to evaluate potential noise impacts from Specific Plan development.                                                                                                                                                                                                                                          | Prior to occupancy                               |  |
| 5.8-2 The minimum distance described in Table 5.8-6 may be reduced if measures to achieve required noise attenuation are demonstrated by the developer. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan. | During construction and/or<br>Prior to occupancy |  |

**Southeast Urban Center Specific Plan  
Mitigation Monitoring Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Phase of Implementation                          | Date of Compliance/Notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------|
| 5.8-3 Table 5.8-7 shall be used to determine the potential for noise impacts from Specific Plan development at off-site sensitive land uses. The developer shall evaluate sensitive land uses situated along roadways subject to significant noise increase described in the table. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan. | During construction and/or<br>Prior to occupancy |                          |
| 5.8-4 Where the exterior noise standards are exceeded and berms and/or sound walls are not feasible, an acoustic study shall identify structural modifications to ensure that interior noise levels are reduced to the extent reasonably feasible or other modifications shall be made in the plan to ensure that acceptable noise levels are achieved.                                                                                                                  | During construction and/or<br>Prior to occupancy |                          |
| <b>Public Safety and Health</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                  |                          |
| 5.9-1 As a condition of development evaluation a Phase I Environmental Site Assessment shall be performed for projects which have the potential to have been sites for chemical storage, batching or mixing using methodology acceptable to the Fresno County Health Service Agency.                                                                                                                                                                                     | Pre-construction                                 |                          |
| <b>Public Services and Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |                          |
| 5.10-1 The surface water treatment facility shall be used to its maximum capacity whenever possible to allow optimal use of surface water supplies and maximum recharge of the aquifer.                                                                                                                                                                                                                                                                                  | Post occupancy                                   |                          |
| 5.10-2 Reclaimed water will be used whenever feasible to achieve a water balance.                                                                                                                                                                                                                                                                                                                                                                                        | Post occupancy                                   |                          |
| 5.10-3 Continue to recharge the aquifer through deliveries to flood control basins whenever possible.                                                                                                                                                                                                                                                                                                                                                                    | Post occupancy                                   |                          |
| 5.10-4 Continue water conservation and enforcement actions.                                                                                                                                                                                                                                                                                                                                                                                                              | Post occupancy                                   |                          |
| 5.10-5 The City shall select an alternative in their Wastewater Master Plan to provide the necessary wastewater facilities to serve the project area.                                                                                                                                                                                                                                                                                                                    | Pre-construction                                 |                          |



**Southeast Urban Center Specific Plan  
Mitigation Monitoring Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Phase of Implementation | Date of Compliance/Notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| 5.10-6 The City shall ensure the provision of adequate trunk sewer and collector main capacities to serve the project area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Pre-construction        |                          |
| 5.10-7 The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of any discretionary approvals, so that capacities of wastewater facilities are not exceeded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Pre-construction        |                          |
| 5.10-8 Development in drainage areas DP, DO and 3G that may result in storm water runoff in excess of designed or constructed drainage facilities may be approved subject to the following conditions: <ol style="list-style-type: none"> <li>1. Construction of on-site detention ponds to reduce the peak flows from the development to that anticipated in the design of the FMFCD Master Plan for Storm Drainage;</li> <li>2. Implementation of landscaping and open space areas of sufficient size to make the runoff characteristics of the project area equivalent to those anticipated by the design of the FMFCD Master Plan for Storm Drainage facilities;</li> <li>3. Construction of non-Master Plan facilities to increase the system capacity of the FMFCD system; or</li> <li>4. Other as approved by FMFCD.</li> </ol> | Pre-construction        |                          |
| <b>Traffic and Circulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         |                          |
| 5.14-1 Based on the roadway analysis, the proposed 2-lane/center two-way left turn lane section for Barstow Avenue currently depicted in the Specific Plan shall be widened by 12 feet to provide 4-lanes, bike lanes, and on-street parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | During construction     |                          |

**APPENDIX B - LOMA VISTA  
STATEMENT OF OVERRIDING CONSIDERATIONS**

**RESOLUTION 03- \_\_**

**EXHIBIT "B"**

**CITY OF CLOVIS, SOUTHEAST URBAN CENTER SPECIFIC PLAN**

**STATEMENT OF OVERRIDING CONSIDERATIONS**

The Council finds and determines that specific economic, legal, social, technological, and other benefits of the proposed Southeast Urban Center Specific Plan outweigh the unavoidable adverse environmental effects identified in the EIR, including those effects not mitigated because of the infeasibility of mitigation measures or because the mitigation measures are the responsibility of other public agencies, and that the adverse environmental effects are considered acceptable. This statement of overriding considerations is adopted by the Council for the benefits listed below that justify Project approval as provided in CEQA Guidelines section 15093. This statement of overriding considerations is further justification for rejection of project alternatives, including the no project alternative, set forth in the EIR, and for finding the cumulative effects from the Project acceptable.

The Council further finds and determines that the substantial benefits identified below are each one in and of themselves sufficient to make a finding that the environmental effects are acceptable which justifies this Statement of Overriding Considerations and that, having balanced the remaining environmental effects against each of the benefits, it would have adopted this Statement of Overriding Considerations based upon each of the benefits individually.

**PROJECT BENEFITS**

The Southeast Urban Center Specific Plan is a multi-faceted long-range planning document that implements the City's 1993 General Plan. The City of Clovis has been experiencing a rapid rate of growth, which is anticipated to continue for the next 20 years. The Specific Plan accommodates the development pressure resulting from the projected population growth. The Specific Plan will allow the City to avoid haphazard and disjointed development pattern; and instead provide an opportunity to direct growth in an orderly manner through meeting the below stated project objectives.

The objectives of the proposed project are as follows:

1. Base the future development and use of the Southeast Urban Center (project area) on the concepts and vision of the City's General Plan.
2. Design the project area to foster family values and maintain the small-town feel of Clovis by promoting a lifestyle that is socially and culturally enriching, aesthetically pleasing, and environmentally responsible.

3. Design a series of diverse residential neighborhoods planned around compact pedestrian-oriented mixed-use cores and accompanied by a full mix of employment opportunities, recreational activities, shops, and services.
4. Plan for land uses and supporting infrastructure that maintain and enhance, rather than detract from, existing educational facilities, agricultural operations, and surrounding uses.
5. Approve development predicated on the ability to provide water supply, sewer and storm water infrastructure, public services, and transportation system connections in a comprehensive timely manner.
6. Ensure the integrity of the Plan and safeguard its long-term stability and continuity by assuring an adequate economic return for the project.
7. Provide a wide variety of housing types, densities, and designs that accommodate a broad range of income levels and lifestyles and respond to both local and regional housing needs.
8. Provide for a broad range of employment and career opportunities.
9. Achieve a reasonable balance of jobs and housing to provide future residents the opportunity to live and work within the project area.
10. Organize land uses in a manner that promotes pedestrian-oriented circulation patterns and reduces the number and length of vehicular trips.
11. Organize land use patterns to facilitate cost-effective local and regional transit service.
12. Consider the effect of development on the quality of air, water, and open space resources.
13. Provide active and passive recreational opportunities to serve the needs of the project area.
14. Design and develop the project to assure that tax revenues and fees received by the City, school districts, and other entities from the project cover the related costs of providing and maintaining facilities and services.
15. Control storm runoff to protect life and property and to help control of runoff to areas downstream.
16. Identify and consider significant environmental and hazard constraints in the land use plan.

17. Accommodate cost-effective, energy-efficient infrastructure systems that employ active and passive solar design techniques, water conservation, and waste-recycling systems.
18. Plan for sequential or phased development of the project area to preserve agricultural and related uses as long as practical.

The Specific Plan meets the above stated objectives with the least possible environmental impacts. The Specific Plan provides a series of mixed density residential neighborhoods planned around compact pedestrian-oriented mixed-use cores and accompanied by a full mix of employment opportunities, recreational activities, shops, and services. Through such design, the Specific Plan minimizes the potential land use conflicts typical of converting agricultural lands into urban uses, especially at the urban and rural interface. The design concepts incorporated into the Specific Plan also reduce the number and length of vehicular trips and supports jobs and housing balance to limit the traffic and air quality impacts. Moreover, the Specific Plan facilitates the logical extension of urban services and presents the ability to provide adequate public infrastructures in a comprehensive and timely fashion.

The Specific Plan is not designed to promote growth within the City, but to accommodate and shape the growth in a responsible manner. The Specific Plan is an integral component of the City's continuing planning process to maintain the existing quality of life and support the future Clovis residents. The Specific Plan recognizes the projected population growth within the City and the increasing economic pressure to develop outlying agricultural land. If left unplanned, development is expected to occur on a parcel-by-parcel basis, consuming large tracts of agricultural land and leading to urban sprawl. Providing public services and utilities is more expensive given the pattern of urban sprawl and it results in higher vehicular trip rates and vehicle miles traveled, which increases air pollution.

While the loss of agricultural lands and impacts to air quality are acknowledged as significant, the long-term net effects of the Specific Plan are considered beneficial as compared to alternative of accommodating projected growth through urban sprawl.

The four unavoidable significant impacts represent the inevitable consequences of urbanization. It should be noted, however, that the Specific Plan represents the best possible plan with the least potential environmental impacts and that the no project or other alternatives to the project as discussed in Section 10, *Alternatives* of the DEIR would contribute even greater impacts to the environment.

In summary, the Specific Plan will act as a vehicle to carryout the phased and sequential urbanization that is compatible with the City's current land use pattern as well as the characteristics.

## COMMENTARY

Comments on the draft EIR from the Fresno County Farm Bureau (FCFB) perhaps best summarize the benefits from the project. The FCFB and its 6000 members correctly observe that the specific plan is a “visionary creation of a land use plan that can potentially serve as an example to the entire Central Valley. By approving the Specific Plan, the City of Clovis will create a workable plan that will allow for “Smart Growth” development over the next 20 plus years. “The City of Clovis should be commended for looking beyond the previous model [of simply providing a series of home developments with strip malls] to a better way of developing the community.”

The County of Fresno made similar observations. “Fresno County commends the efforts put forth in the preparation of the Specific Plan. Consistent with the County General Plan goals and policies, not only does the Specific Plan provide for pedestrian oriented growth, which ultimately would accommodate a wide range of housing and job opportunities, the Specific Plan also provides for a series of diverse residential neighborhoods planned around compact pedestrian-oriented mixed-use cores. The Specific Plan accommodates a reasonable balance of job to housing that would provide opportunity to live and work within the Specific Plan area thereby reducing the number of vehicle miles traveled.”

## CONCLUSION

The City Council finds that, to the extent that any impacts attributed to the project remain unmitigated, such impacts are acceptable in light of the overriding economic, legal, social, technological and other benefits set forth herein. The City Council finds that that the specific economic, legal, social, technological and other benefits of the Project outweigh the unavoidable and unmitigated impacts and justify approval of the Project.

Mitigation Monitoring and Reporting Program

**Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                            | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applies to Full Buildout | Responsibility for Implementation | Timing                                                                            | Responsibility for Monitoring           | Monitor (Signature Required) (Date of Compliance) |  |
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| <b>5.2 AGRICULTURE AND FORESTRY RESOURCES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                                   |                                                                                   |                                         |                                                   |  |
| 2-1                                           | The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FFP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment. | Yes                      | Yes                               | City of Clovis Planning Division in conjunction with applicable regional entities | Prior to discretionary project approval | City of Clovis Planning Division                  |  |
| 2-2                                           | Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                               | Project Applicant                                                                 | Prior to discretionary project approval | City of Clovis Planning Division                  |  |
| 2-3                                           | Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply:<br><br>(1) Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes                      | Yes                               | Project Applicant                                                                 | Prior to discretionary project approval | City of Clovis Planning Division                  |  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>Unique Farmland shall be prepare or fund an agricultural resource evaluation prior to project approval.</p> <p>(2) The resource evaluation shall use generally accepted methodologies (such as the Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land.</p> <p>(3) If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property.</p> <p>(4) If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods:</p> <p>(a) Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or</p> <p>(b) Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record.</p> <p><i>One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency.</i></p> |                          |                          |                                   |        |                               |                                                   |

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p><i>When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid.</i></p> <p><i>The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy 3.8 (land use compatibility); Land Use Element Goal 4, Policy 3.9 (connected development); Land Use Element Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy.</i></p> <p><i>These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced</i></p> |                          |                          |                                   |        |                               |                                                   |



## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p><i>development, including substantial emphasis on increasing the jobs-housing ratio.</i></p> <p><i>To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.</i></p> <p>(5) The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis:</p> <p>All properties within the Loma Vista Specific Plan ("Loma Vista").</p> <ul style="list-style-type: none"> <li>Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).</li> <li>The Loma Vista Specific Plan EIR, page 5-34, makes the following observations:</li> </ul> <p>"The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands."</p> <ul style="list-style-type: none"> <li>Substantial development has occurred in Loma Vista since 2003.</li> </ul> |                          |                          |                                   |        |                               |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring             | Monitor (Signature Required) (Date of Compliance) |  |
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| <ul style="list-style-type: none"> <li>The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.</li> <li>The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).</li> <li>The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.</li> <li>In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.</li> </ul> <p>The development community has nine pending project applications for development within Loma Vista.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                   |                   |                                           |                                                   |  |
| <b>5.3 AIR QUALITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                   |                   |                                           |                                                   |  |
| SC-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.                                                                                                                                         | Yes                      | Yes                               | Project Applicant | Prior to discretionary project approval   | City of Clovis Planning Division                  |  |
| 3-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted | Yes                      | Yes                               | Project Applicant | Prior to issuance of construction permits | City of Clovis Planning Division                  |  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request.</li> <li>▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.</li> <li>▪ Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.</li> <li>▪ Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum).</li> <li>▪ Preparation and implementation of a fugitive dust control plan that may include the following measures: <ul style="list-style-type: none"> <li>• Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).</li> <li>• Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.</li> <li>• Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.</li> </ul> </li> </ul> |                          |                          |                                   |        |                               |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <ul style="list-style-type: none"> <li>• Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite.</li> <li>• Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)</li> <li>• Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.</li> <li>• Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.</li> <li>• Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.</li> <li>• Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.</li> <li>• Adhere to Regulation VIII's 20 percent opacity limitation, as applicable.</li> <li>▪ Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.</li> </ul> |                          |                          |                                   |        |                               |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring                                                                    | Monitor (Signature Required) (Date of Compliance) |
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| 3-2 | <p>Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division |                                                   |
| 3-3 | <p>Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions.</li> <li>▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate</li> </ul> | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division                                                                 |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>applications to optimize renewable energy generation systems and avoid peak energy use.</p> <ul style="list-style-type: none"> <li>▪ Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).</li> <li>▪ Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.</li> <li>▪ Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check.</li> <li>▪ Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program: <ul style="list-style-type: none"> <li>• Ride-matching assistance (e.g., subsidized public transit passes)</li> <li>• Preferential carpool parking</li> <li>• Flexible work schedules for carpools</li> <li>• Vanpool assistance or employer-provided vanpool/shuttle</li> <li>• Telecommute and/or flexible work hour programs</li> </ul> </li> </ul> |                          |                          |                                   |        |                               |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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|     | <ul style="list-style-type: none"> <li>Car-sharing program (e.g., Zipcar)</li> <li>Bicycle end-trip facilities, including bike parking, showers, and lockers</li> <li>End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits.</li> <li>Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary.</li> <li>Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.</li> </ul>         |                          |                          |                                   |                                         |                                  |                                                   |
| 3-4 | <p>Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate</p> | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring                                                                    | Monitor (Signature Required) (Date of Compliance) |
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| <p>noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Placement of air intakes away from high-volume roadways and/or truck loading zones.</li> <li>▪ Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.</li> <li>▪ Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air.</li> </ul> <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.</p> |                          |                          |                                   |                                         |                                                                                                  |                                                   |
| <p>3-5 Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) needed. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division |                                                   |



## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| <p>The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.</p> <p>Measures to reduce risk impacts may include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible</li> <li>▪ Electrifying warehousing docks</li> <li>▪ Requiring use of newer equipment and/or vehicles</li> <li>▪ Restricting offsite truck travel through the creation of truck routes</li> </ul> <p>Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p> |                          |                          |                                   |                                         |                                  |                                                   |
| <p>3-6 Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors:</p> <ul style="list-style-type: none"> <li>▪ Wastewater Treatment Plan (2 miles)</li> <li>▪ Sanitary Landfill (1 mile)</li> <li>▪ Transfer Station (1 mile)</li> <li>▪ Composting Facility (1 mile)</li> <li>▪ Petroleum Refinery (2 miles)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |  |
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| <ul style="list-style-type: none"> <li>▪ Asphalt Batch Plan (1 mile)</li> <li>▪ Chemical Manufacturing (1 mile)</li> <li>▪ Fiberglass Manufacturing (1 mile)</li> <li>▪ Painting/Coating Operations (1 mile)</li> <li>▪ Food Processing Facility (1 mile)</li> <li>▪ Feed Lot/ Dairy (1 mile)</li> <li>▪ Rendering Plant (1 mile)</li> </ul> <p>The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                                   |                   |                               |                                                   |  |
| <b>5.4 BIOLOGICAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                                   |                   |                               |                                                   |  |
| 4-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Biological Assessment &amp; Focused Surveys</p> <p>The City shall require applicants for future development or redevelopment projects that disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>▪ Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.</li> <li>▪ Review of current land use and land ownership within the proposed development project vicinity.</li> <li>▪ Assessment and mapping of vegetation communities present within the proposed development project vicinity.</li> <li>▪ Evaluation of potential local and regional wildlife movement corridors.</li> <li>▪ General assessment of potential jurisdictional areas, including wetlands and riparian habitats.</li> </ul> | Yes                      | Yes                               | Project Applicant | Prior to project approval     | City of Clovis Planning Division                  |  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</p> <p>b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.</p> |                          |                          |                                   |        |                               |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                    | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| 4-2 | <p>Resource Impact Avoidance/Minimization</p> <p>Project applicants shall avoid potential impacts to sensitive or protected biological resources. Avoidance may include:</p> <ul style="list-style-type: none"> <li>▪ Establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas);</li> <li>▪ Initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season);</li> <li>▪ Minimizing impact by measures such as :                             <ul style="list-style-type: none"> <li>▪ exclusion and/or silt fencing</li> <li>▪ relocation of impacted resources</li> <li>▪ construction monitoring by a qualified biologist</li> <li>▪ a training program by a qualified biologist for construction personnel on sensitive biological resources.</li> </ul> </li> </ul> | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |
| 4-3 | <p>Compensatory Mitigation</p> <p>If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3, feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement;</li> <li>▪ Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area;</li> <li>▪ Payment of in-lieu fees.</li> </ul>                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                    | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| 4-4 | <p>Jurisdictional Wetlands</p> <p>The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers' Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p> <p>Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.</p> | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |
| 4-5 | <p>Migratory Birds</p> <p>The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The preconstruction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                               | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |  |
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| within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                                   |                   |                                  |                                                   |  |
| <b>5.5 CULTURAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                                   |                   |                                  |                                                   |  |
| 5-1                                                                                                                                                                                                                                                                                                                                                              | Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained. | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |  |
| 5-2                                                                                                                                                                                                                                                                                                                                                              | To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                              | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| 5-3 | If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level. | Yes                      | Yes                      | Project Applicant                 | Prior to construction activities    | City of Clovis Planning Division |                                                   |
| 5-4 | City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site, and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a cultural preservation expert who meets the Secretary of the Interior's Professional Qualifications Standards.                                                                                                                                                                                                                                                                                                                | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |
| 5-5 | Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. e.—Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                              | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Series 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                          |                                   |                                     |                                  |                                                   |
| 5-6 City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading of undisturbed soil to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards.                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |
| 5-7 Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a certified professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers. | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |



## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                  | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring            | Monitor (Signature Required) (Date of Compliance) |  |
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| <b>5.7 GREENHOUSE GAS EMISSIONS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                   |                   |                                          |                                                   |  |
| 7-1                                 | <p>Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities.</li> <li>▪ Provide the minimum number of parking spaces required.</li> <li>▪ Create a shared parking program, as feasible.</li> <li>▪ Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers).</li> <li>▪ Develop rideshare and ride-matching assistance programs.</li> <li>▪ For planned residential development, design and incorporate a neighborhood electric vehicle system.</li> <li>▪ Design buildings to be electric vehicle charging-station-ready.</li> <li>▪ Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site.</li> <li>▪ Design buildings to be energy efficient beyond the requirements of Title 24.</li> <li>▪ Design and orient structures to maximize shade in the summer and sun exposure in the winter.</li> <li>▪ Install vegetative roofs that cover at least 50 percent of the roof area.</li> <li>▪ Design buildings to incorporate passive solar design and solar heaters.</li> <li>▪ Install solar panels on carports and parking areas.</li> <li>▪ Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions.</li> </ul> | Yes                      | Yes                               | Project Applicant | Prior to issuance of construction permit | City of Clovis Planning Division                  |  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure          | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| <b>5.12 NOISE</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                   |                   |                                  |                                                   |
| 12-1                        | Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).                                                                                                                                                                                                                                       | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |
| 12-2                        | Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: <ul style="list-style-type: none"> <li>▪ Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures.</li> <li>▪ Equip construction equipment with mufflers.</li> <li>▪ Restrict haul routes and construction-related traffic.</li> <li>▪ Reduce nonessential idling of construction equipment to no more than five minutes.</li> </ul>                                                                                                                                                                                                                                                                                                                     | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |
| <b>5.14 PUBLIC SERVICES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                   |                   |                                  |                                                   |
| 14-1                        | For requests for annexation for noncontiguous development (defined as new development that is in excess of one-half mile from the existing City limits and is, on all sides, adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service), the City shall require an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The City may oppose annexations that do not provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used | Yes                      | Yes                               | Project Applicant | Prior to project approval        | City of Clovis Planning Division                  |

## Mitigation Monitoring and Reporting Program

### Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                        | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|--------|-------------------------------|---------------------------------------------------|
| for development that is contiguous. The City shall require subsequent development adjacent to the non-contiguous development to provide a similar funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development. |                          |                          |                                   |        |                               |                                                   |

**APPENDIX D - GENERAL PLAN  
STATEMENT OF OVERRIDING CONSIDERATIONS**

AGENDA ITEM NO. 10.

**CITY OF CLOVIS  
CITY COUNCIL  
RESOLUTION 14 - 81  
GENERAL PLAN AND DEVELOPMENT CODE UPDATE  
EXHIBIT B-3  
FORM OF STATEMENT OF OVERRIDING CONSIDERATIONS**

**Introduction**

The City of Clovis is the lead agency under CEQA responsible for preparation, review, and certification of the Final EIR for the Clovis General Plan and Development Code Update. As the lead agency, the City is also responsible for determining the potential environmental impacts of the proposed action, which of those impacts are significant, and which can be mitigated through imposition of mitigation measures to avoid or minimize those impacts to a level of less than significant. CEQA then requires the lead agency to balance the benefits of a proposed action against its significant unavoidable adverse environmental impacts in determining whether or not to approve the proposed project (Project). In making this determination, the City is guided by State CEQA Guidelines Section 15093, which provides:

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In addition, Public Resources Code, Section 21081(b), requires that where a public agency finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in an EIR and thereby leave significant unavoidable effects, the public agency must also find that overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects of the project.

Pursuant to Public Resources Code Section 21081(b) and the State CEQA Guidelines Section 15093, the City of Clovis has balanced the benefits of the Project against the following unavoidable adverse impacts associated with the Project and has adopted all feasible mitigation measures with respect to these impacts. The City also has examined alternatives to the Project, none of which both meets the Project objectives and is environmentally preferable to the proposed Project for the reasons discussed in the Findings and Facts in Support of Findings.

### **Significant Unavoidable Adverse Environmental Impacts**

Although most potential Project impacts have been substantially avoided or mitigated, as described in the Findings and Facts in Support of Findings, there remain some Project impacts for which complete mitigation is not feasible. For some impacts, mitigation measures were identified and adopted by the lead agency; however, even with implementation of the measures, the City finds that the impact cannot be reduced to a level of less than significant. The impacts and alternatives are described below and were also addressed in the Findings.

The Draft Program EIR (Draft PEIR) identified the following significant unavoidable adverse impacts of the proposed Project:

#### ***Agricultural Resources***

##### ***2035 Scenario and Full Buildout***

- **Impact 5.2-1, Loss of Important Farmland.** Buildout of the proposed General Plan Update would convert 3,206 acres of Prime Farmland, 1,834 acres of Farmland of Statewide Importance, and 1,585 acres of Unique Farmland to nonagricultural land uses.
- **Impact 5.2-2, Conversion of Agriculture to Nonagricultural Use.** The General Plan Update would change the land use designation of 4,610 acres designated for agriculture to other land use designations.
- **Impact 5.2-3, Williamson Act.** General Plan Update buildout would convert 3,047 acres of farmland bearing Williamson act contracts to nonagricultural land uses.

Implementation of the General Plan Update would result in significant, unavoidable impacts to these three impact areas. Implementation of Mitigation Measures 2-1 through 2-3 would not fully mitigate the direct loss of farmlands associated with the implementation of the General Plan Update because there would still be a net reduction in the total amount of land suitable for agricultural use. The impacts would therefore be significant and unavoidable under both scenarios.

#### ***Air Quality***

##### ***2035 Scenario and Full Buildout***

- **Impact 5.3-1, Inconsistency with Air Quality Management Plan.** The General Plan Update would be consistent with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) control measures; however, development associated with the buildout of the

General Plan Update would exceed the SJVAPCD significance thresholds and thus would be inconsistent with the applicable air quality management plan.

The proposed project would generate a substantial increase in criteria air pollutants that would exceed the SJVAPCD significance thresholds. Because dispersion modeling is not applicable for a program EIR, projects with emissions of any criteria air pollutant that exceed these values are considered to have the potential to exceed the ambient air quality standards, resulting in a potentially significant impact with regard to consistency with SJVAPCD's air quality plans. Therefore, even though the proposed project is consistent with the control measures in the air quality management plans, to be conservative, it is considered inconsistent with the SJVAPCD's air quality plans. Goals and policies in the proposed General Plan Update would facilitate continued emissions reductions. However, due to the programmatic nature of the proposed General Plan Update, no additional mitigating policies are available to reduce emissions to less than significant levels. Therefore, Impact 5.3-1 would remain significant and unavoidable.

- **Impact 5.3-2, Construction Emissions.** Construction activities associated with buildout of the General Plan Update would generate short-term emissions that exceed SJVAPCD'S significance threshold criteria and would contribute to the ozone and particulate matter nonattainment designations of the SJV Air Basin.

Implementation of Standard Condition 1 (SC-1) and Mitigation Measures 3-1 and 3-2 and compliance with the City's applicable development code sections and SJVAPCD rules (e.g., Rule 9510) would reduce criteria air pollutant emissions from construction-related activities. However, due to the magnitude of emissions generated by future construction activities, no mitigation measures are available that would reduce impacts below SJVAPCD's thresholds. Therefore, Impact 5.3-2 would remain significant and unavoidable.

- **Impact 5.3-3, Long-Term Emissions.** Implementation of the Land Use Plan of the proposed General Plan Update would generate long-term emissions that would exceed the SJVAPCD's significance threshold criteria and cumulatively contribute to the ozone and particulate matter nonattainment designations of the SJVAB.

Goals and policies in the proposed General Plan Update would reduce vehicle trip lengths and encourage use of alternative forms of transportation, which would also reduce criteria air pollutants in the Plan Area. In addition, compliance with SJVAPCD regulations and implementation of SC-1 and Mitigation Measures 3-3 would reduce operational-phase emissions to the extent possible. However, due to the magnitude of emissions generated by the planned land uses, no mitigation measures are available that would reduce emissions below SJVAPCD's thresholds. Therefore, Impact 5.3-3 would remain significant and unavoidable.

### ***Cultural Resources***

#### ***2035 Scenario and Full Buildout***

- **Impact 5.5-1, Historic Resources.** The proposed General Plan Update would allow development in areas that have historic resources identified by previous cultural resource

surveys and the Fresno County List of Historic Places. Development in these areas would potentially disturb historic resources.

Mitigation Measure 5-1 requires historic resources assessments prior to construction of projects that may impact historic resources. Mitigation Measures 5-2 and 5-3 would reduce impacts to historic resources; for instance, Mitigation Measure 5-3 requires recording resources. However, impacts to historic resources would remain significant and unavoidable for both the 2035 Scenario and Full Buildout.

### **Greenhouse Gas Emissions**

#### **2035 Scenario and Full Buildout**

- **Impact 5.7-1, Greenhouse Gas Emissions.** Implementation of the proposed General Plan Update would result in a substantial increase in GHG emissions for year 2035 and beyond year 2035 (Full Buildout) compared to existing conditions. Additionally, though community-wide GHG emissions at year 2035 and Full Buildout would be less than business-as-usual (BAU) conditions, the proposed General Plan Update would not meet the SJVAPCD's threshold of 29 percent below BAU or the long-term reduction target of Executive Order S-03-05.

Compliance with statewide measures would reduce GHG emissions associated with implementation of the proposed General Plan Update. Implementation of the proposed General Plan Update would improve the job-to-housing ratio to 0.93 job per household in year 2035 compared to the current 0.75 ratio, and to 1.0 job per household after Full Buildout. This improved ratio would contribute to shortening the average trip distance of residents to their jobs and to the reduction of total vehicle miles traveled in the Plan Area, resulting in a per capita reduction in GHG emissions in the Plan Area. Furthermore, the policies in the proposed General Plan Update; SC-1; and Mitigation Measures 3-1, 3-5, and 7-1 would ensure that GHG emissions from buildout of the proposed General Plan Update would be minimized to the extent feasible.

However, due to the magnitude of the proposed General Plan Update's development, its implementation would substantially increase GHG emissions from existing conditions in year 2035 and Full Buildout, exceeding the SJVAPCD threshold of 29 percent below BAU. Additional statewide measures would be necessary to reduce GHG emissions under the proposed General Plan Update to meet the SJVAPCD BAU threshold and the reduction target of Executive Order S-03-05. As identified by the California Council on Science and Technology, the state cannot meet the 2050 goal without major advancements in technology. Since no additional statewide measures to reduce emissions beyond year 2020 are available, Impact 5.7-1 would be significant and unavoidable.

### **Hydrology and Water Quality**

#### **2035 Scenario and Full Buildout**

- **Impact 5.9-2, Groundwater Use.** Development pursuant to the General Plan Update would increase the demand on groundwater use and also increase impervious surfaces in the Plan Area, which would impact opportunities for groundwater recharge.

Based on the 2010 Urban Water Management Plan (UWMP), forecast water supplies available to the City of Clovis would meet estimated water demands generated by buildout of the General Plan Update under the 2035 Scenario, but would not meet demands at Full Buildout (see the analysis of impacts on water supplies in Section 5.17.1, *Water Service*, of the Draft PEIR). Although the estimated population of the Plan Area at buildout of the 2035 Scenario (184,100 persons) is lower than the 2035 population estimate in the 2010 City of Clovis UWMP (188,224 persons), the duration and severity of the current drought is unknown. In addition, Full Buildout would require the City to obtain expanded water supplies other than groundwater—that is, local surface water, imported water, recycled water (for nonpotable uses), or some combination thereof—to avoid depleting groundwater to meet water demands by full General Plan Update buildout. The potential for development in accordance with the General Plan Update to deplete groundwater or interfere with groundwater recharge, therefore, is determined to be potentially significant in both the 2035 Scenario and Full Buildout.

Details on long-term water planning and regulatory measures are included in Section 5.17, *Utilities and Service Systems*, of the Draft PEIR. However, no mitigation measures beyond the long-term facility planning, conservation measures, recycling projects, and existing regulatory measures (e.g., SB 610 and SB 221) have been identified to address the proposed project's significant impact on water supply and groundwater depletion/recharge opportunities. Thus, Impact 5.9-2 would remain significant and unavoidable.

### **Noise and Vibration**

#### **2035 Scenario and Full Buildout**

- **Impact 5.12-1, Traffic Noise.** Traffic-related noise impacts from the implementation of the General Plan are significant. Traffic generated by buildout of the General Plan Update would substantially increase noise along major traffic corridors in the Plan Area and could expose existing and planned residents to substantial noise levels.

To reduce potential noise impacts to new sensitive land uses, Environmental Safety Element Policy 3.1 would require mitigation measures to ensure existing and future land use compatibility. Policy 3.2 would discourage land use and traffic patterns that would expose sensitive land uses or noise-sensitive areas to unacceptable noise levels. Policy 3.5 would minimize noise impacts by requiring appropriate site, circulation, equipment, and building design; sound walls; landscaping; and other buffers. Policy 3.9 would require the City to coordinate with Caltrans to ensure the inclusion of noise mitigation measures in the design of new highway projects or improvements to existing facilities. However, these policies would only affect new land uses. There are no feasible mitigation measures available that would prevent impacts to existing homes fronting the major transportation corridors. Thus, Impact 5.12-1 would remain significant and unavoidable.



- **Impact 5.12-4, Construction Vibrations.** Buildout of the individual land uses and projects for implementation of the General Plan could expose sensitive uses to strong groundborne vibration.

Mitigation Measure 12-1 would reduce vibration impacts by requiring alternative construction methods. However, it cannot be guaranteed that these methods can be implemented and that vibration impacts from construction of future projects would not occur. Consequently, Impact 5.12-4 would remain significant and unavoidable.

- **Impact 5.12-5, Construction Noise.** Construction activities associated with buildout of the individual land uses and projects for implementation of the General Plan would substantially elevate noise levels in the vicinity of noise-sensitive land uses.

Mitigation Measure 12-2 would reduce construction noise impacts to the extent feasible. However, factors such as distance, source to receiver geometry, and other site conditions may render the mitigation measure infeasible or ineffective for individual future projects in the Plan Area. Thus, Mitigation Measure 12-2 would not guarantee that construction noise impacts would be reduced to less than significant levels, and Impact 5.12-5 would remain significant and unavoidable.

***Population and Housing***

*Full Buildout*

- **Impact 5.13-1, Population Growth.** Under the 2035 Scenario, buildout of the General Plan Update would result in similar population growth as projected by the Fresno COG; however, Full Buildout would substantially increase population in the Plan Area by over 150 percent by year 2080, which is also beyond Fresno COG's planning horizon.

Full Buildout of the proposed project would result in up to 294,300 people compared to the existing 115,000 person population in the Plan Area. This substantial, 156 percent increase in population would occur both directly through proposed residential, commercial, and office uses under the proposed land use plan and indirectly through planned extensions and improvements of roads and infrastructure into the SOI and non-SOI Plan Area. Furthermore, because the Fresno Council of Government's population projections do not exceed its 25-year planning horizon, it is uncertain whether the City of Clovis' population growth beyond 2035 would keep pace with the proposed project's population growth.

***Transportation and Traffic***

*2035 Scenario*

- **Impact 5.16-1, Roadway Segment Operation.** Upon implementation of the land uses and circulation element included in the General Plan Update, one roadway segment in the City of Clovis and several segments in the County of Fresno are projected to operate at unacceptable level of service (LOS) in 2035.

City of Clovis

- **Minnewawa Avenue: Shaw Avenue to Ashlan Avenue (LOS F in PM peak hour)**

This segment of Minnewawa Avenue from Shaw Avenue to Ashlan Avenue would operate at LOS F in PM peak hour; however, an exception to the City’s LOS standard would apply to this roadway segment, per Policy 2.1 of the General Plan Update. Thus, no roadways in the City of Clovis would operate at unacceptable LOS in the 2035 Scenario.

County of Fresno

- **Copper Avenue: Willow Avenue to Auberry Road (LOS E in AM peak hour)**
- **Copper Avenue: Auberry Road to Minnewawa Avenue (LOS F in AM and PM peak hours)**
- **Behymer Avenue: Clovis Avenue to Fowler Avenue (LOS D in PM peak hour)**
- **Herndon Avenue: McCall Avenue to Academy Avenue (LOS D in PM peak hour)**
- **Ashlan Avenue: Minnewawa Avenue to Clovis Avenue (LOS F in AM and PM peak hours)**
- **Ashlan Avenue: McCall Avenue to Academy Avenue (LOS D in PM peak hour)**
- **Minnewawa Avenue: Copper Avenue to Behymer Avenue (LOS F in AM and PM peak hours)**
- **Fowler Avenue: Behymer Avenue to Shepherd Avenue (LOS E in PM peak hour)**
- **DeWolf Avenue: Herndon Avenue to Bullard Avenue (LOS D in AM and PM peak hour)**
- **McCall Avenue: Herndon Avenue to Shaw Avenue (LOS F in AM and PM peak hours)**
- **Academy Avenue: Herndon Avenue to Shaw Avenue (LOS D in PM peak hour)**

Since these roadways are not under the City’s jurisdiction, impacts would remain significant and unavoidable.

Caltrans Facilities

- **SR 168 Eastbound: McKinley Avenue to Shields Avenue (LOS E in AM and PM peak hours)**
- **SR 168 Eastbound: Shields Avenue to Ashlan Avenue (LOS E in AM and PM peak hours)**
- **SR 168 Westbound: Ashlan Avenue to Shields Avenue (LOS E in AM peak hour)**
- **SR 168 Eastbound: Herndon Avenue to Fowler Avenue (LOS E in PM peak hour)**
- **SR 168 Westbound: Fowler Avenue to Herndon Avenue (LOS F in AM peak hour; LOS E in PM peak hour)**

- SR 168 Westbound: Temperance Avenue to Fowler Avenue (LOS E in AM peak hour)
- SR 168: Temperance Avenue to Owens Mountain Parkway (LOS F in PM peak hour)

Although traffic improvements have been identified that could mitigate these impacts, these improvements would be under the jurisdiction of Caltrans. Since the City of Clovis does not have control over the implementation of these mitigation measures, this impact would remain significant and unavoidable.

*Full Buildout*

- **Impact 5.16-1, Roadway Segment Operation.** At Full Buildout, several roadway segments in the City of Clovis and County of Fresno, and several Caltrans facilities would be impacted and require improvements, including segment extensions and lane expansions.

City of Clovis (includes roadways in Clovis's future jurisdictional boundary)

- Copper Avenue: Willow Avenue to Auberry Road
- Copper Avenue: Auberry Road to Clovis Avenue
- Behymer Avenue: Willow Avenue to Clovis Avenue
- Minnewawa Avenue: Shepherd Avenue to Behymer Avenue
- Clovis Avenue: extended north from Behymer Avenue to Copper Avenue as a 4-lane arterial
- Clovis Avenue: Shepherd Avenue to Perrin Avenue
- Owens Mountain Parkway: DeWolf Avenue to "Muncie Avenue" (east-west collector street east of SR 168)
- Owens Mountain Parkway: McCall Avenue to "Dockery Avenue" (north-south arterial street east of McCall Avenue in Northeast Urban Center)
- Herndon Avenue: McCall Avenue to "Del Rey Avenue" (north-south collector street west of Academy Avenue in Northeast Urban Center)
- McCall Avenue: SR 168 to Owens Mountain Parkway
- McCall Avenue: north of Herndon Avenue
- Ashlan Avenue: Thompson Avenue to McCall Avenue
- DeWolf Avenue: Bullard Avenue south to City Limits
- Leonard Avenue: Bullard Avenue south to City Limits
- Shepherd Avenue: Willow Avenue to Temperance Road

- Alluvial Avenue: Clovis Avenue to Temperance Avenue
- Herndon Avenue: Temperance Avenue to DeWolf Avenue
- Gettysburg Avenue: Clovis Avenue to Sierra Vista Parkway
- Willow Avenue: Herndon Avenue to Escalon Avenue
- Sunnyside Avenue: Alluvial Avenue to Fifth Street
- Fowler Avenue: Enterprise Canal to Nees Avenue
- Armstrong Avenue: Alluvial Avenue to Herndon Avenue

#### County of Fresno

- McCall Avenue: Herndon Avenue to SR 180
- Academy Avenue: Herndon Avenue to Shaw Avenue

#### Caltrans Facilities

- SR 168: Herndon Avenue to Temperance Avenue
- SR 168: Temperance Avenue to Shepherd Avenue/McCall Avenue
- SR 168: Shepherd Avenue/McCall Avenue to "Dockery Avenue"
- SR 168: east of "Dockery Avenue" to east of "Indianola Avenue" (north-south arterial west of Academy Avenue in Northeast Urban Center)

Changes in technology, demographics, and economic conditions, particularly over a long time frame (e.g., 40+ years), may affect people's travel behavior in ways that are not captured by the traffic model and would be speculative to predict at this time. Because the full buildout of the General Plan is not expected to occur until approximately 2080, and given the limitations to predicting traffic, it is not possible to reasonably predict future traffic volumes on roadways and the required capacity to meet applicable LOS standards.

As presented above, several segments would need to be expanded and extended. At the time of the preparation of this analysis, no funding sources have been identified to implement the required improvements, and many of the segments are outside of the City of Clovis' jurisdiction. Therefore, this would be a significant unavoidable impact.

#### ***Utilities and Service Systems***

##### ***2035 Scenario and Full Buildout***

- **Impact 5.17-1, Water Supply.** Although the 2010 Urban Water Management Plan indicates sufficient water supply sources through year 2035, the severity and uncertain duration of California's recent drought conditions makes water supply unreliable. Therefore, water

supply impacts are considered potentially significant under both the 2035 Scenario and Full Buildout.

Although adequate water supplies have been identified in the 2010 Urban Water Management Plan for demand as projected for 2035, this information does not take into account recent drought conditions. Given the uncertainty of the potential ongoing severity and duration of the drought, water supply for the 2035 Scenario and Full Buildout is not reliably sourced. In addition, water supply for Full Buildout of the General Plan has not yet been identified beyond the total 2035 forecast water supply of 71,798 acre feet per year. Considering current water supply constraints—including the record 2013–2014 California drought and the critically overdrafted status of the Kings Sub-basin—it is uncertain whether the City would be able to secure water supplies. Therefore, water supply impacts under the 2035 Scenario and Full Buildout of the General Plan Update are significant and unavoidable.

### **Alternatives**

In addition, the Draft PEIR evaluated the following four alternatives for their potential to avoid or substantially lessen the significant impacts of the proposed project:

- **No Project.** Reflects the existing 1993 General Plan
- **Moderate Growth within SOI.** Same land uses as the proposed General Plan Update (GPU) for City and SOI areas. Existing County of Fresno designations would apply to areas outside SOI. Approximately 31 percent decrease in residents and employees in comparison to proposed GPU.
- **Concentrated Growth within SOI.** Accommodate the same level of development as proposed GPU by increasing densities within the City and SOI boundary. Land use designations beyond the SOI would not be changed. Approximately 96 percent of residential development and 99 percent of non-residential development would be within SOI boundary.
- **Low Density Growth.** Modify land uses in similar area as the proposed GPU but substantially reduce densities in the City's SOI and the Northeast and Northwest Urban Centers. Population and housing units would be approximately half of the proposed GPU.

To varying degrees, each of the alternatives would lessen and avoid some of the unavoidable impacts of the proposed Project. The Moderate Growth within SOI alternative and Low Density Growth alternative would both eliminate significant unavoidable impacts to water supply (for 2035 and Full Buildout) and population growth (Full Buildout). Although each of these alternatives would be physically feasible, none of them would be as effective in achieving all of the project objectives as the proposed GPU. In particular, none of the alternatives were determined to be as economically feasible as the proposed GPU with respect to accommodating 80 years of fiscally sustainable growth. The four alternatives were rejected by the City in favor of the proposed project.

**Overriding Considerations**

The City, after balancing the specific economic, legal, social, technological, and other benefits of the proposed Project, including regionwide or statewide environmental benefits, has determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations that outweigh the unavoidable, adverse environmental impacts of the proposed Project, in accordance with CEQA Section 21081(b) and State CEQA Guideline Section 15093.

1. Fiscal benefits to the City, including reserving land area for jobs, investing in economic development, increasing retail spending in Clovis, and revitalizing commercial corridors to generate sufficient revenues to pay for continuation and improvement in public facilities and services, such as fire and police, and infrastructure.
2. Reduction in vehicle miles travelled and associated greenhouse gas emissions by designating compact, concentrated mixed-use development in Loma Vista and the Northeast and Northwest Urban Centers.
3. Increase in use of non-motorized transportation such as walking and biking by locating land uses such as housing, essential neighborhood-serving retail, and employment together, particularly in the three urban centers, to reduce distances between destinations.
4. Consistency with the strategies outlined in the Fresno Council of Government's 2011 Regional Transportation Plan and the San Joaquin Valley Blueprint Smart Growth Principles.
5. Proposed General Plan Update goals and policies that address citywide and neighborhood-specific sustainability and healthy communities' strategies.

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                            | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applies to Full Buildout | Responsibility for Implementation | Timing                                                                            | Responsibility for Monitoring           | Monitor (Signature Required) (Date of Compliance) |  |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------|--|
| <b>5.2 AGRICULTURE AND FORESTRY RESOURCES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                                   |                                                                                   |                                         |                                                   |  |
| 2-1                                           | The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FPP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment. | Yes                      | Yes                               | City of Clovis Planning Division in conjunction with applicable regional entities | Prior to discretionary project approval | City of Clovis Planning Division                  |  |
| 2-2                                           | Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                               | Project Applicant                                                                 | Prior to discretionary project approval | City of Clovis Planning Division                  |  |
| 2-3                                           | Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply:<br><br>(1) Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes                      | Yes                               | Project Applicant                                                                 | Prior to discretionary project approval | City of Clovis Planning Division                  |  |

### Mitigation Monitoring and Reporting Program

#### Clovis General Plan Update - Mitigation Monitoring and Reporting Program

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|--------|-------------------------------|---------------------------------------------------|
| <p>Unique Farmland shall be prepare or fund an agricultural resource evaluation prior to project approval.</p> <p>(2) The resource evaluation shall use generally accepted methodologies (such as the Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land.</p> <p>(3) If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property.</p> <p>(4) If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods:</p> <p>(a) Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or</p> <p>(b) Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record.</p> <p><i>One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency.</i></p> |                          |                          |                                   |        |                               |                                                   |



Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p><i>When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid.</i></p> <p><i>The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy 3.8 (land use compatibility); Land Use Element Goal 4, Policy 3.9 (connected development); Land Use Element Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy.</i></p> <p><i>These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced</i></p> |                          |                          |                                   |        |                               |                                                   |

Mitigation Monitoring and Reporting Program

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p><i>development, including substantial emphasis on increasing the jobs-housing ratio.</i></p> <p><i>To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.</i></p> <p>(5) The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis:</p> <p>All properties within the Loma Vista Specific Plan ("Loma Vista").</p> <ul style="list-style-type: none"> <li>Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).</li> <li>The Loma Vista Specific Plan EIR, page 5-34, makes the following observations:                     <p>"The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands."</p> </li> <li>Substantial development has occurred in Loma Vista since 2003.</li> </ul> |                          |                          |                                   |        |                               |                                                   |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring             | Monitor (Signature Required) (Date of Compliance) |  |
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| <ul style="list-style-type: none"> <li>The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.</li> <li>The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).</li> <li>The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.</li> <li>In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.</li> </ul> <p>The development community has nine pending project applications for development within Loma Vista.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                   |                   |                                           |                                                   |  |
| <b>5.3 AIR QUALITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                                   |                   |                                           |                                                   |  |
| SC-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.                                                                                                                                         | Yes                      | Yes                               | Project Applicant | Prior to discretionary project approval   | City of Clovis Planning Division                  |  |
| 3-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted | Yes                      | Yes                               | Project Applicant | Prior to issuance of construction permits | City of Clovis Planning Division                  |  |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request.</li> <li>▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.</li> <li>▪ Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.</li> <li>▪ Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum).</li> <li>▪ Preparation and implementation of a fugitive dust control plan that may include the following measures:               <ul style="list-style-type: none"> <li>• Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).</li> <li>• Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.</li> <li>• Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.</li> </ul> </li> </ul> |                          |                          |                                   |        |                               |                                                   |

Mitigation Monitoring and Reporting Program

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <ul style="list-style-type: none"> <li>• Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite.</li> <li>• Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)</li> <li>• Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.</li> <li>• Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.</li> <li>• Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.</li> <li>• Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.</li> <li>• Adhere to Regulation VIII's 20 percent opacity limitation, as applicable.</li> <li>▪ Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.</li> </ul> |                          |                          |                                   |        |                               |                                                   |

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**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring                                                                    | Monitor (Signature Required) (Date of Compliance) |
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| <p>3-2 Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division |                                                   |
| <p>3-3 Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions.</li> <li>▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate</li> </ul> | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division                                                                 |                                                   |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>applications to optimize renewable energy generation systems and avoid peak energy use.</p> <ul style="list-style-type: none"> <li>▪ Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).</li> <li>▪ Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.</li> <li>▪ Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check.</li> <li>▪ Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program: <ul style="list-style-type: none"> <li>• Ride-matching assistance (e.g., subsidized public transit passes)</li> <li>• Preferential carpool parking</li> <li>• Flexible work schedules for carpools</li> <li>• Vanpool assistance or employer-provided vanpool/shuttle</li> <li>• Telecommute and/or flexible work hour programs</li> </ul> </li> </ul> |                          |                          |                                   |        |                               |                                                   |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| <ul style="list-style-type: none"> <li>• Car-sharing program (e.g., Zipcar)</li> <li>• Bicycle end-trip facilities, including bike parking, showers, and lockers</li> <li>• End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits.</li> <li>• Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary.</li> <li>• Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.</li> </ul>   |                          |                          |                                   |                                         |                                  |                                                   |
| <p>3-4 Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate</p> | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division |                                                   |



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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring                                                                    | Monitor (Signature Required) (Date of Compliance) |
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| <p>noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Placement of air intakes away from high-volume roadways and/or truck loading zones.</li> <li>▪ Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.</li> <li>▪ Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air.</li> </ul> <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.</p> |                          |                          |                                   |                                         |                                                                                                  |                                                   |
| <p>3-5 Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) needed. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division |                                                   |

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**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                                  | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| <p>The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.</p> <p>Measures to reduce risk impacts may include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible</li> <li>▪ Electrifying warehousing docks</li> <li>▪ Requiring use of newer equipment and/or vehicles</li> <li>▪ Restricting offsite truck travel through the creation of truck routes</li> </ul> <p>Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p> |                          |                          |                                   |                                         |                                  |                                                   |
| <p>3-6 Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors:</p> <ul style="list-style-type: none"> <li>▪ Wastewater Treatment Plan (2 miles)</li> <li>▪ Sanitary Landfill (1 mile)</li> <li>▪ Transfer Station (1 mile)</li> <li>▪ Composting Facility (1 mile)</li> <li>▪ Petroleum Refinery (2 miles)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                      | Yes                      | Project Applicant                 | Prior to discretionary project approval | City of Clovis Planning Division |                                                   |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                    | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| <ul style="list-style-type: none"> <li>▪ Asphalt Batch Plant (1 mile)</li> <li>▪ Chemical Manufacturing (1 mile)</li> <li>▪ Fiberglass Manufacturing (1 mile)</li> <li>▪ Painting/Coating Operations (1 mile)</li> <li>▪ Food Processing Facility (1 mile)</li> <li>▪ Feed Lot/ Dairy (1 mile)</li> <li>▪ Rendering Plant (1 mile)</li> </ul> <p>The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>                                                                                                                                                                                                                     |                          |                          |                                   |                           |                                  |                                                   |
| <b>5.4 BIOLOGICAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                          |                                   |                           |                                  |                                                   |
| <p>4-1 Biological Assessment &amp; Focused Surveys</p> <p>The City shall require applicants for future development or redevelopment projects that disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>▪ Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.</li> <li>▪ Review of current land use and land ownership within the proposed development project vicinity.</li> <li>▪ Assessment and mapping of vegetation communities present within the proposed development project vicinity.</li> <li>▪ Evaluation of potential local and regional wildlife movement corridors.</li> <li>▪ General assessment of potential jurisdictional areas, including wetlands and riparian habitats.</li> </ul> | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |

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| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
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| <p>a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</p> <p>b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.</p> |                          |                          |                                   |        |                               |                                                   |

Mitigation Monitoring and Reporting Program

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|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                    | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
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| 4-2 | <p>Resource Impact Avoidance/Minimization</p> <p>Project applicants shall avoid potential impacts to sensitive or protected biological resources. Avoidance may include:</p> <ul style="list-style-type: none"> <li>▪ Establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas);</li> <li>▪ Initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season);</li> <li>▪ Minimizing impact by measures such as :                             <ul style="list-style-type: none"> <li>▪ exclusion and/or silt fencing</li> <li>▪ relocation of impacted resources</li> <li>▪ construction monitoring by a qualified biologist</li> <li>▪ a training program by a qualified biologist for construction personnel on sensitive biological resources.</li> </ul> </li> </ul> | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |
| 4-3 | <p>Compensatory Mitigation</p> <p>If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3, feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement;</li> <li>▪ Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area;</li> <li>▪ Payment of in-lieu fees.</li> </ul>                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                    | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|---------------------------|----------------------------------|---------------------------------------------------|
| 4-4 | <p><b>Jurisdictional Wetlands</b></p> <p>The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers' Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p> <p>Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.</p> | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |
| 4-5 | <p><b>Migratory Birds</b></p> <p>The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The preconstruction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to project approval | City of Clovis Planning Division |                                                   |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                      | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|-------------------|----------------------------------|---------------------------------------------------|--|
| <p>within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                                   |                   |                                  |                                                   |  |
| <b>5.5 CULTURAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                                   |                   |                                  |                                                   |  |
| 5-1                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.</p> | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |  |
| 5-2                                                                                                                                                                                                                                                                                                                                                                     | <p>To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                               | Project Applicant | Prior to construction activities | City of Clovis Planning Division                  |  |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                              | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------------------------------|
| 5-3 | If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level. | Yes                      | Yes                      | Project Applicant                 | Prior to construction activities    | City of Clovis Planning Division |                                                   |
| 5-4 | City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site, and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a cultural preservation expert who meets the Secretary of the Interior's Professional Qualifications Standards.                                                                                                                                                                                                                                                                                                                | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |
| 5-5 | Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. <del>e.</del> Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |



Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

|     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing                              | Responsibility for Monitoring    | Monitor (Signature Required) (Date of Compliance) |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------------------------------|
|     | significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Series 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |                          |                                   |                                     |                                  |                                                   |
| 5-6 | City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading of undisturbed soil to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards.                                                                                                                                                                                                                                                                                                                             | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |
| 5-7 | Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a certified professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers. | Yes                      | Yes                      | Project Applicant                 | Prior to issuance of grading permit | City of Clovis Planning Division |                                                   |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                  | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applies to Full Buildout | Responsibility for Implementation | Timing            | Responsibility for Monitoring            | Monitor (Signature Required) (Date of Compliance) |  |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|-------------------|------------------------------------------|---------------------------------------------------|--|
| <b>5.7 GREENHOUSE GAS EMISSIONS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                                   |                   |                                          |                                                   |  |
| 7-1                                 | <p>Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities.</li> <li>▪ Provide the minimum number of parking spaces required.</li> <li>▪ Create a shared parking program, as feasible.</li> <li>▪ Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers).</li> <li>▪ Develop rideshare and ride-matching assistance programs.</li> <li>▪ For planned residential development, design and incorporate a neighborhood electric vehicle system.</li> <li>▪ Design buildings to be electric vehicle charging-station-ready.</li> <li>▪ Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site.</li> <li>▪ Design buildings to be energy efficient beyond the requirements of Title 24.</li> <li>▪ Design and orient structures to maximize shade in the summer and sun exposure in the winter.</li> <li>▪ Install vegetative roofs that cover at least 50 percent of the roof area.</li> <li>▪ Design buildings to incorporate passive solar design and solar heaters.</li> <li>▪ Install solar panels on carports and parking areas.</li> <li>▪ Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions.</li> </ul> | Yes                      | Yes                               | Project Applicant | Prior to issuance of construction permit | City of Clovis Planning Division                  |  |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure          | Applies to 2035 Scenario                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |                                  |  |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|--------|-------------------------------|---------------------------------------------------|----------------------------------|--|
| <b>5.12 NOISE</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                                   |        |                               |                                                   |                                  |  |
| 12-1                        | Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).                                                                                                                                                                                                                                   |                          | Yes                               | Yes    | Project Applicant             | Prior to construction activities                  | City of Clovis Planning Division |  |
| 12-2                        | Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: <ul style="list-style-type: none"> <li>▪ Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures.</li> <li>▪ Equip construction equipment with mufflers.</li> <li>▪ Restrict haul routes and construction-related traffic.</li> <li>▪ Reduce nonessential idling of construction equipment to no more than five minutes.</li> </ul>                                                                                                                                                                                                                                                                                                                 |                          | Yes                               | Yes    | Project Applicant             | Prior to construction activities                  | City of Clovis Planning Division |  |
| <b>5.14 PUBLIC SERVICES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                                   |        |                               |                                                   |                                  |  |
| 14-1                        | Proponents of noncontiguous development (defined as new development that, on all sides, is adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service) shall provide an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The project proponents shall provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used for development that is contiguous. The City shall require subsequent development adjacent to the non- |                          | Yes                               | Yes    | Project Applicant             | Prior to project approval                         | City of Clovis Planning Division |  |

Mitigation Monitoring and Reporting Program

**Clovis General Plan Update - Mitigation Monitoring and Reporting Program**

| Mitigation Measure                                                                                                                                                                                                                                  | Applies to 2035 Scenario | Applies to Full Buildout | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|--------|-------------------------------|---------------------------------------------------|
| contiguous development to provide a similar funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development. |                          |                          |                                   |        |                               |                                                   |



# CITY of CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: September 19, 2022

SUBJECT: Consider Approval - Res. 22-\_\_\_\_, RO304, A Resolution of Application for the Annexation of the territory known as the Home Place – Gettysburg Leonard Southeast Reorganization encompassing approximately 304 acres of land generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The Home Place Holdings, LLC Applicant; The Home Place Holdings, LLC and Sayre Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al., Owners.  
**(Continued from the September 12, 2022 meeting)**

**Staff:** David Merchen, City Planner

**Recommendation:** Approve

ATTACHMENTS: 1. Draft Resolution RO304  
 2. Project Area Map  
 3. Specific Service Plan

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends the City Council approve a Resolution of Application for the Annexation of the Territory known as the Home Place – Gettysburg Leonard Southeast Reorganization requesting the Fresno Local Agency Formation Commission (LAFCo) to proceed with reorganization.

### EXECUTIVE SUMMARY

The total area of the proposed annexation is approximately 304 acres, within the area generally bound by Leonard Avenue on the west, Thompson Avenue on the east, Gettysburg Avenue on the north, and Ashlan Avenue on the south. The proposed annexation area is the subject of the Home Place Master Plan and related entitlements considered by the City Council under a separate agenda item. The proposal is consistent with General Plan, the Loma Vista Specific Plan, and the City-County Tax Sharing Agreement. Standard conditions of annexation have been incorporated.

**BACKGROUND**

Property Owners: 2 (The Home Place Holdings, LLC and Sayre M. Miller, Trustee of the Sayre M. Miller Revocable Trust dated November 27, 2001, et. al.)

Owners Consenting to Annexation: 2 (100%)

Registered Voters: 1

Acreage: 304 acres (approximately)

Standard Conditions of Annexation: The City Council has established standard conditions which the City considers a baseline for most annexation projects that it considers. The City's standard conditions for annexation are incorporated into the draft resolution, which reflect and are consistent with the requirements agreed to by the tax sharing agreement and to the timing of public services to the site. The conditions are satisfied by the development approvals granted separately for the site, and through LAFCo's standard processing policies and guidelines.

California Environmental Quality Act (CEQA): The annexation of the project-area has been determined to be a program-level approval which is required to implement the Loma Vista Specific Plan and 2014 General Plan. Approvals allowing for future, site-specific development within the annexation boundary include the proposed tract map (TM 6364) and the planned development permit (PDP2022-002), which have been considered by the City Council under a separate agenda item.

The program-level approvals are proposed pursuant to, and are consistent with, the 2003 Loma Vista Specific Plan and the 2014 Clovis General Plan, both of which were adopted in conjunction with the certification of environmental impact reports (EIRs). Section 15183 of the CEQA Guidelines exempts projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review if no impacts peculiar to the project or the site have been identified. Therefore, the program-level approvals described in the staff report are exempt from further CEQA analysis.

The project-level approvals allow the development of single-family residential lots within the Master Plan and have been found to be in conformity with the Loma Vista Specific Plan and consistent with the 2014 General Plan EIR. The project-level approvals have similarly been found consistent with proposed program-level approvals included as part of the Project. Section 15182 of the CEQA Guidelines exempts residential projects undertaken pursuant to and in conformity with an approved specific plan if the criteria for requiring a subsequent or supplemental environmental impact report (EIR) have not been met (CEQA Guidelines, Section 15162.)

Public Input: The City published notice of this public hearing in The Business Journal on Wednesday, August 24, 2022, and notices to surrounding properties were mailed at approximately the same time. Approximately 219 owners, within 600 feet of the project boundaries, were mailed public hearing notices. No comments or questions have been received.

**FISCAL IMPACT**

Assessed Value:

|                               |                                                      |  |
|-------------------------------|------------------------------------------------------|--|
| Land only:                    | \$ 8,710,421                                         |  |
| Improvements:                 | \$ 1,161,729                                         |  |
| Ratio of Improvements to Land | Improvement value is 13% of land value (Undeveloped) |  |

Estimated Tax Share:

|                                         | <u>Before</u> | <u>After</u> |
|-----------------------------------------|---------------|--------------|
| County:                                 | \$ 32,677     | \$ 27,887    |
| City:                                   | \$ 0          | \$ 16,378    |
| Fresno County Fire Protection District: | \$ 11,105     | \$ 0         |
| Kings River Conservation District:      | \$ 484        | \$ 0         |

Note: The County will also receive the cash equivalent of 8% of the City's sales/use tax for this area.

**REASON FOR RECOMMENDATION**

The proposed annexation is within the City's adopted sphere of influence and is consistent with the City of Clovis' General Plan land use diagram and the Loma Vista Specific Plan. The subject property is also the subject of the Home Place Master Plan, prepared pursuant to the requirements of the Loma Vista Specific Plan, as well as Tentative Tract Map 6364, which subdivides the single-family portion of the subject property into approximately 1,179 residential lots.

**ACTIONS FOLLOWING APPROVAL**

The annexation application will be prepared and submitted to LAFCo after all materials have been submitted by the applicant, sufficient to meet the conditions for the application.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager *JH*

**DRAFT  
RESOLUTION 22-\_\_**

**A RESOLUTION OF APPLICATION BY THE CITY OF CLOVIS REQUESTING THE  
FRESNO LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR  
THE HOME PLACE GETTYSBURG LEONARD SOUTHEAST REORGANIZATION**

**WHEREAS**, the City of Clovis desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the reorganization; and

**WHEREAS**, the specific changes of organization requested are annexation to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District; and

**WHEREAS**, the territory proposed to be reorganized is uninhabited, and on this day contains 1 voter, according to information received from the County Election Officer; and

**WHEREAS**, a description of the boundaries of the territory is set forth in **Attachment A** attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is consistent with the sphere of influence of the City of Clovis; and

**WHEREAS**, the proposal complies with the terms and standards of the tax sharing agreement between the City of Clovis and the County of Fresno; and

**WHEREAS**, on September 19, 2022, the City Council determined that the Home Place Gettysburg Leonard Southeast Reorganization is exempt from further environmental analysis pursuant to Sections 15183 and 15182 of the California Environmental Quality Act Guidelines; and

**WHEREAS**, it is desired to provide that the proposed Home Place Gettysburg Leonard Southeast Reorganization be subject to the following terms and conditions:

1. The regular assessment roll shall be utilized.
2. Each new development will be required to demonstrate adequate water availability and, if necessary, will be required to drill and test a well, and to connect it to the city water system.
3. Each new development will be required to obtain sewage capacity from the trunk sewer specified by the City Engineer.
4. The provisions of Article II, Annexation by City, as agreed between the City of Clovis and the County of Fresno pursuant to the June 6, 2017, Memorandum of Understanding, as amended from time to time, regarding tax sharing shall apply.



5. The applicant shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.
6. A "Right-to-Farm" covenant shall be recorded for each tract map or made a condition of each tract map.
7. Pursuant to Government Code Section 56663, the City shall consent to the annexation and waive its rights to a hearing.
8. Prior to approval, recordation or filing of an annexation, final map, parcel map, or site plan (Project), the property covered by the Project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD.

The applicant and the property owner acknowledge and agree that if the Project was not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, parks and recreation services, street maintenance, and public transit. Absent the requirement for inclusion of the Project within a CFD, the City might not be able to make the finding that the Project is consistent with the General Plan and relevant specific plans, and might not be able to make the findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the Project.

The owner/developer shall notify all potential lot buyers prior to sale that this Project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City.

This requirement may be waived in the discretion of the City Council if, at the time of the approval, recordation, or filing of the Project, the City Council has determined that it is not necessary that the Project be included in the CFD.

**WHEREAS**, the terms and conditions above are the sole responsibility of the City of Clovis to monitor and enforce. The Fresno Local Agency Formation Commission will not be required to enforce the aforesaid terms and conditions as a responsible agency; and

**WHEREAS**, the reason for this proposed reorganization is to provide municipal services, local controls, and logical growth to the unincorporated area of the County that is remote from County services and undergoing urban development; and

**WHEREAS**, this annexation proposal is consistent with the City of Clovis' General Plan land use diagram and Loma Vista Specific Plan; and

**WHEREAS**, the City Council has reviewed and approved the master service plan for the subject change of organization.

**NOW, THEREFORE, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:**

- 1. The annexation of property within the boundaries set forth in **Attachment A** is within and consistent with the Loma Vista Specific Plan as approved by the City Council.
- 2. The annexation of property within the boundaries set forth in **Attachment A** is in compliance with the Standards of Annexation as identified in the Memorandum of Understanding between the City of Clovis and the County of Fresno which is commonly referred to as the Tax Sharing Agreement.
- 3. This Resolution of Application is hereby adopted and approved by the City Council of the City of Clovis, and the Fresno Local Agency Formation Commission is hereby requested to take proceedings for the reorganization of the territory as described in **Attachment A**, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 19, 2022, by the following vote, to wit.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

DATED: September 19, 2022

\_\_\_\_\_  
Mayor

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

## ATTACHMENT A

### LEGAL DESCRIPTION REORGANIZATION R0304 TO BE ANNEXED TO THE CITY OF CLOVIS DETACHMENT FROM THE FRESNO COUNTY FIRE DISTRICT AND FROM THE KINGS RIVER CONSERVATION DISTRICT

That portion of the South half of Section 18 Township 13 South, Range 22 East, and the Southeast quarter of Section 13 Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows;

Beginning at the West quarter corner of said Section 18, and a point on the Existing City Limit Line;

Thence (1) North 89°47'45" East along said Existing City Limit Line and the North line of said South half of Section 18, a distance of 2550.09 feet more or less, to a line parallel with and 30.00 feet East of the East line of the Southwest quarter of said Section 18;

Thence (2) South 00°13'35" East along said parallel line 2580.12 feet more or less;

Thence (3) South 89°49'07" West along the Existing City Limit Line, 332.94 feet more or less, to an angle point therein;

Thence (4) South 88°40'22" West continuing along the Existing City Limit Line, 275.04 feet more or less, to an angle point therein;

Thence (5) South 89°49'07" West continuing along the Existing City Limit Line, 1948.73 feet more or less, to an angle point therein;

Thence (6) South 89°59'50" West continuing along the Existing City Limit Line, 2059.18 feet more or less, to an angle point therein;

Thence (7) North 88°51'09" West continuing along the Existing City Limit Line, 166.37 feet more or less, to an angle point therein;

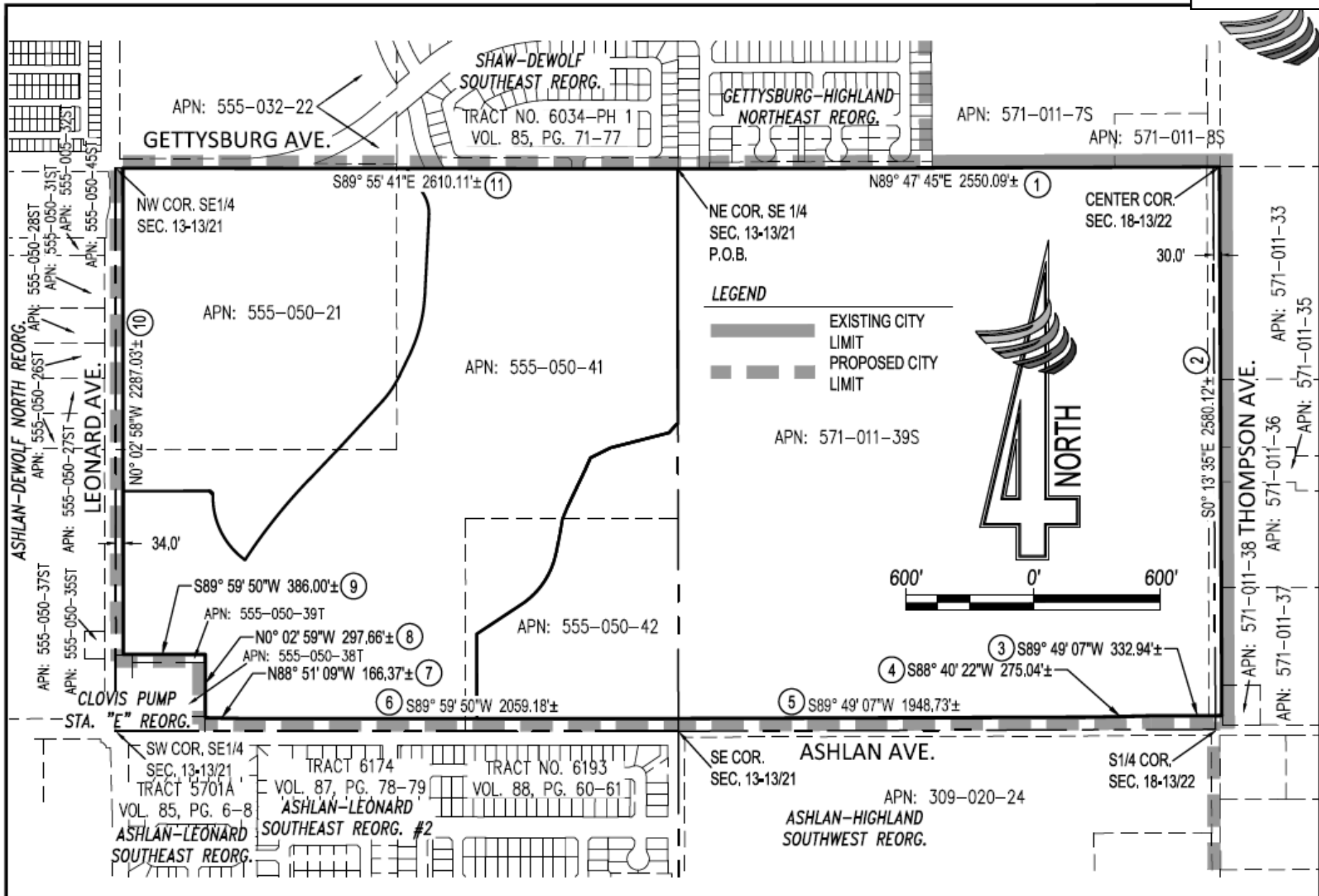
Thence (8) North 00°02'59" West continuing along the Existing City Limit Line, 297.66 feet more or less, to an angle point therein;

Thence (9) South 89°59'50" West continuing along the Existing City Limit Line, 386.00 feet more or less, to an angle point therein and a line parallel to and 34.00 feet East of the West line of said Southeast quarter of Section 13;

Thence (10) North 00°02'58" West continuing along the Existing City Limit Line and said parallel line, 2287.03 feet more or less, to an angle point therein and the North line of said Southeast quarter;

Thence (11) South 89°55'41" East continuing along the Existing City Limit Line and said North line, 2610.11 feet more or less, to the Point of Beginning.

Containing 303.81 acres more or less

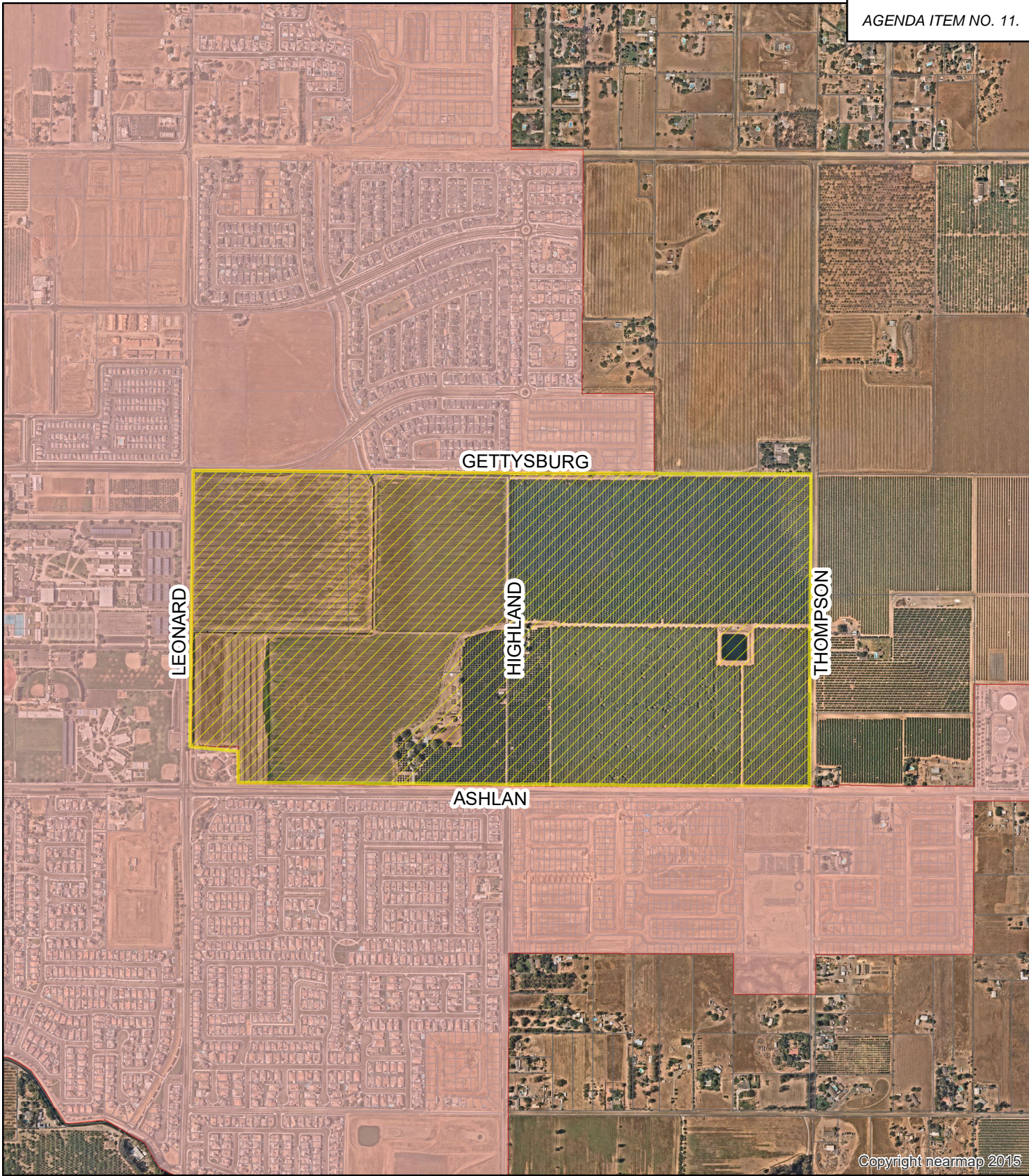



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VISALIA, CA 93292  
(559) 802-3052

**ANNEXATION/REORGANIZATION R0304**

CLOVIS, CA

|             |
|-------------|
| 17401       |
| 17401-ANNEX |
| 6/16/21     |
| 1" = 600'   |



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9/8/2022

**Home Place**  
**Gettysburg Leonard Southeast Reorganization**



Proposed Annexation



City Limits





# CITY of CLOVIS

## PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

### SPECIFIC SERVICE PLAN

#### HOME PLACE - GETTYSBURG LEONARD SOUTHEAST REORGANIZATION R2021-001, R2021-003, TM6364, PDP2022-002 AND RO304

## 1.1 INTRODUCTION

A Site Specific Service Plan for providing services and improvements to land being annexed to the City is required by the Fresno Local Agency Formation Commission (LAFCo). The site specific service plan provides assurance to LAFCo that newly annexed land to the City will be properly served as urban territory. The service plan also provides information to property owners, districts and interested parties who may have projects underway within the vicinity of the proposed annexation.

On July 28, 2022, the Clovis Planning Commission conducted a noticed public hearing and adopted resolutions recommending approval of the following applications:

- a. Rezone 2021-001, a request to establish a Master Plan Community (MPC) Overlay District in conjunction with adoption of the Home Place Master Plan and the rezoning of Home Place Master Plan boundaries.
- b. Rezone 2021-003, a request to prezone properties within the boundaries of the Home Place Master Plan to a combination of base zone districts to implement the land uses identified in the Home Place Master Plan.
- c. Tract Map 6364, a request for a master tentative tract map to create approximately 1,174 new residential lots.
- d. PDP 2022-002, A request for a planned development permit to establish development standards and criteria for the proposed Tract Map 6364.

On September 19, 2022, the Clovis City Council took action to approve each of the applications outlined above and adopted the Home Place Master Plan in accordance with the Loma Vista Specific Plan.

On September 19, 2022, the Clovis City Council adopted a resolution addressing Reorganization RO304, requesting the Fresno Local Agency Formation Commission (LAFCo) take proceedings for the reorganization of the territory known as the Home Place Gettysburg Leonard Southeast Reorganization.

## 1.2 SERVICES EXISTING OR PROPOSED

### 1. Community Water Service

The Water Master Plan Update, completed in 2017, by Provost & Pritchard Consulting Group, was prepared to support the 2014 Clovis General Plan, and the development plans therein. The plan examined the feasibility of continued growth in the greater Clovis area from a water resource perspective. This included a review of existing and future demands for water from surface, groundwater, and reclaimed water. The

study area corresponded with the General Plan planning area. The 2015 Urban Water Management Plan updated the water supply and demand issues identified in the 2017 Master Plan.

The City and Tarpey Village have 37 domestic water wells to provide for the needs of its residents. Some of these have wellhead treatment facilities to treat contaminated groundwater. The wells discharge water into a distribution main grid, based on a minimum of 12-inch mains, spaced at half-mile intervals. The present water storage facilities consist of one elevated tank and three ground level tanks. The total storage capacity is 7 million gallons.

The City began operations of the Surface Water Treatment Facility, located on the Enterprise Canal on the east side of Clovis, in 2004. Kings River water is supplied to the plant via Fresno Irrigation District's (FID) Enterprise Canal. This 15 million gallon-per-day (MGD) plant allows Clovis to serve existing users and new growth areas, while lessening the demand on groundwater. In 2014, treatment capacity at the SWTF was increased to 22.5 MGD.

In 2009, the City began operation of the Water Reuse Facility (WRF) to treat wastewater from a portion of the City's growth areas. In 2012, the City began using recycled water from this facility to irrigate public landscapes. At build-out of the system, this facility will be able to produce 8.4 MGD of recycled water.

The strategy for future water supply is termed "conjunctive use" where multiple elements are used to provide a secure long-term supply. It includes using both groundwater and treated surface water to ensure a secure drought-resistant water supply with the flexibility to use surface and groundwater supplies in a cost and operationally-efficient manner. This strategy is conducive to phased development that is critical to both community approval and existing operational constraints.

Water systems for newly developed areas, such as the project site, will be financed by development fees, assessment districts, and capital facilities funding. Additional surface water supplies for certain growth areas will be financed by the Water Supply development fee.

The following water conditions have been placed on the project:

1. The applicant shall identify and abandon all water wells to City standards.
2. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
  - a. Gettysburg Avenue – install 12" main along frontage between TM 6034 and Thompson Avenue.
  - b. Thompson Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
  - c. Highland Avenue – install 12" main between Gettysburg Avenue and Ashlan Avenue.
  - d. Interior Streets – install 8" mains.
2. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
3. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading

system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

4. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.
5. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

## **2. Recycled Water**

The following recycled water conditions have been placed on the project:

1. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and may require appropriate calculations.
  - a. Gettysburg Avenue – install 12" main along the property frontage between TM 6034 and Thompson Avenue.
  - b. Thompson Avenue – install 12" main along the property frontage between Gettysburg Avenue and Ashlan Avenue.
  - c. Paseos, Trails, and Neighborhood Parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.

## **3. Wastewater**

The Fresno-Clovis Regional Wastewater Treatment Facility serves the Fresno and Clovis urban area from its location southwest of the two cities. The City of Clovis owns and maintains sewer lines within the City Sphere of Influence, with the exception of the Tarpey Village area, which is maintained by the City of Fresno. The City operates the Water Reuse Facility which treats wastewater from a portion of the City and provides recycled water for use in public landscapes. This facility will be expanded as required to serve portions of the northwest and northeast growth areas. The City does not have sewer collection facilities constructed for the entire current Sphere of Influence at this time, but all areas have been master planned.

The Clovis Wastewater Master Plan Update in 2017 provided the City with a course of action with respect to wastewater service needs through the year 2035, in keeping with the Clovis General Plan.

Wastewater facilities for newly developed areas will be financed by development fees, assessment districts, and capital facilities funding.

The following sewer conditions have been placed on the project:

1. The applicant shall identify and abandon all septic systems to City standards.



2. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City’s master plans and shall match existing improvements. The applicant’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.
  - a. Highland Avenue Alignment – install 15" main between Gettysburg Avenue and Ashlan Avenue.
  - b. Gettysburg Avenue – install 15" main between TM 6034 and Thompson Avenue.
  - c. Thompson Avenue – install 8" main between Gettysburg Avenue and the Gettysburg Avenue alignment.
  - d. Thompson Avenue – install 8" main between the Donner Avenue alignment and the Ashcroft Avenue alignment.
  - e. Thompson Avenue – install 10" main between the Ashcroft Avenue alignment and the Holland Avenue alignment.
  - f. Thompson Avenue – install 12" main between the Holland Avenue alignment and Ashlan Avenue.
  - g. Ashlan Avenue – install 15" main between Thompson Avenue and Highland Avenue.
  - h. Interior Streets – install 8" mains.
3. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
4. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

**3. Streets**

The following street conditions have been placed on the project.

1. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City’s specific plans and shall match existing improvements. The applicant’s engineer shall be responsible for verifying the type, location, and grades of existing improvements.
  - a. All interior street sections in this area have been outlined in the Home Place Master Plan, and shall be used as the design standards. With each phase of development, the City Engineer shall determine the amount of street construction required for orderly development.
  - b. The locations and design of all median island openings shall be reviewed and approved with each phase of the development by the City Engineer. Design criteria such as, but not limited to, access for City service vehicles and emergency service vehicles, shall affect the extents and widths of median islands within local streets. Median islands within local streets shall be reviewed and approved with each phase of the development by the City Engineer.

- c. Leonard Avenue – Along frontage between Gettysburg and Donner Avenues, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46' (16' west + 30' east) of permanent paving, and transitional paving as needed.
- d. Leonard Avenue – For orderly development, on the west side of the street, along frontage between Gettysburg and Donner Avenues, improve with curb, gutter, full-width sidewalk, curb return ramps, streetlights, an additional 14' of permanent paving (for a total of 30' on the west side), and transitional paving as needed.
- e. Leonard Avenue – Along frontage between Donner and the southern limit of TM 6364's street frontage, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.
- f. Leonard Avenue – For orderly development, between the southern limit of TM 6364's street frontage and Ashlan Avenue, dedicate to provide right-of-way acquisition for 70' (existing 54') east of centerline and section line, and improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement.
- g. Ashlan Avenue – For orderly development, between Leonard Avenue and the western limit of TM 6364's street frontage, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- h. Ashlan Avenue – Along frontage between the western limit of TM 6364's street frontage and Highland Avenue, dedicate to provide right-of-way acquisition for 70' (existing 59') north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island landscaping and irrigation, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed.
- i. Ashlan and Highland Avenues – For orderly development, along the Historic Home Place Site, improve with curb, gutter, sidewalk, at-grade drive approach, curb return ramps, streetlights, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed prior to or concurrent with the connection of Highland Avenue to Ashlan Avenue.
- j. Ashlan Avenue – Along frontage between Highland and Thompson Avenues, dedicate to provide right-of-way acquisition for 70' (existing 59') north of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, median island, median island landscaping and irrigation, landscape strip, 46' (30' north + 16' south) of permanent paving, 3' paved swale on the south side of the street, and transitional paving as needed.
- k. Thompson Avenue – Along frontage, dedicate to provide right-of-way acquisition for 49' (existing 20') west and 26' (existing 20') east of centerline and section line, and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, fiber optic conduit, landscape strip, 46' (24' west + 22' east) of permanent paving, 3' paved swale on the east side of the street, and transitional paving as needed.

- l. Gettysburg Avenue – Along frontage between Leonard Avenue and approximately 615' east of Leonard Avenue, dedicate to provide right-of-way acquisition for 61' (existing 20') south and 26' (existing 20') north of centerline and section line, and improve with curb, gutter, sidewalk, curb return ramps, streetlights, landscape strip, 58' (36' south + 22' north) of permanent paving, 3' paved swale on the north side of the street, and transitional paving as needed.
- m. Gettysburg Avenue – For orderly development, between approximately 615' east of Leonard Avenue and the western limit of TM 6034, improve with 44' (22' south + 22' north) permanent paving, 3' paved swale on both sides of the street, and transitional paving as needed.
- n. Gated Developments – Provide ample vehicle stacking area outside the travel lanes of Leonard Avenue and the interior streets that will allow vehicles to wait as vehicles are accessing the control panel to open the security gates. Design a turn-a-round to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. Provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
- o. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
- p. Roundabouts – Dedicate and improve per Federal Highway Administration guidelines and per approval by the City Engineer. Additional right-of-way and permanent paving may be necessary for each roundabout as approved by the City Engineer. The City Engineer shall determine the timing for the installation of the required roundabouts.
- i. Intersection of Thompson Avenue and the Donner Avenue alignment.
- q. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, streetlights, 43' permanent paving and all transitional paving as needed.
- r. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus 3' paved swale.
- s. Install a traffic signal at Gettysburg and Leonard Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- t. Install a traffic signal at Ashlan and Thompson Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- u. Install a traffic signal at Ashlan and Highland Avenues and provide the necessary right-of-way for the signal in its ultimate location. The City Engineer shall determine the timing for the installation of the required traffic signal.
- v. Dog Creek Trail – The applicant shall dedicate and provide for a multi-purpose trail, including landscaping, irrigation, trails, and other amenities as approved by the City Engineer. The applicant shall modify Dog Creek as necessary to coordinate with the construction of the trail.
- w. Dog Creek Trail – For orderly development, the applicant shall dedicate and provide for a trail (10' landscape + 10' walk + 10' landscaping) along Ashlan Avenue, between Leonard Avenue and the westernmost limit of TM 6364's Ashlan Avenue street frontage.
- x. The Dog Creek alignment shall be relocated from the west side to the east side of Sewer Pump Station E.

- y. The applicant shall replace or widen the bridge for Dog Creek at Ashlan Avenue as necessary to accommodate the proposed street work.
  - z. Construct a bridge where Dog Creek crosses any interior street. Bridges for the interior streets shall be at the owner's expense.
  - aa. The applicant shall relinquish all vehicular access to Leonard, Ashlan, Thompson and Gettysburg Avenues for all single-family residential lots that back or side onto those streets.
  - bb. The applicant shall dedicate and provide for a community gateway on the northwest corner of Thompson and Ashlan Avenues.
  - cc. The applicant shall dedicate and provide for a community gateway monument sign in conjunction with the neighborhood commercial center near ~~on~~ the southwest corner of Thompson and Gettysburg Avenues.
  - dd. The applicant shall dedicate and provide for a community gateway on the southeast corner of Leonard and Gettysburg Avenues.
2. The applicant shall relocate all fiber infrastructure existing within the proposed street pavement area to behind the curb per City standards.
  3. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
  4. The applicant shall not install any fences, temporary or permanent in public right-of-way.
  5. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Leonard Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
  6. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Thompson Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
  7. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan Avenue and Highland Avenue, and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
  8. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Gettysburg Avenue and Thompson Avenue, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
  9. The applicant's engineer of record shall provide traffic geometric studies to determine exact limits of dedication(s) on Thompson Avenue and the Donner Avenue alignment, and lengths and configuration of the roundabout. Additional dedication and improvements may be required depending on the traffic study.
  10. The applicant's engineer of record may need to provide geometric studies to determine the exact limit(s) of dedication with each phase of development as required by the City Engineer.

11. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
12. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
13. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
14. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
15. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.
16. The applicant shall provide to the City for recording a reciprocal access agreement to maintain and provide vehicular, pedestrian and public access, prior to obtaining building permits.

**4. Solid Waste Collection**

Refuse Collection collects and disposes of solid waste generated by residential and commercial customers located within the City. Private vendors, under City contract, collect waste from select commercial customers and recyclables and yard wastes from residential customers. For improved cost accounting and control, the Refuse Collection Unit is further organized into four sub-accounts identified as Administration, Residential, Commercial, and Community Cleanup.

Refuse Landfill conducts all operations necessary to landfill City refuse in accordance with county, state, and federal requirements. The Clovis landfill is an active Class III landfill which accepts municipal solid waste that is currently permitted through the year 2053.

Refuse Contracts provides refuse-related services to the community through contracts with private vendors. These include refuse compactor and roll-off services for larger businesses, and residential curbside recycling, and greenwaste programs.

**5. Fire Protection**

The Fire Department employs two primary measures in determining service for the community and future development. The first measure is distribution. "Distribution" describes station locations that allow for a rapid first-due response deployment to mitigate fire and medical aid emergencies before they result in further life/property loss. Distribution is measured by how much of the jurisdiction is covered by first due units within our adopted response time goal of arrival within 5 minutes or less 90% of the time. The second term, "concentration" is a measure of how many multiple units are within sufficient proximity to provide the necessary tools, equipment and personnel, known as an effective response force, for a large scale incident or when another unit is assigned to a concurrent emergency. An initial effective response force is one that has been determined likely to stop the escalation of a fire emergency and bring it effectively under control.

In addition to these factors, Clovis Fire has conducted several station location studies over the last ten years to ensure efficient and effective operations. Stations have generally been located in between 4.5 to 5 mile squares near major street intersections. Previous studies identified various station configurations

that could serve City growth depending on the type of development and infrastructure planned for these areas. Currently, the Clovis Fire Department operates out of five fire stations located throughout the City.

In determining desired levels of resource concentration to maintain existing standards and to provide equal protection to future growth areas, the Clovis Fire Department analyzed the risk assessment, call volume, population, critical task analysis, and industry standards. Depending on the factors previously noted, the number of units needed for an initial effective response force are dispatched as defined in the Critical Task Analysis document.

Consideration for community protection must also take into account utilization of Automatic Aid Agreements that provide the closest available resources, regardless of jurisdiction. Using software programs and data from neighboring jurisdictions, fire staff are able to analyze the concentration of units revealing detailed information regarding the deployment of resources necessary to provide an effective fire fighting force within defined response time goals for a geographic area neighboring other fire protection districts.

The Emergency Services Bureau is responsible for providing the resources needed by Fire Department staff who respond daily to requests for emergency and non-emergency services from the citizens of Clovis through four divisions: Operations, Support Services, Training, and Communications. The Operations Division activities include: responding to fires, first responder medical services, mutual/automatic aid, mapping, apparatus replacement, etc. The Training Division activities include coordination of recruitment, testing and training of new employees, in-service training for all Department employees and coordinated use of the Fire Training Center. Support Services Division activities include: apparatus maintenance, facilities maintenance, station supplies, etc. The Communications Division has responsibility for coordinating dispatch services to the Fire Department. Fire dispatch services are provided via a contract with the Fresno County Emergency Medical Services Division. Dispatch services coordinate the emergency response of all City fire resources and mutual or automatic aid resources. The Department continues to promote sound planning, economic efficiency, and effective use of the City resources while providing essential and valuable services.

The Life Safety and Enforcement Bureau is responsible for providing community risk reduction activities through two divisions: Fire Prevention and Emergency Preparedness. The Fire Prevention Division assists local businesses and building development through activities such as inspections and plan review to ensure safe occupancies comply with fire codes, standards, and local ordinances. Additional risk reduction is performed through public education where citizens learn about actions they can take to reduce their fire risk and learn emergency preparedness skills that are essential during times of crisis. Within the Bureau, the Investigations team has the responsibility to investigate all fires for cause and origin, and enforce minimum standards to safeguard life, health, property, and public welfare.

The Emergency Preparedness Division has the responsibility for preparing and carrying out emergency plans to protect property and the citizens of Clovis in case of actual or threatened conditions of disaster or extreme peril. This includes having an emergency plan in place, maintaining an Emergency Operations Center (EOC), ensuring policies and procedures are compliant with the National Incident Management System (NIMS) guidelines and exercises are conducted to evaluate system effectiveness. Within the Emergency Preparedness section are the Hazardous Materials Response Team and an Urban Search and Rescue Team. These teams are capable of responding to emergency incidents that require specialized tools, equipment, and personnel. Some funding for this division is augmented by state and federal grants.

The Fire Administration Division is responsible for supporting all department operations, administering the Accreditation program, and the development and administration of the Fire Department budget. Fire Administration provides administrative analysis, report preparation, coordination of programs, incident response data management, timekeeping, and other routine duties performed daily that support the delivery of emergency and non-emergency services. Fire Administration also identifies, writes, and manages grants to supplement funding for all Department programs.

The following fire conditions have been placed on the project:

1. **Street Width:** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface). **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1. Minimum access road width of 36 feet for Single Family Residences is required throughout for this overall site. **Exception Streets with houses on only one side of the street:** Roads 32 feet or greater, to less than 36 feet in width require Fire Lane Markings on one side of the street. Parking is allowed on one side of street.
2. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')
3. **Security Gates:** If security gates are installed, all security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and permits issued by Fire Department prior to installation. When the gate is open, there cannot be any obstruction due to the overhead cross-arms, braces or other structures. It shall provide an overhead clearance of at least 14 feet. When opened, gates shall provide a clear width of not less than 14 feet for one direction travel for splits gates or 20 feet for gates with 2 way travel.
4. **Temporary Street Signs:** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
5. **All Weather Access & Water Supply:** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2.
6. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
7. **Remoteness:** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The fire code official shall have the authority to modify the required separation while still providing adequate access to the development.
8. The current submittal for the single family home portion of this project provides adequate separation.
9. **Internal circulation.** New development shall utilize a grid or modified-grid street pattern. Areas designated for residential and mixed-use village developments should feature short block lengths of 200 to 600 feet.
10. **Residential Fire Hydrant:** The applicant shall install 4 ½” x 2 ½” approved Residential Type fire hydrant(s) and “Blue Dot” hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

Hydrant placement will be provided when a tract map is submitted for formal review for each phase of this project.

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

## 6. Law Enforcement

The responsibility of the Police Department is to provide protection and police-related services to the community. The Department's mission is to do this in a manner that builds public confidence and improves the quality of life in Clovis. Police headquarters is located at the Clovis Civic Center. Currently, the Police Department is allotted for 112 sworn officers. The current ratio is 0.90 sworn officers per 1,000 residents. In accordance with the recommendations contained in the Police Department Master Service Plan, the Police Department will seek funding to achieve and maintain a ratio of 1.3 officers per 1,000 residents.

Police protection to the unincorporated areas is provided by the Fresno County Sheriff and California Highway Patrol. The City has a mutual aid assistance agreement with both agencies.

The operations of the Police Department, now and as the City grows, will be funded through the General Fund, Community Facilities District (CFD) fund, and grants. It is noted that continued annexation and development without proportionate increase in the funding of safety services will have an effect on the city's ability to maintain acceptable service levels. If unable to maintain acceptable service levels, the department will have to reduce response to certain calls and possibly eliminate other services altogether. This reduction of services will greatly impact our citizens and the quality of life in our community.

The Department is organized into three major divisions, which are composed of seven budgetary sections.

## 7. Parks & Recreation

The Parks Section provides maintenance to City parks, trails and trail lighting, street landscaping, City trees, and numerous recreational facilities, including playgrounds and picnic sites; maintains Old Town streetscape; and provides grounds maintenance at City administrative facilities. Some of these areas are maintained by Parks personnel, while others are maintained through contracts administered by the Parks section. Parks also provides support for civic activities such as hanging banners and decorating for Christmas, Rodeo Weekend, Big Hat Days, and Farmer's Market. The Parks Section administers the Landscape Maintenance District (LMD), which provides funding for maintenance of certain parks, trails, street landscaping, streetlights, and neighborhood architectural enhancement features for areas within the Landscape Maintenance District. All City owned landscaping that is not within the LMD is funded through the General Fund.

In conjunction with the approval of the Home Place Master Plan TM6364, two neighborhood parks and 10 pocket parks have been designated within the 300 acre project area, as well as an extensive network of Class 1 trails and pedestrian pathways as required by the General Plan and Loma Vista Specific Plan. Of note, the Dog Creek Parkway will include an enhanced creek-side trail along the Dog Creek alignment.

## 8. Transit Services

The Community Services Division administers various senior citizen programs at the Clovis Senior Activity Center. The Division also administers the City's Round-Up demand-response transit program, the fixed-route Stageline transit program, and administers the City's contract with Fresno Area Express (FAX). User fees, and state and federal transit funds and grants support the transit service.



**9. Storm Drainage**

Storm Drain responds to significant rainfall events by providing sand bags, pumping of flooded areas, monitoring stream channels, placing warning signage, and pumping temporary storm drain basins when needed. It also provides pre-storm cleaning of drain inlets to ensure debris do not hamper proper operation of the storm drain collection system. Though currently constrained through by the presence of designated flood zones associated with Dog Creek, the Project is going through the process to modify the Dog Creek corridor to adjust the flood zone designation. This process will be complete before the affected portions of the property are developed. The modifications and realignment to Dog Creek will comply with the permitting requirements and standards for all affected agencies. The project will construct storm drainage facilities in accordance with the standard and requirements of the Fresno Metropolitan Flood Control District.

**10. Street Lighting**

The City is responsible for maintenance of traffic signals, the cost of energy/repairs/replacements for PG&E-owned streetlights within the City, energy and materials for City-owned streetlights, and maintenance of City-owned streetlights.

The following street lighting condition has been placed on the project:

1. The applicant shall install streetlights with locations to be reviewed and approved with each phase of the development by the City Engineer. Streetlights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the final map for approval. Streetlights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Streetlights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.

**11. Schools**

The City of Clovis and its sphere of influence lies primarily within the Clovis Unified School District (CUSD). The portion the sphere of influence within the Loma Vista Specific Plan, east of the Highland Avenue alignment lies within the Sanger Unified School District (SUSD). Only a small portion of the southwest area of the city lies in the Fresno Unified School District (FUSD). These districts are affected by residential growth in the Clovis area.

The project boundary is bisected by the Highland Avenue alignment. The western half of the project area is located within the Clovis Unified School District and the eastern half is located within the Sanger Unified School District. Both school districts are managing growth by financing new facilities through bonds, development fees, and state schools funding. The area of the City serviced by FUSD is fully built-out and future development within the City's sphere of influence will not affect this district.

**12. Other Services**

Pacific Gas and Electric (PG&E) provides gas and electrical service to the City of Clovis, its sphere of influence, and Fresno County. Electrical service is supplied by underground and overhead lines routed through three substations in the greater Clovis area. The hierarchy of establishing electrical power lines from generation stations to customers is as follows: transmission distribution; sub-transmission; and service. PG&E provides gas to customers through plastic and steel underground lines. Residents not serviced by PG&E use propane fuel.

### 13. Financing of Services and Facilities

The City Council has established fiscal policies that govern the city's financial administration and are designed to safeguard the City's assets, provide a stable funding base, and ensure that adequate accounting data are compiled. These accounting data allow for the preparation of various accounting reports such as the annual budget and the annual year-end financial report. Following are the financial policies that provide the basis for the financial direction of the city.

- The City's budget policy states that all operating budgets shall be balanced and ongoing costs will not exceed current revenues plus available fund balance that exceeds reserve requirements. The minimum reserve for any operational fund is 10% of the budgeted expenditures with the goal for reserves of 15% of budgeted expenditures unless capital borrowing or extraordinary fiscal conditions require that higher levels of reserves be maintained. As discussed during the five-year forecast, the General Fund target reserve is now set at 25%, the current General Fund reserve is approximately 16.5%. Budgetary and purchasing controls have been instituted that ensure adherence to the adopted budget.
- The Enterprise Funds are to be fully supported by user fees and charges, and the Internal Services Funds are to be funded at appropriate levels to ensure reasonable ability to respond to unforeseen events. Annually, the City has designated a contribution of general funds to the General Government Services Fund (an Internal Service Fund) to address the building space needs for new fire stations, safety training facilities, regional park facilities, business and industrial parks, upgrades and new technology for improved productivity, and major remodeling, repairs, or additions to existing facilities.
- The City will not issue long-term debt to cover current operations. The City will consider the issuance of long-term debt to purchase/build capital assets when those assets will benefit users over several years and it is determined that it is more equitable to spread the capital investment and financing costs of the asset to current and future users of the asset.
- Annually the City will have an independent audit of its financial records prepared by a certified public accountant pursuant to generally accepted auditing practices of the government finance industry and submit an annual financial report to the City Council by December 31 for the previous fiscal year.
- Fees for services will be charged directly to users of the services when appropriate and should cover the full cost of service delivery. Fees are to be reviewed on an annual basis to ensure that the fee is appropriate for the service provided compared to actual cost or an approved cost index.
- Development impact fees will be established to ensure that new growth pays the cost of infrastructure improvements and is not a burden to existing tax payers.
- The City will invest available cash assets in a manner consistent with the safeguards and diversity that a prudent investor would adhere to with primary emphasis on preservation of principal, sufficient liquidity to cover anticipated payment outflows, and high yields consistent with the first two goals. The City's investments will be consistent with Section 53601 of the Government Code of the State of California that identifies which types of investments are eligible for investment of public funds and the maximum percentage of an investment portfolio that is allowed for any one investment.

The City is in compliance with all of its financial policies.

### 14. California Environmental Quality Act (CEQA) Compliance

The City of Clovis has completed an environmental review (an assessment of the Project's impact on natural and manmade environments) of the proposed project, as required by the State of California. The analysis performed for the project supports the finding that the program-level and project-level components of the Project are exempt from CEQA under Sections 15183 and 15182 of the CEQA Guidelines, respectively. Findings to this effect were made by the Council in conjunction with its approval of the project.