



CITY *of* CLOVIS

AGENDA • CITY COUNCIL MEETING

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

January 21, 2025

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; 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.

CAMPAIGN CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE – Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than \$500 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than \$500 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

CALL TO ORDER

FLAG SALUTE - Councilmember Bessinger

ROLL CALL

PUBLIC HEARING – Item to be heard at 6:05 p.m.

1. Receive and File - Information from Third Public Hearing in City's Transition to District-Based Elections.

Staff: Briana Parra, City Clerk

Recommendation: Receive and File

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 3 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.

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.

2. Administration - Approval - Minutes from the January 13, 2025, Council Meeting.
3. General Services - Approval – Res. 25-____, Authorizing Amendments to the City's Classification and Compensation Plans to Adopt the Police Records Specialist I Classification with a Salary Range of \$4,790 to \$5,823 per month, Police Records Specialist II Classification with a Salary Range of \$5,292 to \$6,433 per month and the Senior Police Records Specialist Classification with a Salary Range of \$5,878 to \$7,145 per month and Approval – Res. 25-____, Amending the City's FY 24-25 Position Allocation Plan to Delete Seven (7) Principal Office Assistant Positions and Two (2) Administrative Assistant Positions, and adding Seven (7) Police Records Specialist I Positions and Two (2) Senior Police Records Specialist Positions within the Police Department.

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.

4. Consider various items associated with approximately 201 acres on the east side of North Minnewawa Avenue, between East Behymer and Shepherd Avenues. Multiple, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.
 - a. Consider Approval - Res. 25-____, TM6375, A resolution of the City Council approving a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land.
 - b. Consider Approval - Res. 25-____, PDP2024-001, A resolution of the City Council approving a planned development permit for a 385-lot single-family residential development.
 - c. Consider Approval - Res. 25-____, RO310, A resolution of the City Council approving an application for the annexation of the territory known as the Shepherd-Minnewawa Northeast Reorganization area (approximately 201 acres).

Staff: Liz Salazar, Associate Planner

Recommendation: Approve

5. Consider Introduction – Ord. 25-____, an Ordinance Repealing Ordinance 24-16 Amending Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code Relating to City Council Meeting Day and Time Adopted on November 12, 2024. (Continued from the meeting of January 6, 2025).

Staff: Andrew Haussler, City Manager

Recommendation: Approve

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

6. Update council on the plan to improve the area on the south side of Ashlan Avenue just west of Leonard Avenue with missing sidewalk.

Staff: Thad Avery, City Engineer

Recommendation: Update

- [7.](#) Consider and Provide Direction on future 2024-2025 Budget Amendments to reach the Goals of Measure Y and the 2025-2026 Budget Process.

Staff: Andy Haussler, City Manager

Recommendation: Provide Direction

CITY MANAGER COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

FUTURE MEETINGS

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

February 4, 2025 (Tue.)



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: January 21, 2025

SUBJECT: Receive and File - Information from Third Public Hearing in City's Transition to District-Based Elections.

Staff: Briana Parra, City Clerk

Recommendation: Receive and File

ATTACHMENTS:

1. NDC PowerPoint Presentation
2. Election Sequencing
3. Draft Maps
4. Public Hearing Notice

RECOMMENDATION

For the City Council to receive and file information, and provide input related to draft district maps created by the City's demographer and members of the public, as part of the City's transition from at-large to district-based elections. For Council to provide direction on whether the City should continue to consider the alternative option of transitioning to a four-member Council with an at-large-elected Mayor.

EXECUTIVE SUMMARY

On August 26, 2024, the City of Clovis received a demand letter claiming racially polarized voting exists in the City's elections in violation of the California Voting Rights Act ("CVRA"). Despite the lack of evidence of polarized voting in the City's elections, to avoid lengthy and costly litigation, on October 7, 2024, the Council adopted Resolution 24-110, to initiate the transition to district-based elections beginning with the November 2026 City Council Election. As part of the process of transitioning to district-based elections, the City is required to hold at least five public hearings to allow the public and Council the opportunity to provide input on the transition process and possible district maps.

The first public hearing was held on November 16, 2024, and the second was held on December 16, 2024. Tonight is third of the five hearings and is the first hearing in which Council will review and consider draft district maps, some of which were prepared by the City's demographer and others by members of the public. Although Council will be considering maps for possible adoption at a future date, this hearing is strictly informational for the public and Council. However, Staff is asking for Council to give direction on whether the City should continue to consider the

option of transitioning to a four-member Council with four election districts and an at-large-elected Mayor instead of retaining a five-member Council and adopting five election districts.

BACKGROUND

On August 26, 2024, the City of Clovis received a demand letter from the Southwest Voter Registration Education Project (“SVREP”) claiming that racially polarized voting exists in the City’s elections in violation of the California Voting Rights Act (“CVRA”). This letter further advised that the City had the choice to voluntarily convert from its current at-large election system to district-based elections - where Councilmembers are elected by only the voters residing within the election district in which the candidate resides or face a legal challenge to its current at-large election system. Despite the lack of evidence of racially polarized voting or vote dilution in the City’s elections, on October 7, 2024, the Council passed Resolution 24-110, declaring its intent to transition from an at-large election system to a district-based election system. This decision was primarily made to avoid what would likely be a prohibitively costly and unfavorable legal challenge to the City’s at-large elections by SVREP.

Since the adoption of Resolution 24-110, the City has engaged an expert demographic firm, National Demographics Corporation (“NDC”), to assist the City with the process of converting to district-based elections. The City has also started public outreach related to the election transition process by creating a dedicated webpage, which will serve as a public resource for related information and communications. Additionally, on January 9, 2025, the City also hosted a community map drawing workshop, during which the consultant provided explanations and demonstrations on how to create maps that meet the required criteria.

The City’s transition to election districts is mostly governed by Elections Code section 10010, pursuant to which, the City Council is required to hold at least five public hearings prior to approving a final election district map and adopting an ordinance to implement district-based elections. The first two hearings, known as “pre-map” hearings, occur prior to the City’s development of any draft maps and are for the purpose of gathering public and Council input on the process and potential election districts. Thereafter, the next two hearings are for the public and Council to consider and provide input on any draft district maps. The last hearing is for the Council to adopt a final map setting forth the boundaries of the City’s election districts and to establish the election sequencing for those districts. The City’s demographer is assisting the City with this process.

The City has completed the first two public hearings in the transition process. Tonight’s hearing is the third, during which Council will for the first time consider draft maps prepared by the City’s demographer. Members of the public were also invited to submit draft maps, which are included in those being presented to Council for consideration this evening. The City’s demographer will present to Council information on each draft map, including individual district boundaries and overall compliance of the map with federal and state law.

Although Council is not being asked to take action tonight, Staff is requesting direction from Council on whether the City should continue to consider the option of transitioning to a four-member Council with four election districts and an at-large-elected Mayor, or if the City should retain a five-member Council and adopt five election districts.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

Tonight's hearing is a continuation of the City's process of converting to district-based elections in accordance with Resolution 24-110.

ACTIONS FOLLOWING APPROVAL

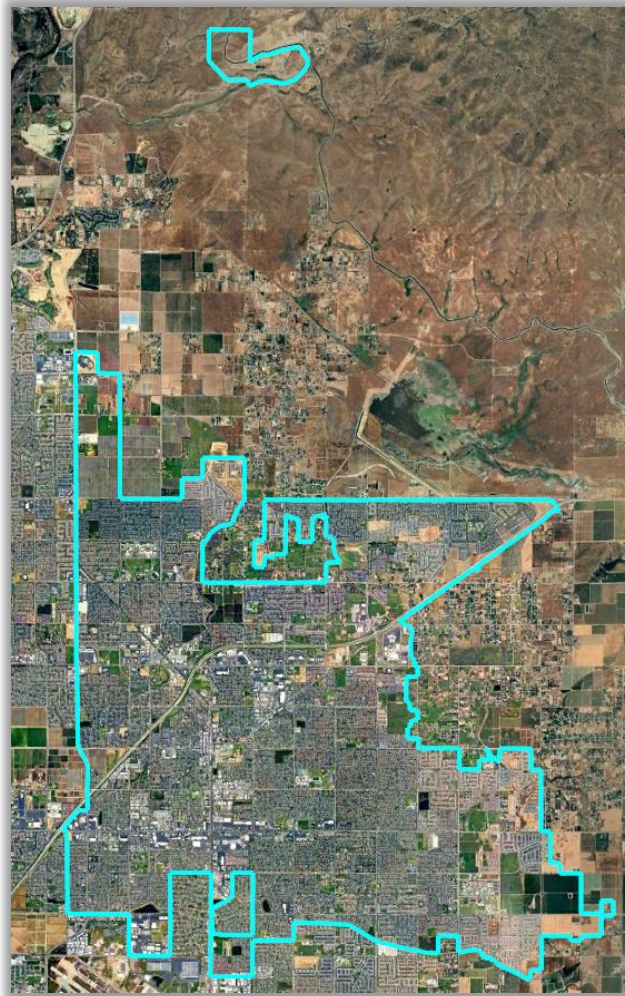
Receive and file information provided in tonight's public hearing.

CONFLICT OF INTEREST

None.

Prepared by: Briana Parra, City Clerk

Reviewed by: City Manager AM



CITY OF CLOVIS

Draft Maps Discussion

January 21, 2025

ATTACHMENT 1

Dr. Jeff Tilton, Senior Consultant
National Demographics Corporation

Districting Process

AGENDA ITEM NO. 1.

Step	Description
Pre-draft map hearing November 18	<ul style="list-style-type: none"> Held prior to release of draft maps Education and to solicit input on the composition of districts
Pre-draft map hearing December 16	<ul style="list-style-type: none"> Held prior to release of draft maps Education and to solicit input on the composition of districts
Community Workshop January 9	<ul style="list-style-type: none"> Clovis Transit Center, 6 p.m. Learn about the process and mapping tools
Release draft maps	<ul style="list-style-type: none"> Maps must be posted at least 7 days prior to hearing Public maps must be submitted by 10 days prior to hearing
Hearing on draft maps January 21	<ul style="list-style-type: none"> Discuss and revise the draft maps <i>Deadline to submissions: January 9, 5 p.m.</i>
Hearing on draft maps February 10	<ul style="list-style-type: none"> Discuss and revise the draft maps <i>Deadline to submissions: January 30, 5 p.m.</i>
Selection of final map March 3	<ul style="list-style-type: none"> Select final map and the election sequence; Ordinance first reading Final map must be posted at least 7 days prior to adoption <i>Deadline to submissions: February 21, 5 p.m.</i>
Ordinance adoption March 10	<ul style="list-style-type: none"> Map adopted via Ordinance
Within 21 days of map adoption	<ul style="list-style-type: none"> Issue compliance report

Districting Rules and Goals

AGENDA ITEM NO. 1.

1. Federal Laws

Equal Population
Federal Voting Rights Act
No Racial Gerrymandering



2. California Criteria

Mandatory in prioritized order:

- 1. Geographically contiguous**
- 2. Avoid division of neighborhoods and “communities of interest”**
(Socio-economic geographic areas that should be kept together)
- 3. Easily identifiable boundaries**
- 4. Compact**
(Do not bypass one group of people to get to a more distant group of people)

2. California Prohibition

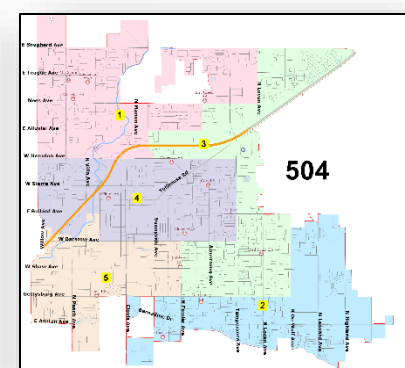
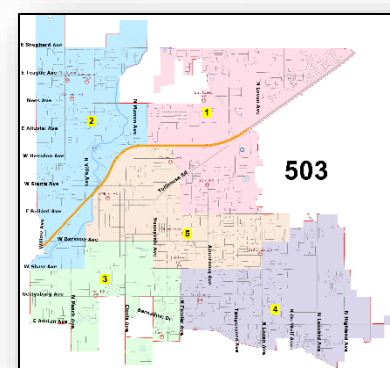
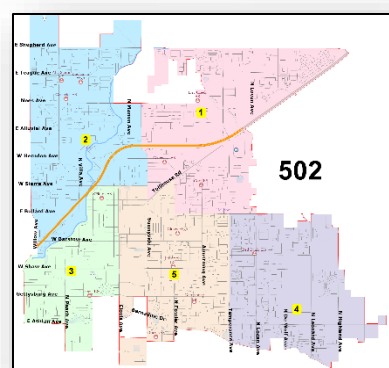
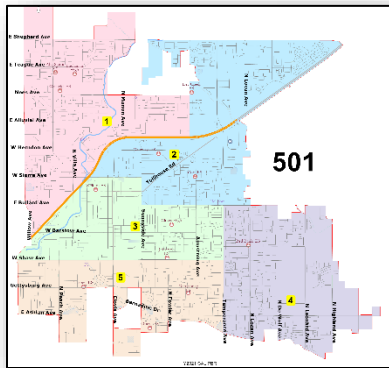
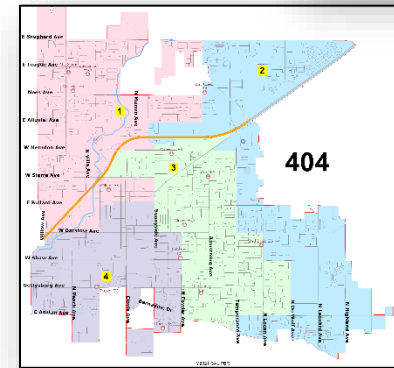
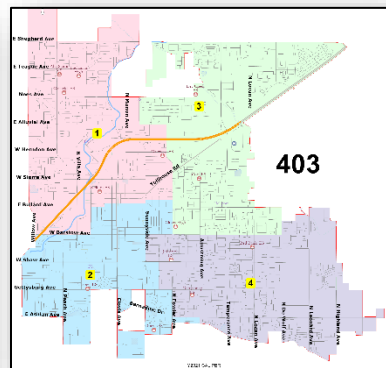
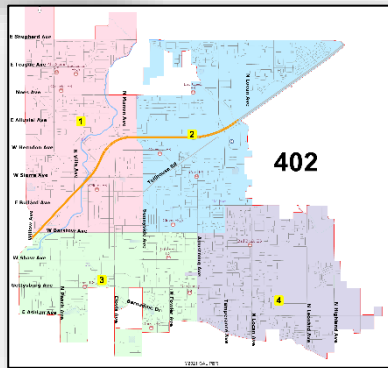
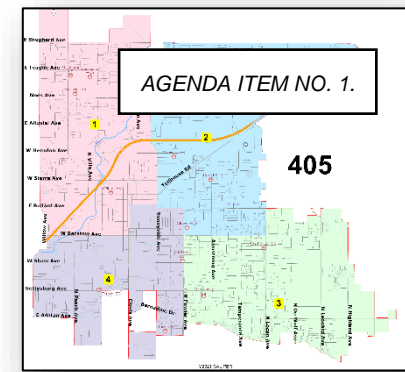
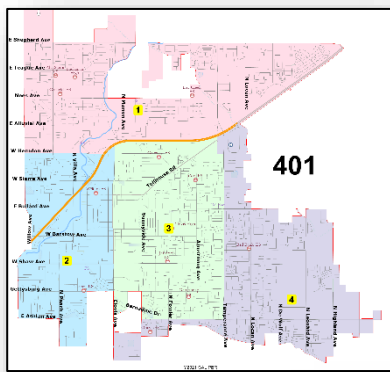
“Shall not adopt election district boundaries for the purpose of favoring or discriminating against an incumbent, political candidate, or political party.”

No other criterion may be prioritized over statutory criteria.

3. Other Traditional Redistricting Principles

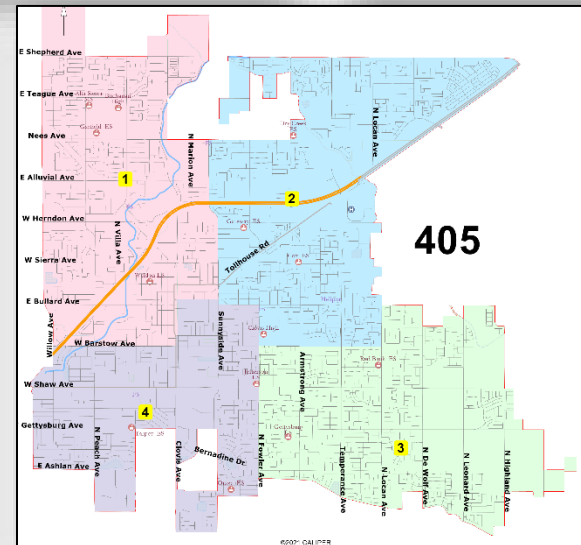
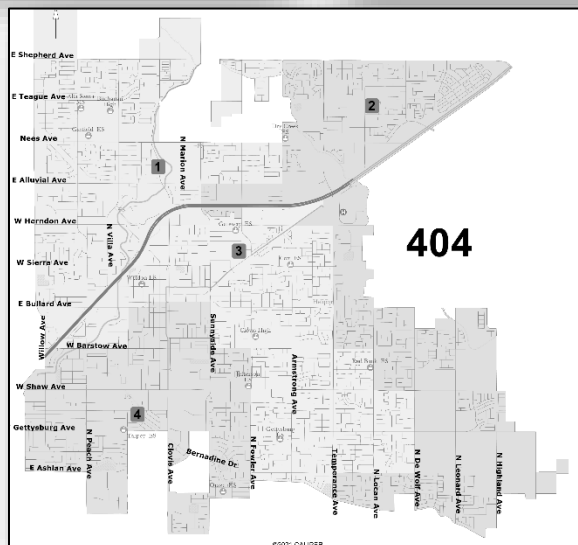
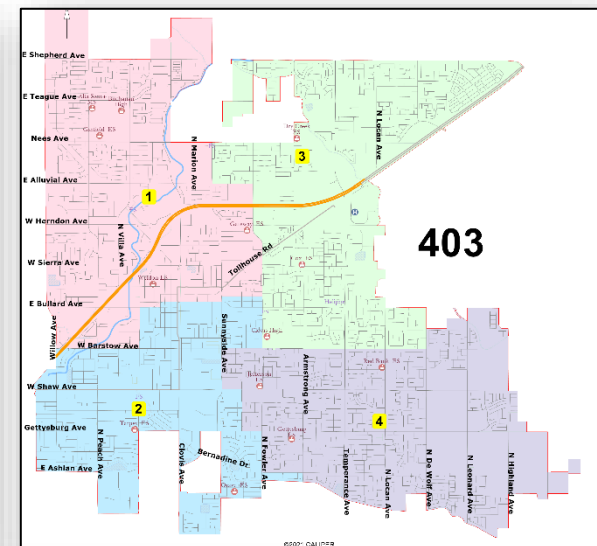
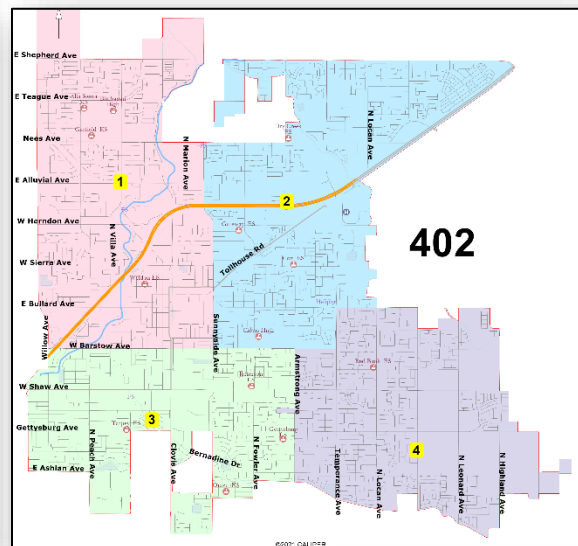
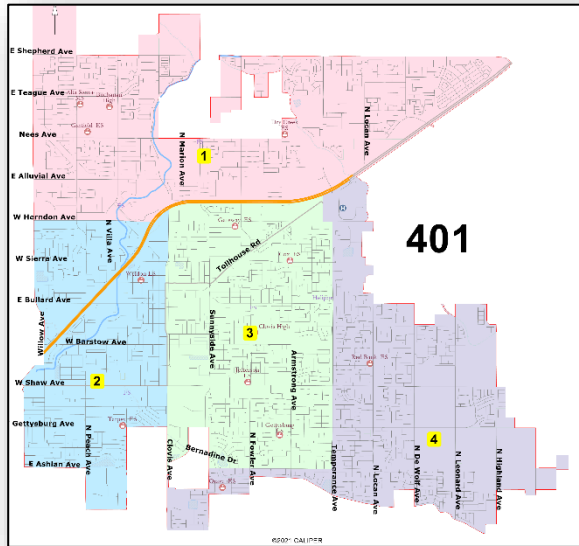
Future population growth

The Maps



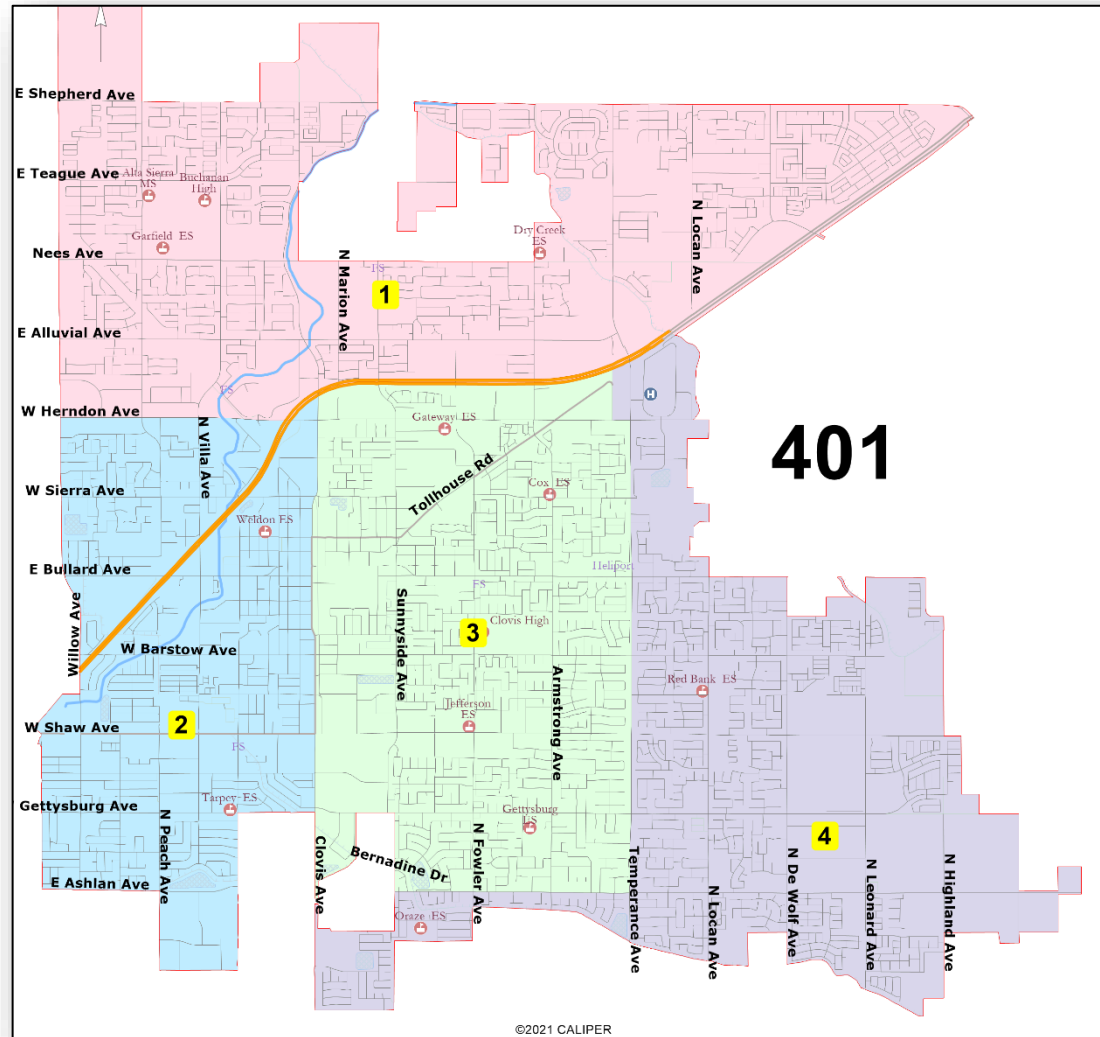
The Maps: 4 Districts, At Large M

AGENDA ITEM NO. 1.



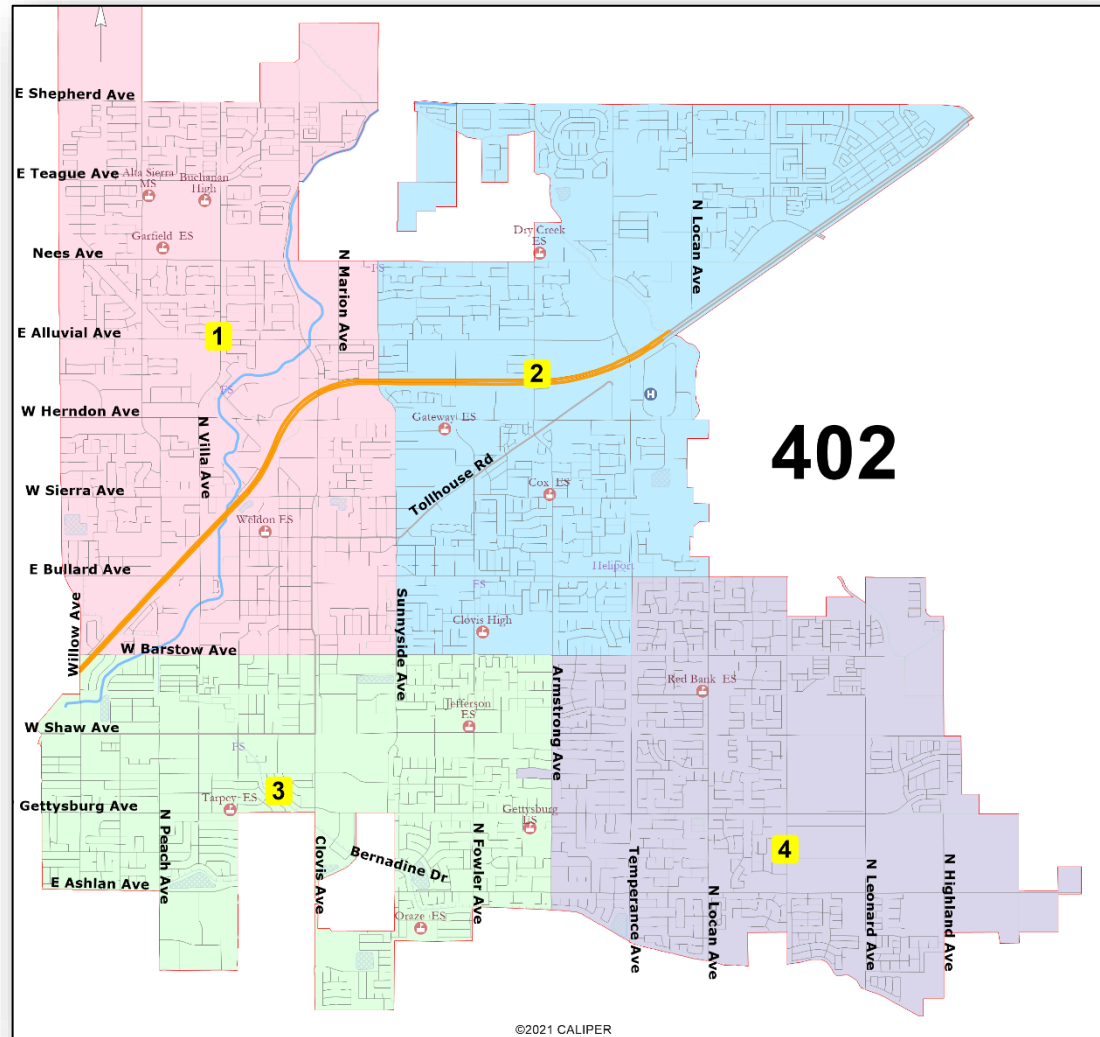
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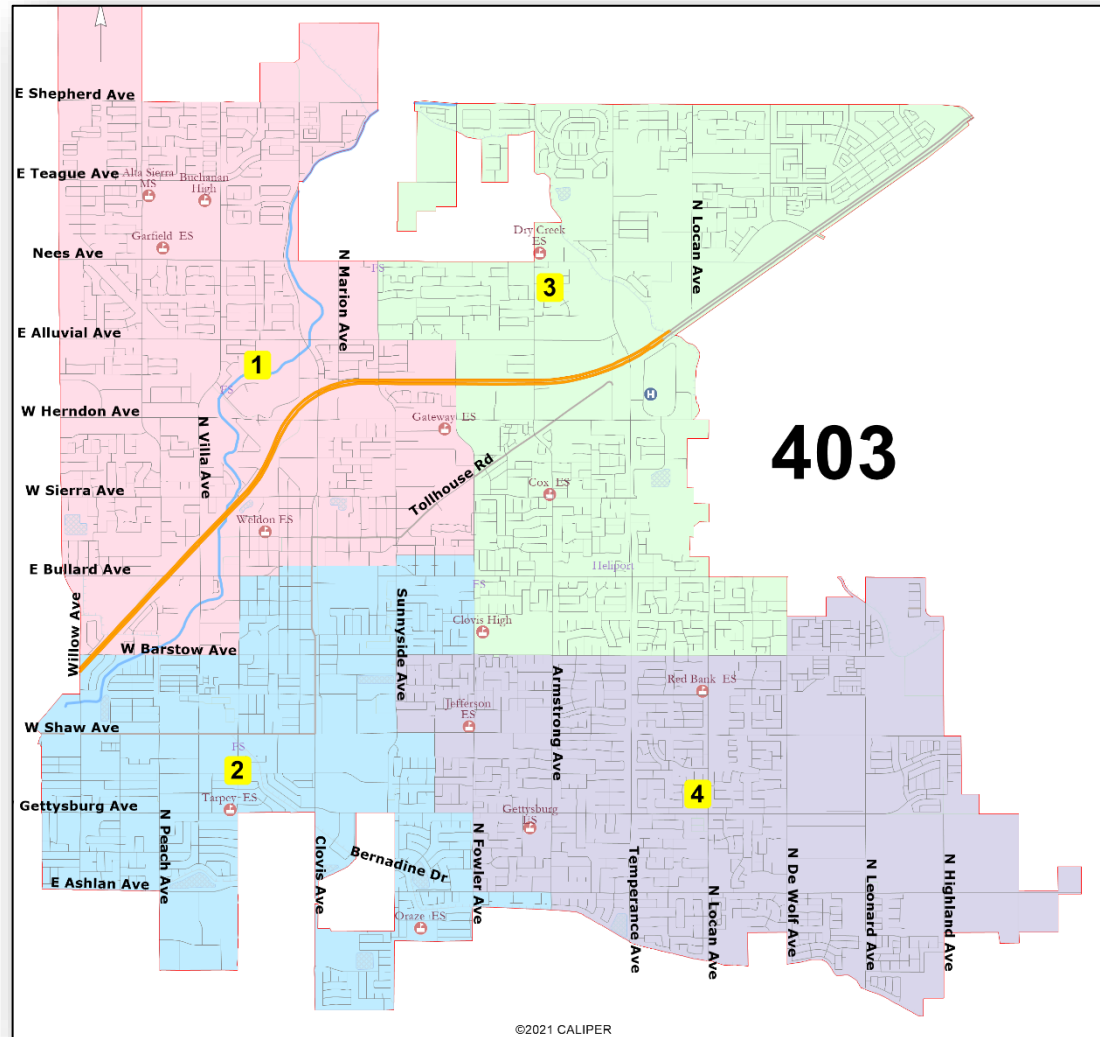
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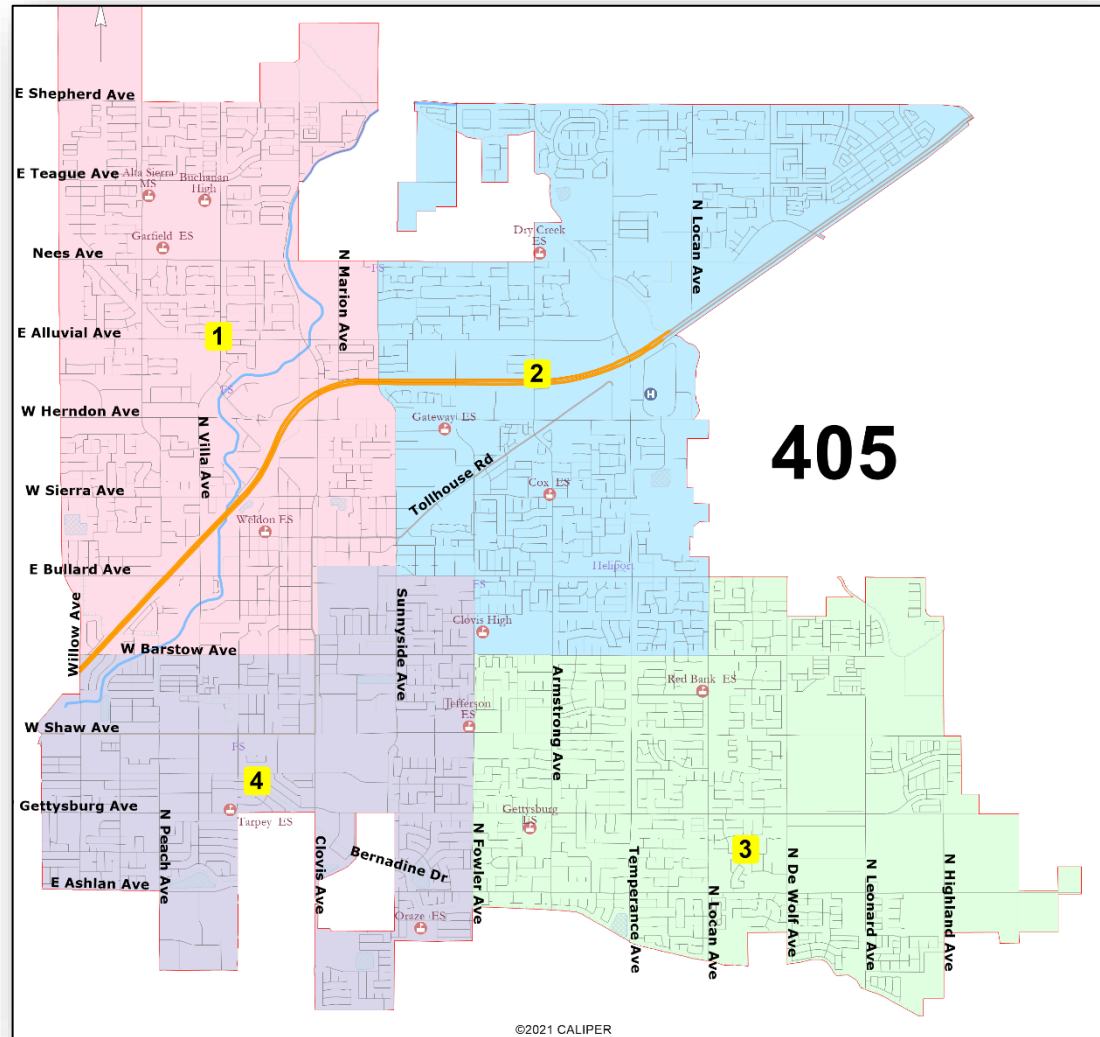
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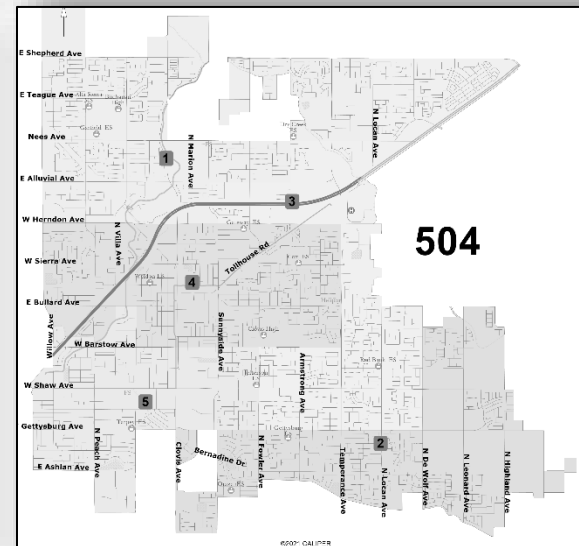
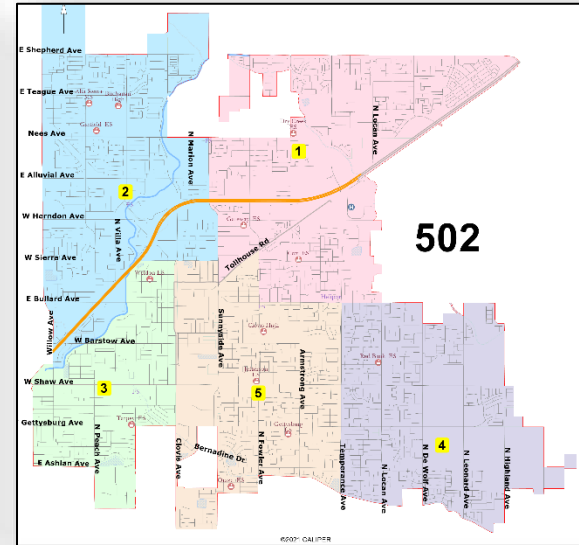


The Maps: 4 Districts, At Large M

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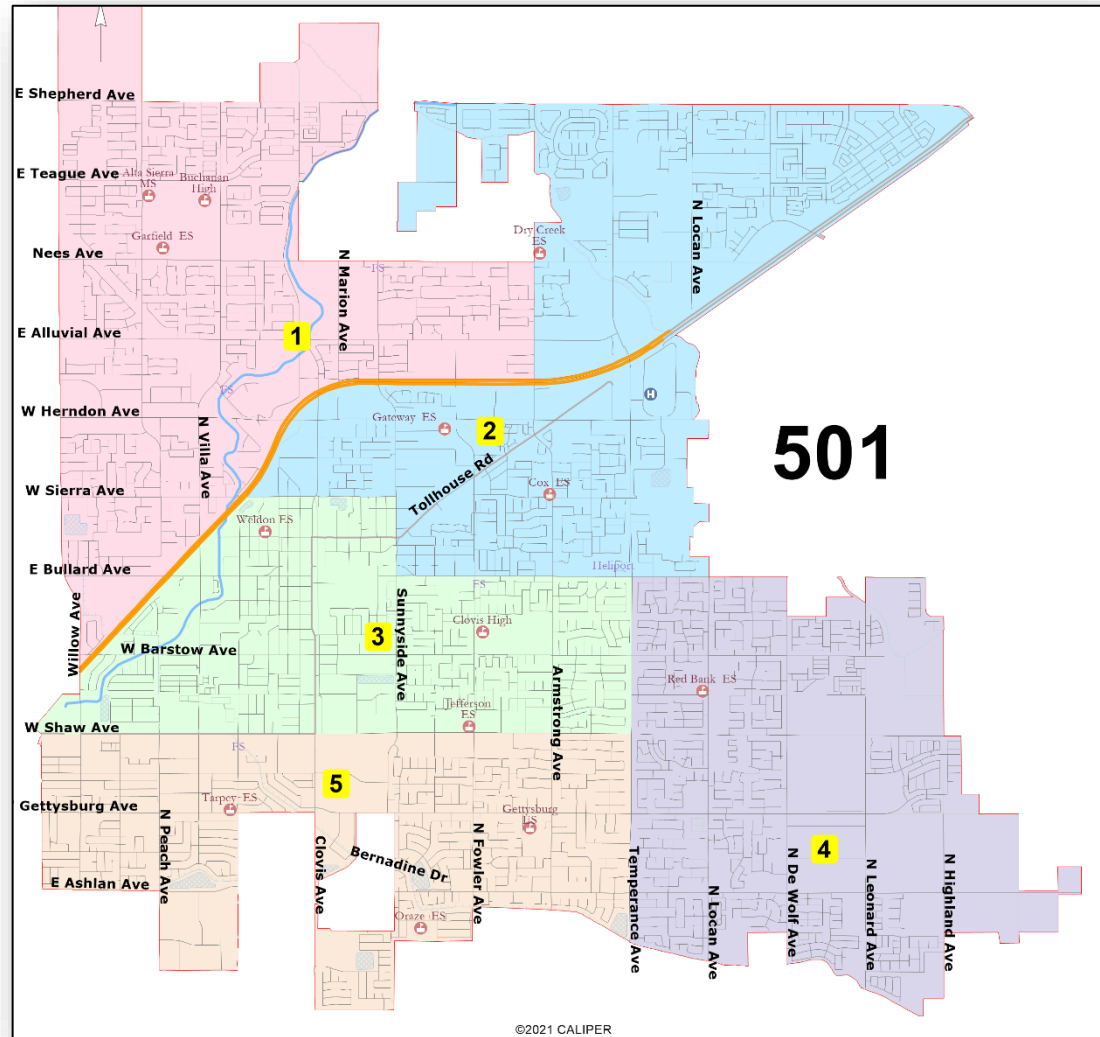


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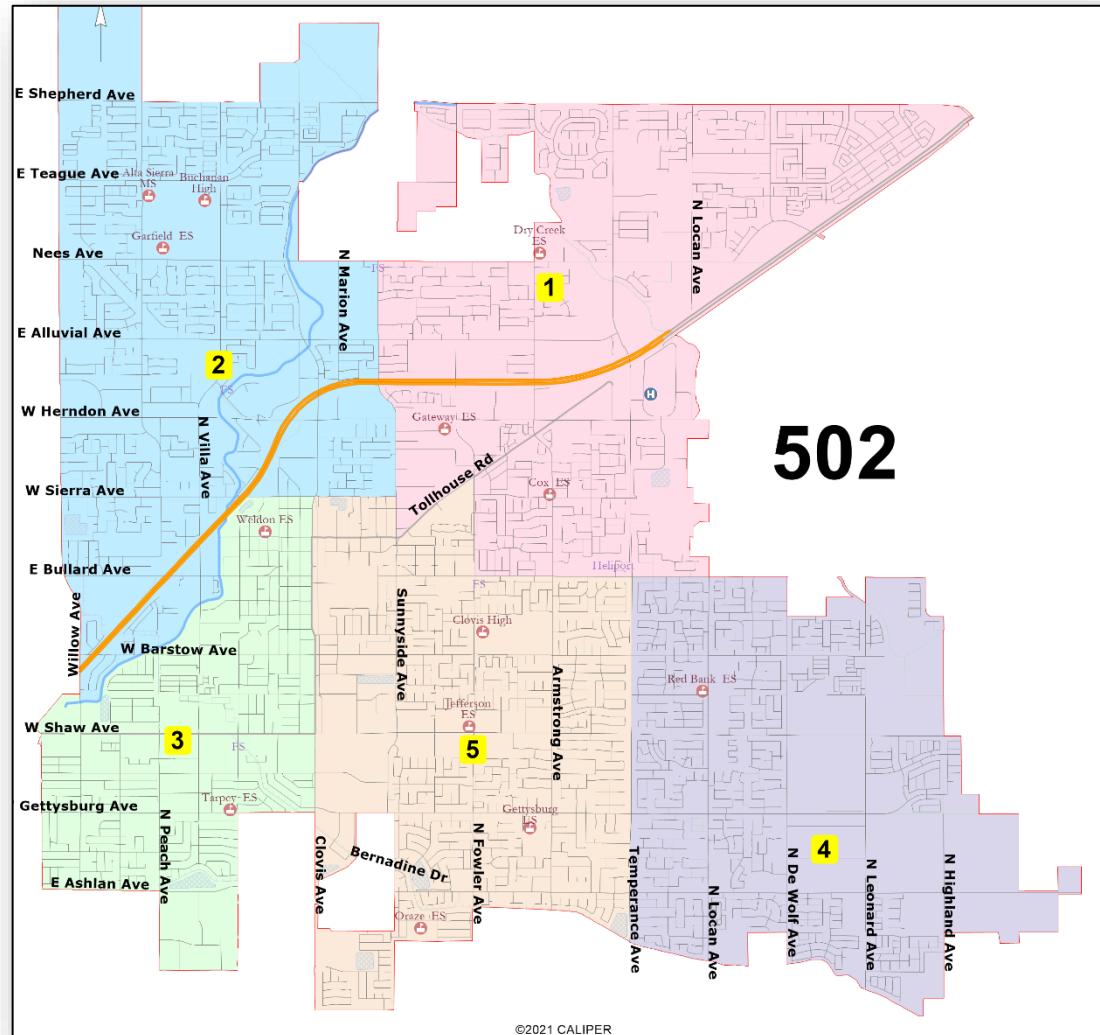
The Maps: 5 Districts

AGENDA ITEM NO. 1.



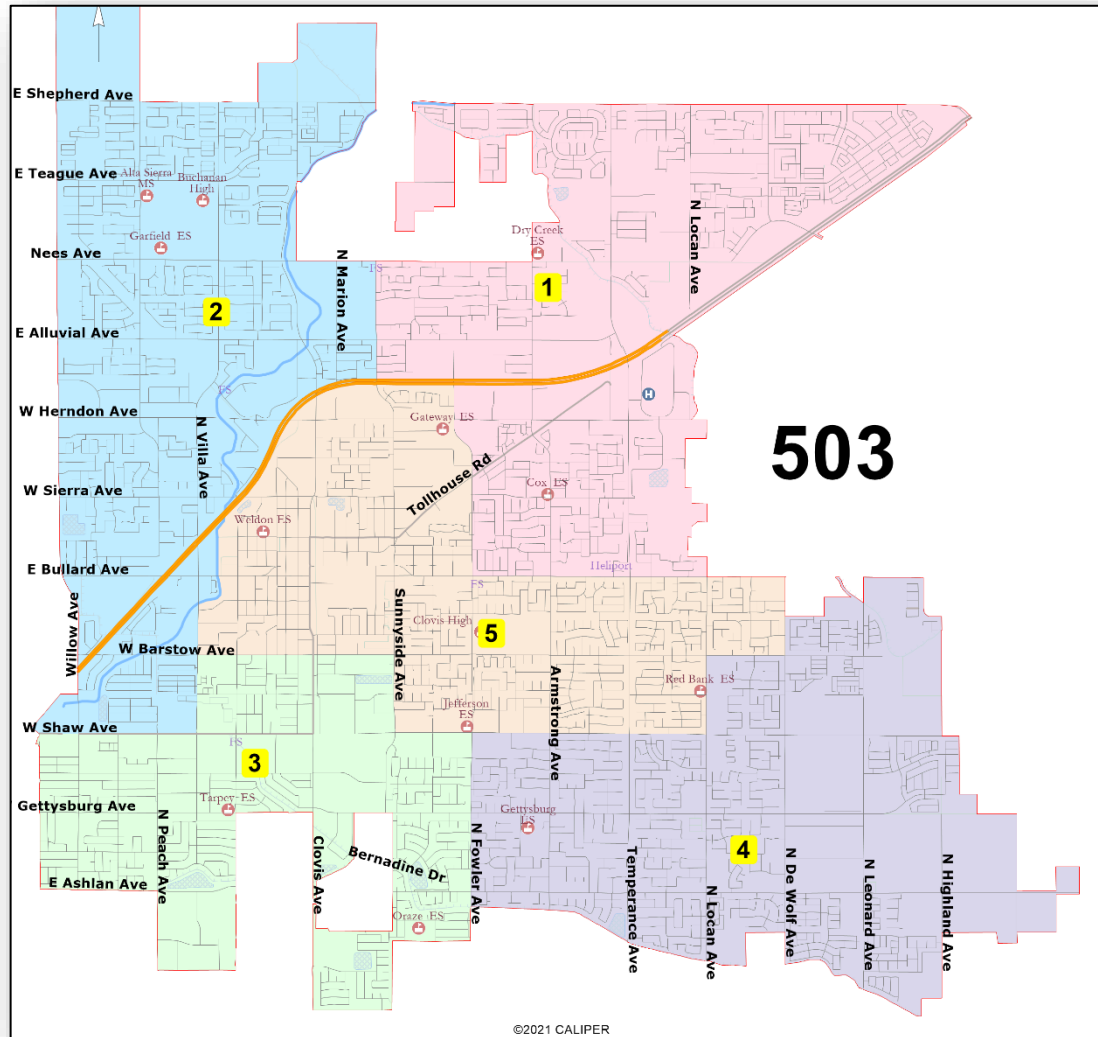
The Maps: 5 Districts

AGENDA ITEM NO. 1.



The Maps: 5 Districts

AGENDA ITEM NO. 1.



Proposed Election Sequencing

AGENDA ITEM NO. 1.

400 Districting, At Large Mayor (First Elected in 2026)

401:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

402:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

403:

2026 Election: Districts 1 and 3

2028 Election: Districts 2 and 4

405:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

500 Districting

501:

2026 Election: Districts 1, 2 and 3

2028 Election: Districts 4 and 5

502:

2026 Election: Districts 1, 2 and 3

2028 Election: Districts 4 and 5

503:

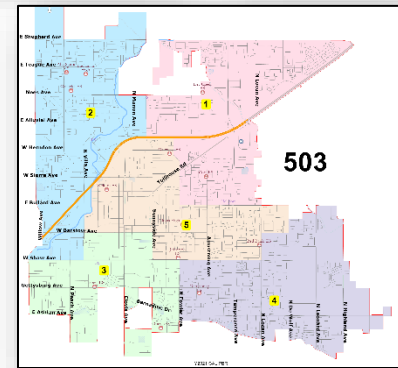
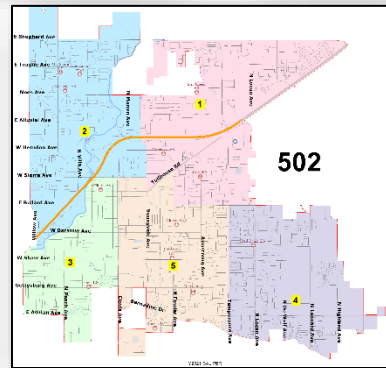
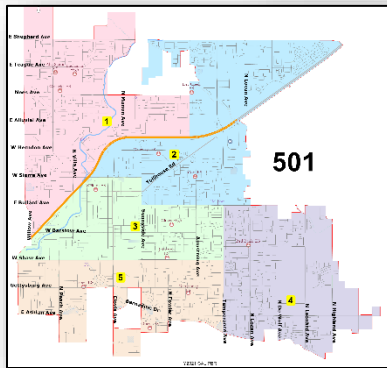
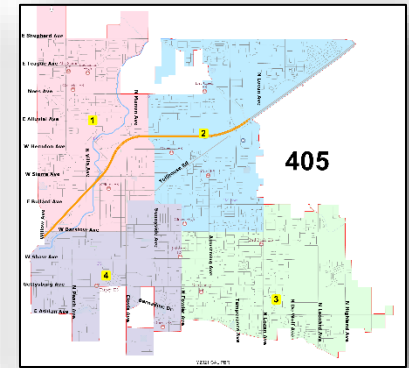
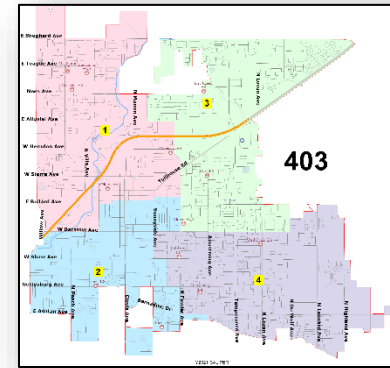
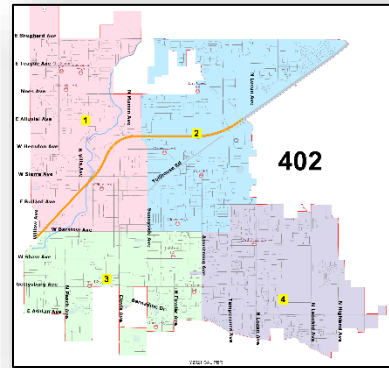
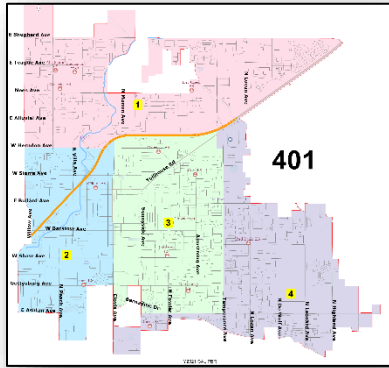
2026 Election: Districts 1, 2 and 5

2028 Election: Districts 3 and 4

Discussion / Feedback

AGENDA ITEM NO. 1.

- ❑ What do you like or dislike about the various maps?
- ❑ What possible changes would improve the maps?



Share Your Thoughts

AGENDA ITEM NO. 1.

Website

cityofclovis.com

Phone

559.324.2060

Email

councildistricts@clovisca.gov

City of Clovis
Potential Election Sequencing Schedule

This document provides a proposed election sequencing schedule for the draft maps titled “400” Districts and “500” Districts

400 Districting, At Large Mayor (First Elected in 2026)

401:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

402:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

403:

2026 Election: Districts 1 and 3

2028 Election: Districts 2 and 4

405:

2026 Election: Districts 1 and 2

2028 Election: Districts 3 and 4

500 Districting

501:

2026 Election: Districts 1, 2 and 3

2028 Election: Districts 4 and 5

502:

2026 Election: Districts 1, 2 and 3

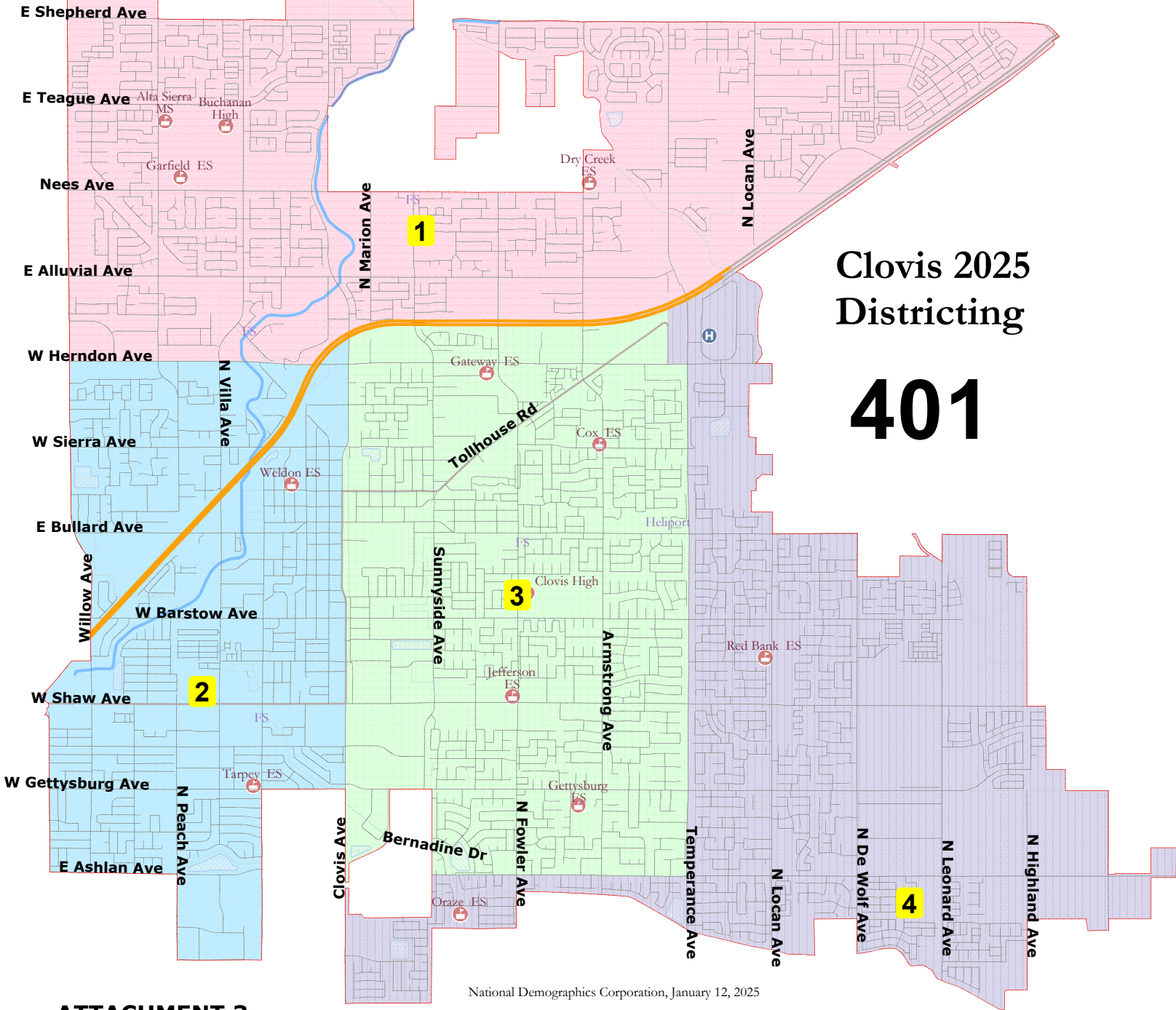
2028 Election: Districts 4 and 5

503:

2026 Election: Districts 1, 2 and 5

2028 Election: Districts 3 and 4

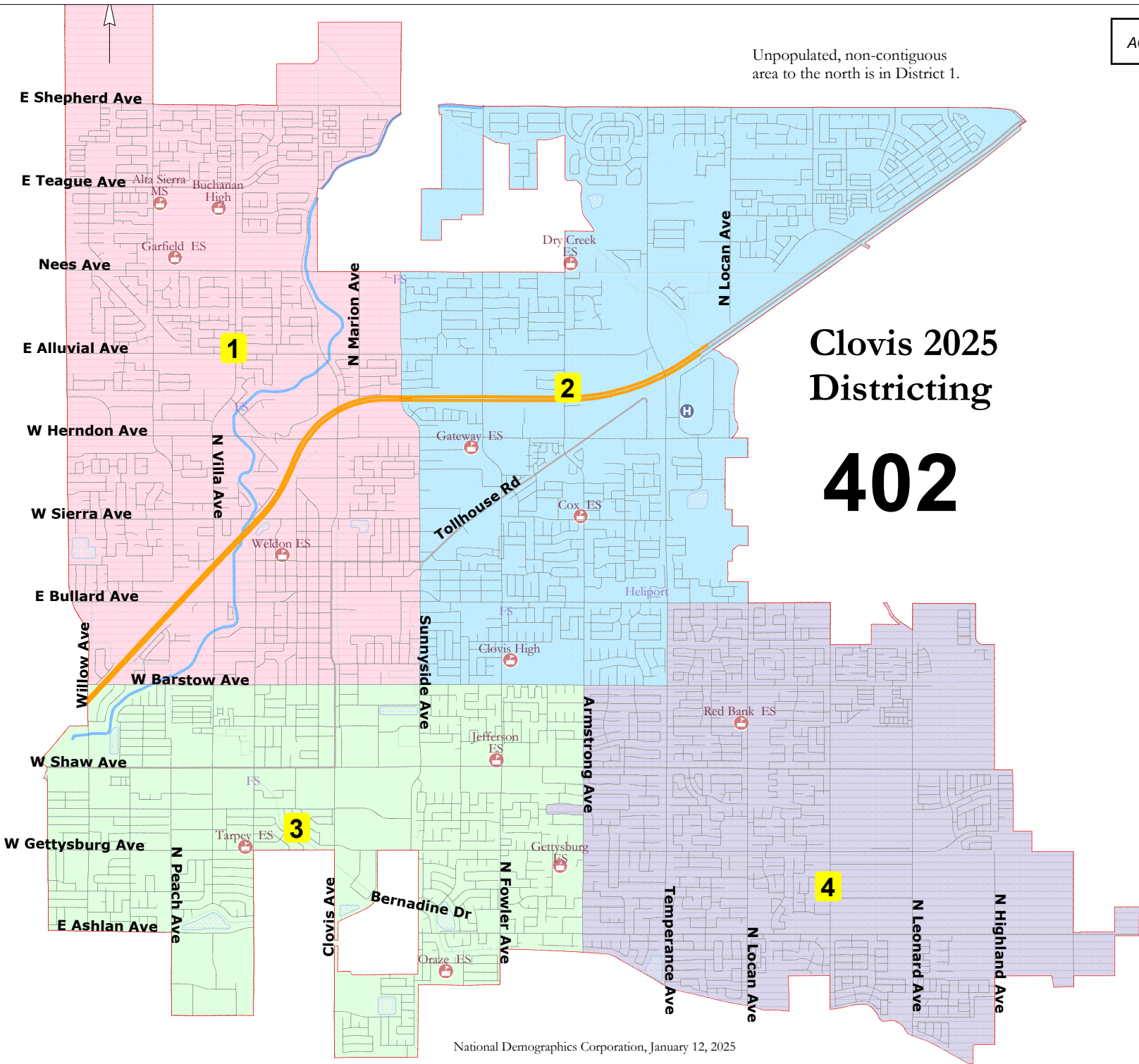
Unpopulated, non-contiguous area to the north is in District 1.



Clovis 2025 Districting

401

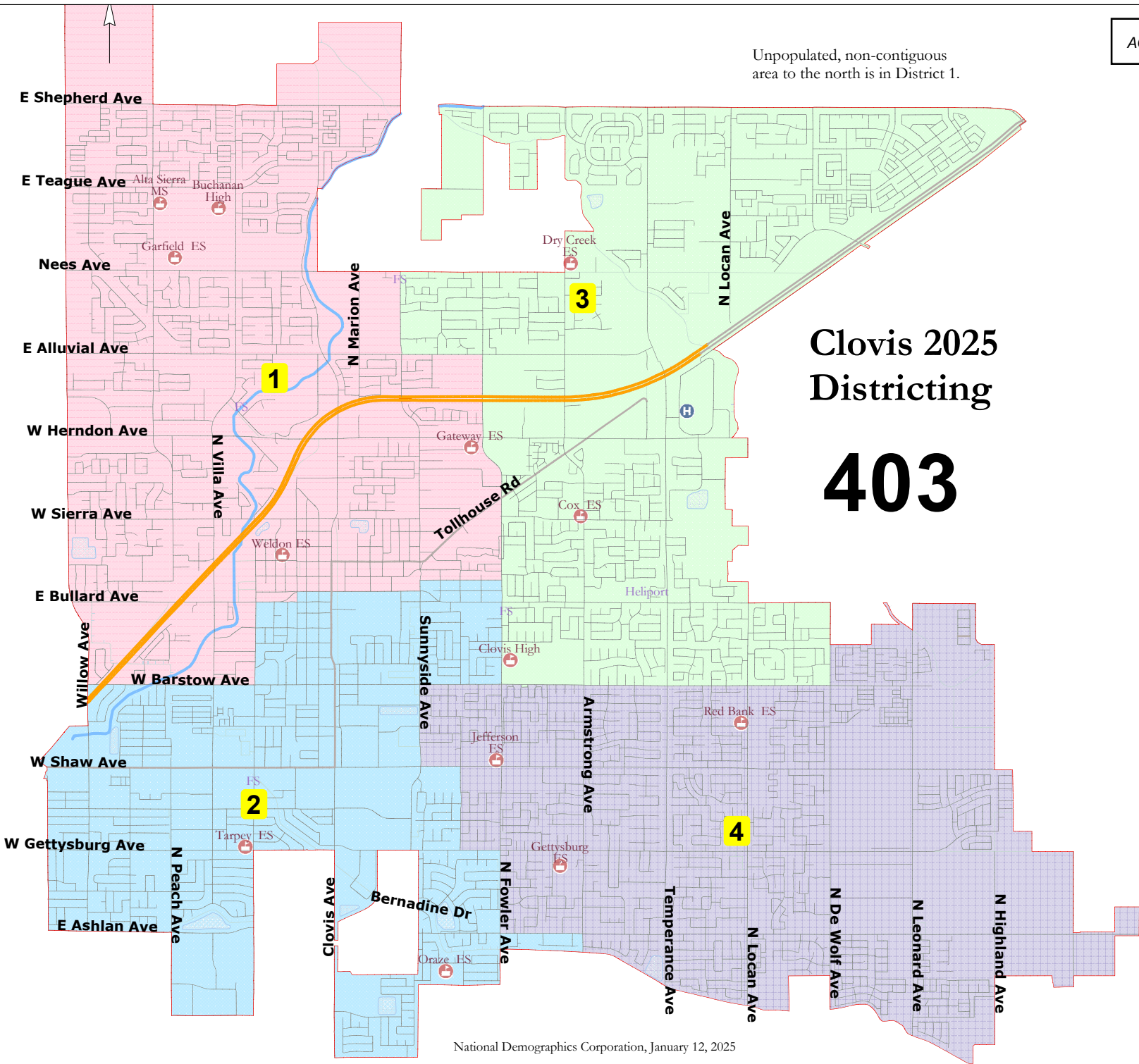
401						
District		1	2	3	4	Total
	Total Pop	31,248	31,146	28,779	29,288	120,461
	Deviation from ideal	1,133	1,031	-1,336	-827	2,469
	% Deviation	3.76%	3.42%	-4.44%	-2.75%	8.20%
Total Pop	% Hisp	21.0%	41%	32%	28%	31%
	% NH White	57%	40%	52%	44%	48%
	% NH Black	3%	4%	2%	3%	3%
	% Asian-American	16%	10%	10%	20%	14%
Citizen Voting Age Pop	Total	20,515	20,043	20,277	18,756	79,591
	% Hisp	19%	38%	28%	28%	28%
	% NH White	63%	48%	60%	50%	56%
	% NH Black	3%	5%	3%	4%	4%
	% Asian/Pac.Isl.	14%	8%	9%	16%	12%
Voter Registration (Nov 2022)	Total	20,421	15,470	18,555	18,209	72,655
	% Latino est.	18%	34%	27%	27%	26%
	% Spanish-Surnamed	16%	30%	24%	25%	23%
	% Asian-Surnamed	7%	3%	4%	8%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	69%	57%	65%	59%	63%
	% NH Black	4%	5%	3%	4%	4%
Voter Turnout (Nov 2022)	Total	12,112	6,843	9,980	9,533	38,468
	% Latino est.	15%	26%	21%	24%	20%
	% Spanish-Surnamed	13%	23%	19%	21%	18%
	% Asian-Surnamed	5%	3%	3%	5%	4%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	74%	65%	72%	65%	70%
	% NH Black	5%	5%	3%	4%	4%
Voter Turnout (Nov 2020)	Total	17,588	12,156	15,477	14,497	59,718
	% Latino est.	15%	31%	22%	24%	22%
	% Spanish-Surnamed	14%	28%	21%	22%	21%
	% Asian-Surnamed	6%	3%	3%	6%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	75%	62%	72%	67%	70%
	% NH Black est.	2%	5%	3%	2%	3%
ACS Pop. Est.	Total	31,570	30,508	28,288	30,147	120,514
Age	age0-19	33%	30%	27%	33%	31%
	age20-60	49%	53%	51%	50%	51%
	age60plus	19%	17%	22%	17%	18%
Immigration	immigrants	13%	11%	10%	15%	12%
	naturalized	69%	50%	67%	61%	62%
Language spoken at home	english	76%	73%	79%	77%	76%
	spanish	10%	20%	13%	10%	13%
	asian-lang	8%	5%	5%	8%	7%
	other lang	6%	2%	3%	5%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	8%	7%	6%	7%
Education (among those age 25+)	hs-grad	46%	66%	58%	55%	56%
	bachelor	29%	14%	21%	24%	22%
	graduatedegree	19%	7%	12%	14%	13%
Child in Household	child-under18	44%	35%	34%	48%	40%
Pct of Pop. Age 16+	employed	61%	60%	62%	64%	62%
Household Income	income 0-25k	5%	18%	7%	5%	9%
	income 25-50k	7%	23%	17%	8%	15%
	income 50-75k	9%	21%	15%	11%	14%
	income 75-200k	52%	31%	49%	57%	46%
	income 200k-plus	26%	5%	12%	19%	15%
Housing Stats	single family	91%	53%	84%	98%	80%
	multi-family	9%	47%	16%	2%	20%
	rented	23%	62%	30%	13%	34%
	owned	77%	38%	70%	87%	66%
Total population data from the 2020 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.						



Clovis 2025
Districting
402

National Demographics Corporation, January 12, 2025

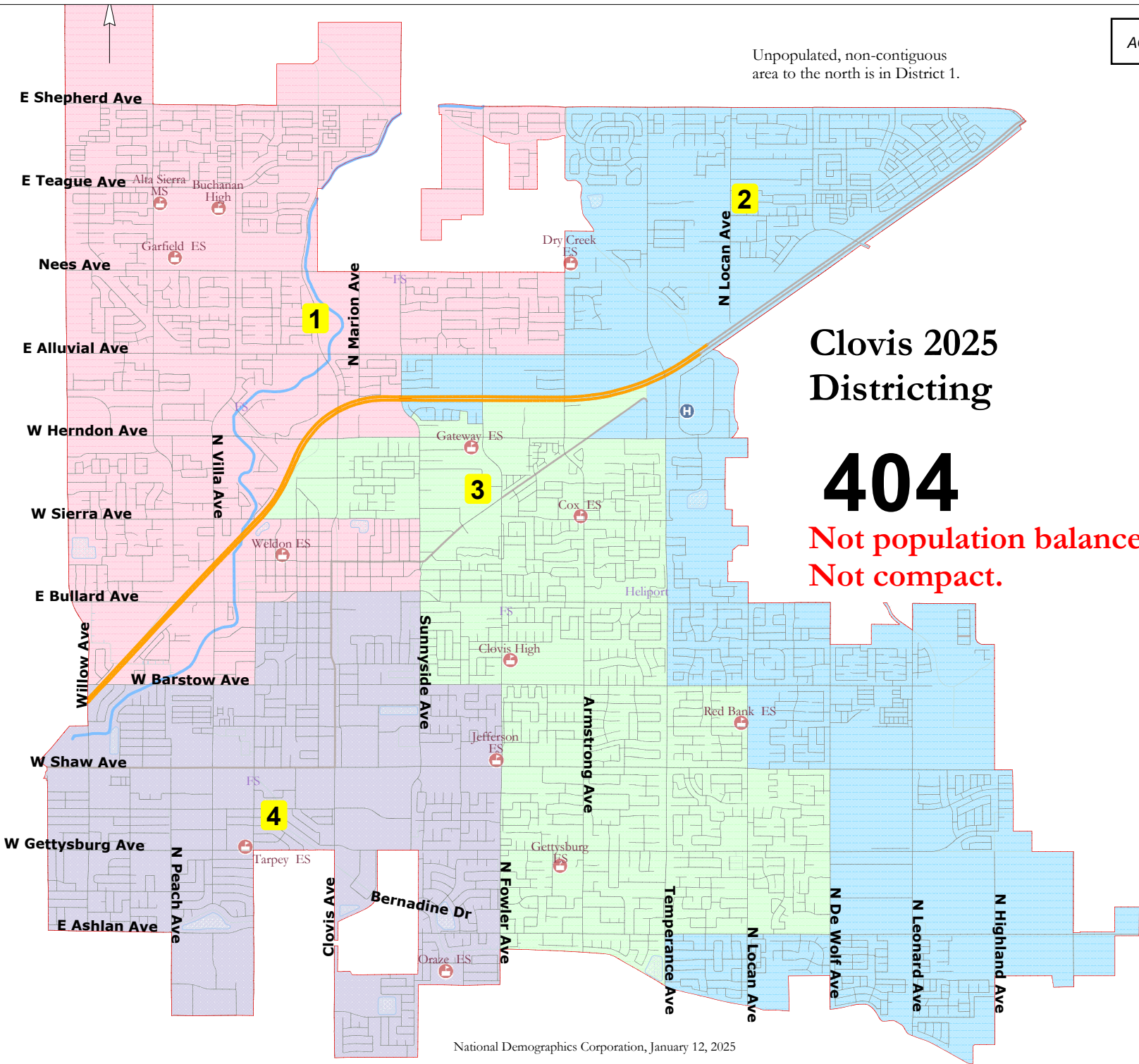
402						
District		1	2	3	4	Total
	Total Pop	31,217	29,903	30,784	28,557	120,461
	Deviation from ideal	1,102	-212	669	-1,558	2,660
	% Deviation	3.66%	-0.70%	2.22%	-5.17%	8.83%
Total Pop	% Hisp	28.2%	26%	41%	27%	31%
	% NH White	53%	54%	40%	45%	48%
	% NH Black	3%	3%	4%	3%	3%
	% Asian-American	12%	13%	11%	21%	14%
Citizen Voting Age Pop	Total	19,983	20,268	20,347	18,993	79,591
	% Hisp	27%	22%	37%	27%	28%
	% NH White	60%	64%	48%	50%	56%
	% NH Black	4%	2%	4%	5%	4%
	% Asian/Pac.Isl.	8%	11%	11%	17%	12%
Voter Registration (Nov 2022)	Total	18,699	19,311	16,168	18,477	72,655
	% Latino est.	24%	21%	34%	26%	26%
	% Spanish-Surnamed	21%	19%	31%	23%	23%
	% Asian-Surnamed	5%	6%	3%	8%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	66%	69%	58%	59%	63%
	% NH Black	4%	3%	4%	4%	4%
Voter Turnout (Nov 2022)	Total	10,204	11,194	7,116	9,955	38,468
	% Latino est.	18%	17%	27%	22%	20%
	% Spanish-Surnamed	16%	15%	24%	20%	18%
	% Asian-Surnamed	4%	4%	3%	5%	4%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	72%	74%	65%	65%	70%
	% NH Black	5%	4%	4%	5%	4%
Voter Turnout (Nov 2020)	Total	15,924	16,115	12,817	14,862	59,718
	% Latino est.	20%	19%	30%	22%	22%
	% Spanish-Surnamed	18%	17%	28%	21%	21%
	% Asian-Surnamed	4%	5%	3%	7%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	72%	74%	64%	67%	70%
	% NH Black est.	3%	2%	3%	2%	3%
ACS Pop. Est.	Total	30,532	30,402	29,568	30,012	120,514
Age	age0-19	30%	32%	28%	33%	31%
	age20-60	50%	50%	54%	49%	51%
	age60plus	21%	17%	18%	18%	18%
Immigration	immigrants	13%	11%	11%	15%	12%
	naturalized	58%	70%	56%	65%	62%
Language spoken at home	english	74%	79%	74%	77%	76%
	spanish	16%	10%	18%	9%	13%
	asian-lang	5%	7%	6%	8%	7%
	other lang	5%	3%	2%	5%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	9%	6%	8%	6%	7%
Education (among those age 25+)	hs-grad	55%	50%	66%	54%	56%
	bachelor	22%	27%	15%	25%	22%
	graduatedegree	14%	18%	6%	14%	13%
Child in Household	child-under18	35%	44%	35%	48%	40%
Pct of Pop. Age 16+	employed	61%	62%	60%	63%	62%
Household Income	income 0-25k	10%	5%	17%	4%	9%
	income 25-50k	22%	9%	16%	10%	15%
	income 50-75k	15%	11%	21%	11%	14%
	income 75-200k	39%	54%	40%	55%	46%
	income 200k-plus	15%	21%	6%	20%	15%
Housing Stats	single family	68%	91%	67%	99%	80%
	multi-family	32%	9%	33%	1%	20%
	rented	46%	22%	50%	11%	34%
	owned	54%	78%	50%	89%	66%
Total population data from the 2020 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.						



Clovis 2025 Districting

403

403						
District		1	2	3	4	Total
	Total Pop	30,342	30,240	29,378	30,501	120,461
	Deviation from ideal	227	125	-737	386	1,123
	% Deviation	0.75%	0.42%	-2.45%	1.28%	3.73%
Total Pop	% Hisp	26.3%	44%	24%	28%	31%
	% NH White	54%	38%	54%	46%	48%
	% NH Black	3%	4%	3%	3%	3%
	% Asian-American	12%	10%	15%	19%	14%
Citizen Voting Age Pop	Total	19,793	19,518	19,491	20,788	79,591
	% Hisp	25%	39%	21%	27%	28%
	% NH White	62%	46%	64%	51%	56%
	% NH Black	4%	4%	3%	4%	4%
	% Asian/Pac.Isl.	8%	10%	13%	16%	12%
Voter Registration (Nov 2022)	Total	18,529	15,230	18,931	19,965	72,655
	% Latino est.	22%	36%	21%	26%	26%
	% Spanish-Surnamed	20%	33%	19%	23%	23%
	% Asian-Surnamed	5%	3%	6%	7%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	67%	56%	68%	60%	63%
	% NH Black	4%	4%	3%	4%	4%
Voter Turnout (Nov 2022)	Total	10,324	6,399	10,989	10,755	38,468
	% Latino est.	17%	29%	17%	22%	20%
	% Spanish-Surnamed	15%	26%	15%	20%	18%
	% Asian-Surnamed	4%	3%	5%	5%	4%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	73%	63%	74%	67%	70%
	% NH Black	5%	4%	3%	5%	4%
Voter Turnout (Nov 2020)	Total	15,970	11,745	15,962	16,041	59,718
	% Latino est.	18%	34%	18%	22%	22%
	% Spanish-Surnamed	17%	31%	17%	21%	21%
	% Asian-Surnamed	4%	3%	5%	6%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%
	% NH White est.	73%	61%	74%	68%	70%
	% NH Black est.	3%	4%	2%	2%	3%
ACS Pop. Est.	Total	29,429	29,925	29,393	31,766	120,514
Age	age0-19	29%	31%	33%	31%	31%
	age20-60	50%	53%	51%	49%	51%
	age60plus	21%	17%	17%	20%	18%
Immigration	immigrants	13%	11%	12%	14%	12%
	naturalized	62%	49%	73%	63%	62%
Language spoken at home	english	77%	71%	80%	77%	76%
	spanish	12%	22%	9%	9%	13%
	asian-lang	6%	5%	8%	8%	7%
	other lang	5%	2%	3%	5%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	10%	6%	6%	7%
Education (among those age 25+)	hs-grad	54%	68%	50%	54%	56%
	bachelor	23%	13%	28%	25%	22%
	graduatedegree	14%	6%	18%	13%	13%
Child in Household	child-under18	35%	37%	45%	44%	40%
Pct of Pop. Age 16+	employed	61%	60%	63%	63%	62%
Household Income	income 0-25k	10%	17%	5%	5%	9%
	income 25-50k	20%	20%	6%	11%	15%
	income 50-75k	14%	23%	9%	11%	14%
	income 75-200k	41%	36%	56%	54%	46%
	income 200k-plus	16%	4%	24%	19%	15%
Housing Stats	single family	68%	65%	94%	96%	80%
	multi-family	32%	35%	6%	4%	20%
	rented	45%	52%	19%	15%	34%
	owned	55%	48%	81%	85%	66%
Total population data from the 2020 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.						



Unpopulated, non-contiguous area to the north is in District 1.

Clovis 2025 Districting

404

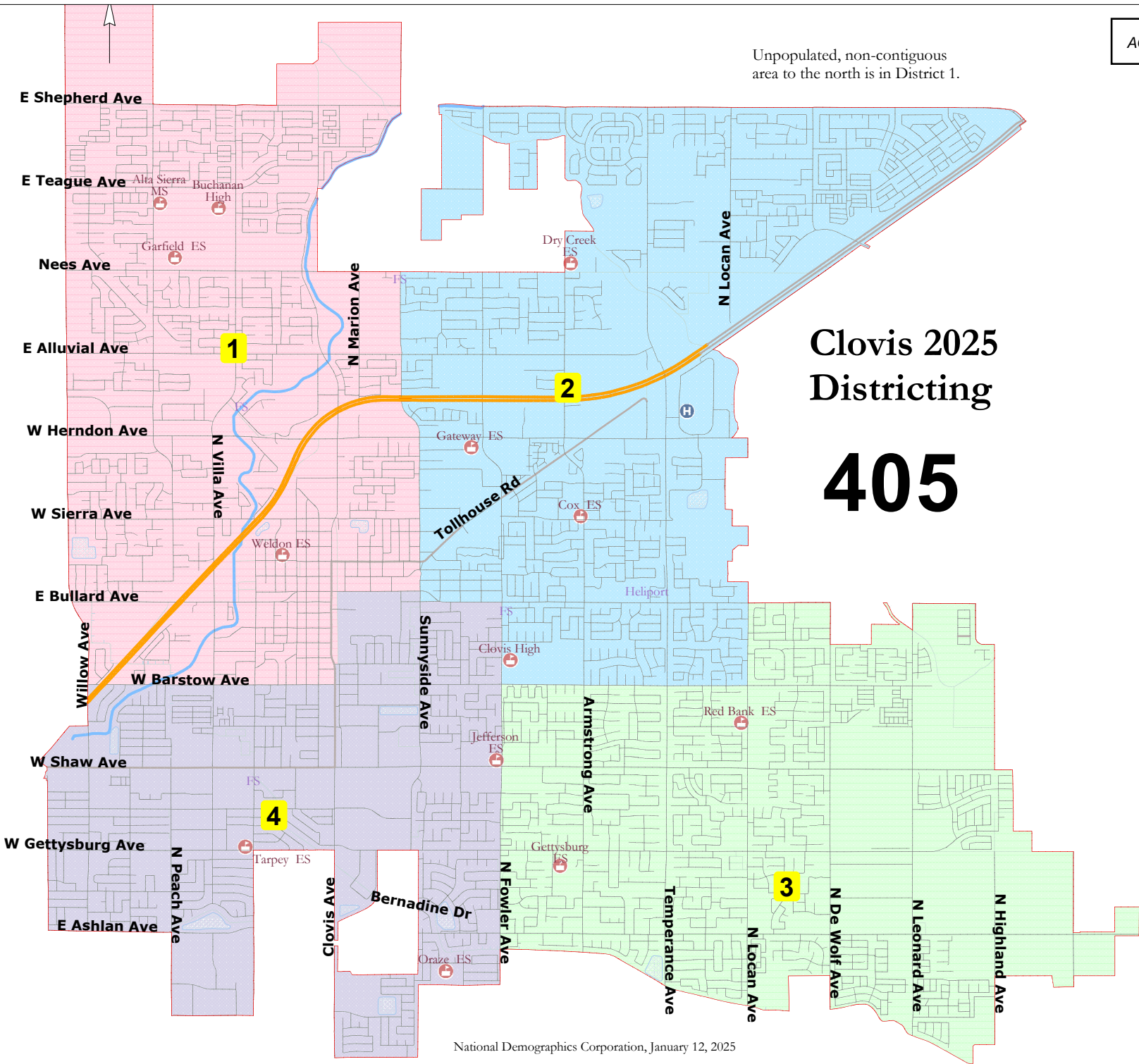
Not population balanced.
Not compact.

District		1	2	3	4	Total
	Total Pop	30,231	31,668	28,290	30,272	120,461
	Deviation from ideal	116	1,553	-1,825	157	3,378
	% Deviation	0.39%	5.16%	-6.06%	0.52%	11.22%
Total Pop	% Hisp	25.2%	25%	29%	43%	31%
	% NH White	55%	49%	51%	38%	48%
	% NH Black	3%	3%	2%	4%	3%
	% Asian-American	13%	19%	14%	10%	14%
Citizen Voting Age Pop	Total	19,932	20,332	20,149	19,178	79,591
	% Hisp	25%	23%	26%	39%	28%
	% NH White	61%	57%	58%	47%	56%
	% NH Black	4%	3%	4%	4%	4%
	% Asian/Pac.Isl.	9%	16%	12%	9%	12%
Voter Registration (Nov 2022)	Total	18,741	19,757	18,924	15,233	72,655
	% Latino est.	21%	23%	25%	36%	26%
	% Spanish-Surnamed	19%	21%	22%	33%	23%
	% Asian-Surnamed	6%	8%	5%	3%	6%
	% Filipino-Surnamed	1%	2%	1%	1%	1%
	% NH White est.	67%	63%	65%	56%	63%
	% NH Black	5%	4%	3%	3%	4%
Voter Turnout (Nov 2022)	Total	10,565	11,000	10,530	6,374	38,468
	% Latino est.	16%	19%	20%	29%	20%
	% Spanish-Surnamed	15%	17%	18%	26%	18%
	% Asian-Surnamed	4%	5%	4%	3%	4%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	73%	69%	71%	63%	70%
	% NH Black	5%	4%	4%	4%	4%
Voter Turnout (Nov 2020)	Total	16,075	15,895	15,951	11,797	59,718
	% Latino est.	18%	19%	22%	33%	22%
	% Spanish-Surnamed	17%	18%	20%	31%	21%
	% Asian-Surnamed	5%	7%	5%	2%	5%
	% Filipino-Surnamed	1%	2%	1%	1%	1%
	% NH White est.	73%	71%	70%	62%	70%
	% NH Black est.	3%	2%	3%	3%	3%
ACS Pop. Est.	Total	29,905	32,318	29,421	28,869	120,514
Age	age0-19	30%	35%	29%	29%	31%
	age20-60	50%	50%	49%	54%	51%
	age60plus	20%	15%	22%	17%	18%
Immigration	immigrants	13%	13%	12%	12%	12%
	naturalized	62%	69%	67%	49%	62%
Language spoken at home	english	77%	78%	79%	70%	76%
	spanish	11%	8%	10%	23%	13%
	asian-lang	6%	8%	7%	5%	7%
	other lang	5%	5%	4%	1%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	5%	6%	10%	7%
Education (among those age 25+)	hs-grad	52%	51%	53%	69%	56%
	bachelor	25%	28%	23%	13%	22%
	graduatedegree	15%	16%	15%	5%	13%
Child in Household	child-under18	36%	48%	40%	36%	40%
Pct of Pop. Age 16+	employed	61%	62%	64%	61%	62%
Household Income	income 0-25k	9%	5%	5%	18%	9%
	income 25-50k	18%	7%	13%	19%	15%
	income 50-75k	12%	11%	10%	23%	14%
	income 75-200k	43%	54%	53%	36%	46%
	income 200k-plus	17%	23%	19%	4%	15%
Housing Stats	single family	72%	96%	93%	62%	80%
	multi-family	28%	4%	7%	38%	20%
	rented	41%	18%	17%	56%	34%
	owned	59%	82%	83%	44%	66%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

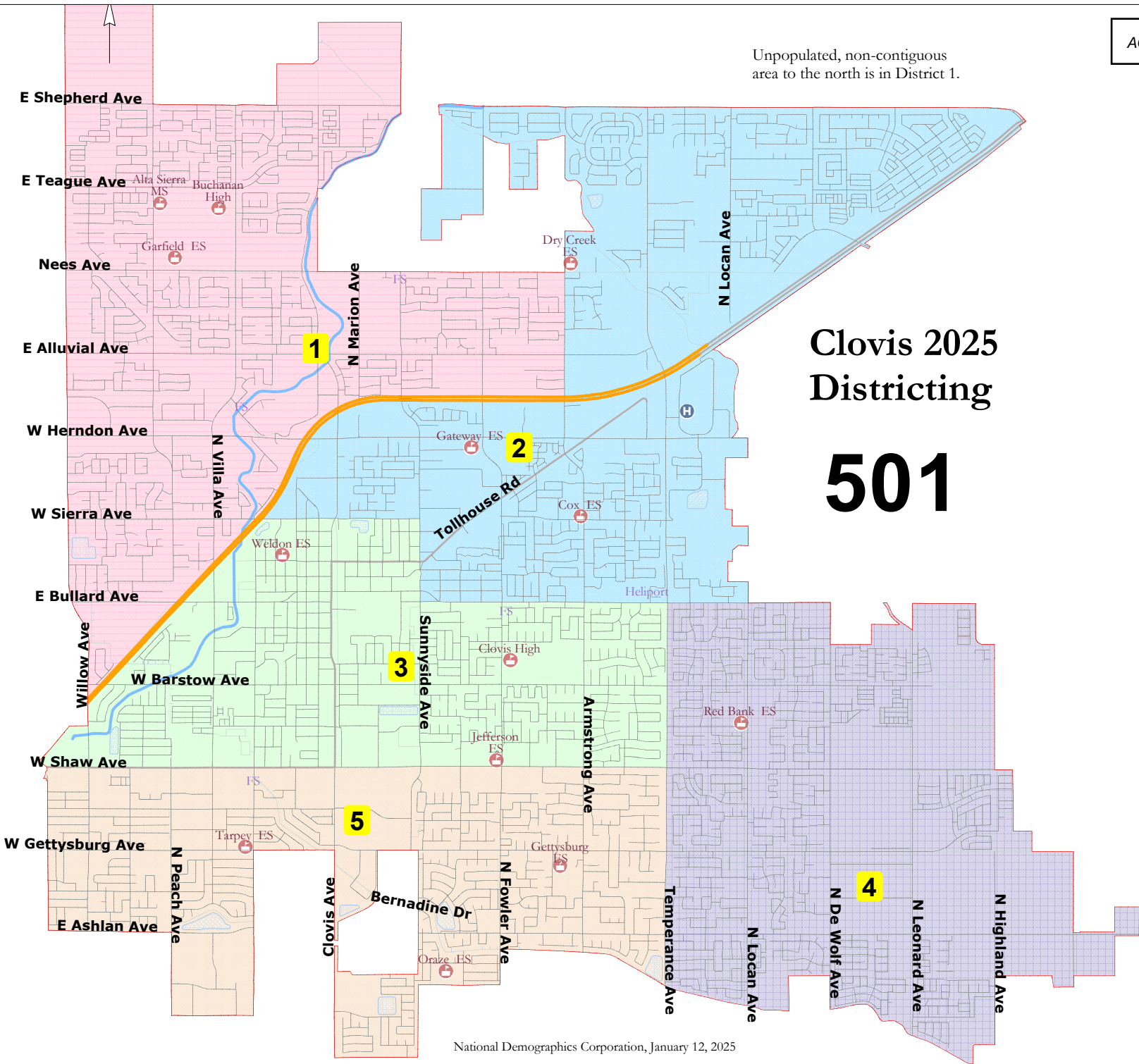
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.



Clovis 2025
Districting
405

National Demographics Corporation, January 12, 2025

405						
District		1	2	3	4	Total
	Total Pop	29,579	30,318	30,231	30,333	120,461
	Deviation from ideal	-536	203	116	218	754
	% Deviation	-1.78%	0.67%	0.39%	0.72%	2.50%
Total Pop	% Hisp	26.6%	25%	27%	43%	31%
	% NH White	54%	54%	46%	39%	48%
	% NH Black	3%	3%	3%	4%	3%
	% Asian-American	12%	14%	20%	10%	14%
Citizen Voting Age Pop	Total	19,268	19,887	20,618	19,818	79,591
	% Hisp	26%	21%	27%	38%	28%
	% NH White	61%	65%	50%	48%	56%
	% NH Black	4%	3%	4%	3%	4%
	% Asian/Pac.Isl.	8%	12%	17%	10%	12%
Voter Registration (Nov 2022)	Total	17,954	19,525	19,728	15,448	72,655
	% Latino est.	23%	21%	26%	35%	26%
	% Spanish-Surnamed	21%	19%	23%	32%	23%
	% Asian-Surnamed	5%	6%	7%	3%	6%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
	% NH White est.	66%	68%	60%	57%	63%
	% NH Black	5%	3%	4%	3%	4%
Voter Turnout (Nov 2022)	Total	9,899	11,306	10,669	6,593	38,468
	% Latino est.	17%	17%	22%	28%	20%
	% Spanish-Surnamed	15%	15%	20%	25%	18%
	% Asian-Surnamed	4%	4%	5%	3%	4%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
	% NH White est.	73%	74%	66%	65%	70%
	% NH Black	5%	4%	5%	3%	4%
Voter Turnout (Nov 2020)	Total	15,417	16,371	15,931	11,999	59,718
	% Latino est.	19%	18%	22%	32%	22%
	% Spanish-Surnamed	18%	17%	21%	30%	21%
	% Asian-Surnamed	4%	5%	6%	3%	5%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
	% NH White est.	72%	73%	68%	63%	70%
	% NH Black est.	3%	2%	2%	3%	3%
ACS Pop. Est.	Total	28,941	29,994	32,055	29,524	120,514
Age	age0-19	29%	33%	32%	29%	31%
	age20-60	50%	51%	48%	54%	51%
	age60plus	21%	17%	19%	17%	18%
Immigration	immigrants	13%	11%	14%	11%	12%
	naturalized	59%	72%	66%	50%	62%
Language spoken at home	english	75%	80%	78%	73%	76%
	spanish	14%	10%	9%	21%	13%
	asian-lang	6%	7%	8%	5%	7%
	other lang	5%	4%	5%	1%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	6%	6%	9%	7%
Education (among those age 25+)	hs-grad	54%	50%	53%	68%	56%
	bachelor	23%	27%	25%	14%	22%
	graduatedegree	14%	18%	14%	6%	13%
Child in Household	child-under18	34%	45%	46%	37%	40%
Pct of Pop. Age 16+	employed	61%	63%	63%	60%	62%
Household Income	income 0-25k	10%	5%	4%	17%	9%
	income 25-50k	21%	7%	10%	18%	15%
	income 50-75k	14%	11%	10%	23%	14%
	income 75-200k	40%	55%	54%	38%	46%
	income 200k-plus	15%	23%	21%	4%	15%
Housing Stats	single family	68%	91%	99%	65%	80%
	multi-family	32%	9%	1%	35%	20%
	rented	45%	24%	10%	52%	34%
	owned	55%	76%	90%	48%	66%
Total population data from the 2020 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.						

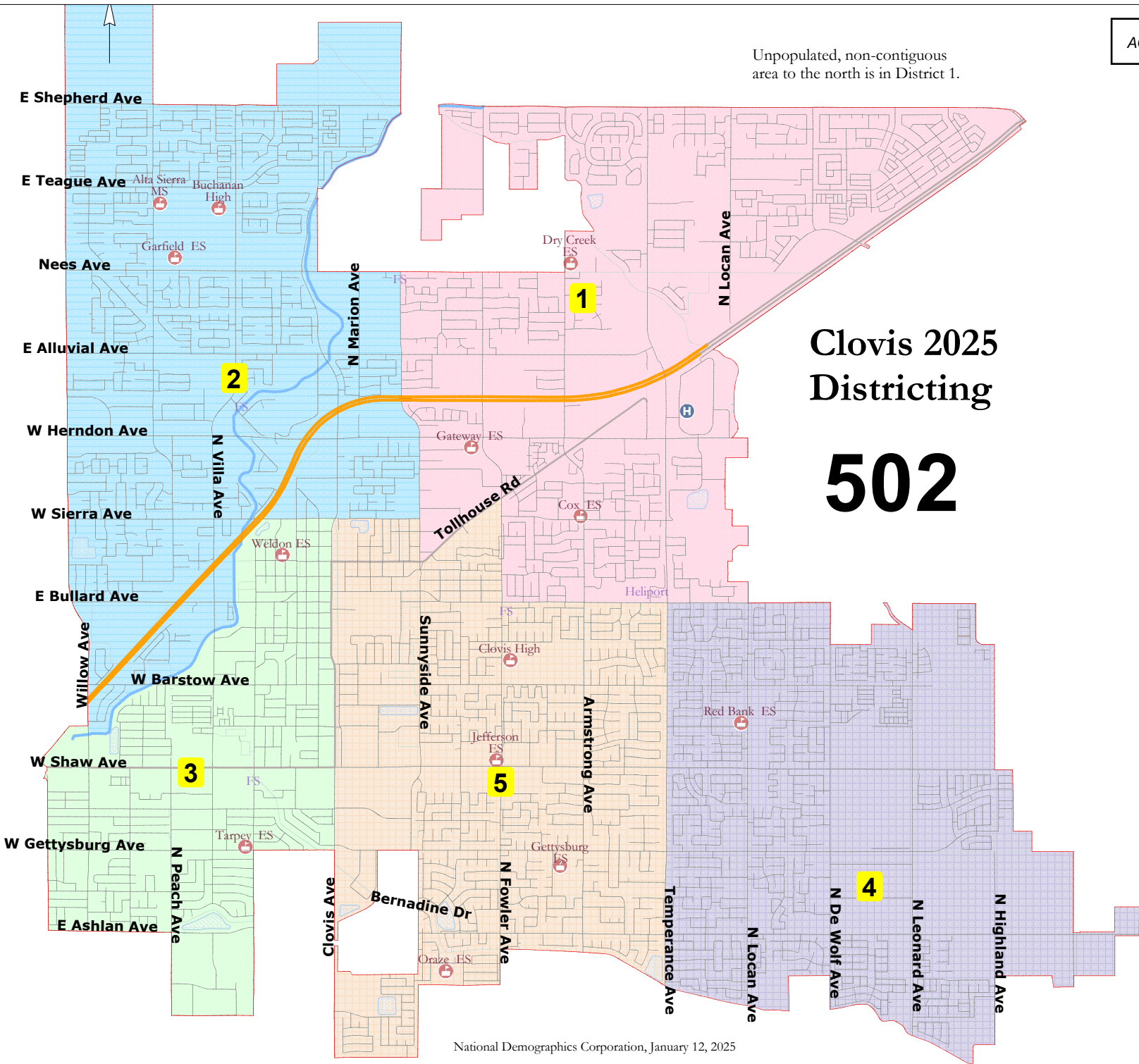


Unpopulated, non-contiguous area to the north is in District 1.

Clovis 2025 Districting

501

501							
District		1	2	3	4	5	Total
	Total Pop	23,306	23,969	23,602	24,566	25,018	120,461
	Deviation from ideal	-786	-123	-490	474	926	1,712
	% Deviation	-3.26%	-0.51%	-2.03%	1.97%	3.84%	7.11%
Total Pop	% Hisp	22.8%	25%	36%	27%	40%	31%
	% NH White	56%	54%	48%	44%	39%	48%
	% NH Black	3%	3%	3%	3%	4%	3%
	% Asian-American	14%	14%	8%	22%	12%	14%
Citizen Voting Age Pop	Total	14,832	15,896	15,716	15,873	17,273	79,591
	% Hisp	23%	20%	30%	28%	38%	28%
	% NH White	61%	65%	61%	49%	45%	56%
	% NH Black	4%	3%	3%	4%	5%	4%
	% Asian/Pac.Isl.	12%	12%	5%	18%	12%	12%
Voter Registration (Nov 2022)	Total	15,339	15,097	13,369	15,591	13,259	72,655
	% Latino est.	19%	21%	30%	27%	34%	26%
	% Spanish-Surnamed	17%	19%	27%	24%	31%	23%
	% Asian-Surnamed	6%	6%	3%	8%	4%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	68%	68%	64%	58%	56%	63%
	% NH Black	5%	4%	2%	4%	5%	4%
Voter Turnout (Nov 2022)	Total	9,003	8,723	6,531	8,201	6,010	38,468
	% Latino est.	15%	17%	23%	23%	27%	20%
	% Spanish-Surnamed	14%	15%	20%	21%	24%	18%
	% Asian-Surnamed	5%	4%	2%	6%	3%	4%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	74%	74%	72%	65%	64%	70%
	% NH Black	5%	4%	2%	5%	5%	4%
Voter Turnout (Nov 2020)	Total	13,380	12,708	10,748	12,304	10,578	59,718
	% Latino est.	16%	18%	25%	23%	31%	22%
	% Spanish-Surnamed	15%	17%	24%	22%	28%	21%
	% Asian-Surnamed	5%	5%	2%	7%	4%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	74%	73%	69%	67%	62%	70%
	% NH Black est.	3%	2%	3%	2%	4%	3%
ACS Pop. Est.	Total	22,346	23,869	23,149	25,698	25,452	120,514
Age	age0-19	31%	32%	27%	33%	30%	31%
	age20-60	48%	51%	52%	50%	54%	51%
	age60plus	21%	17%	21%	17%	17%	18%
Immigration	immigrants	14%	11%	11%	15%	10%	12%
	naturalized	68%	72%	43%	62%	64%	62%
Language spoken at home	english	76%	79%	75%	76%	76%	76%
	spanish	12%	10%	18%	10%	17%	13%
	asian-lang	6%	8%	5%	9%	6%	7%
	other lang	7%	4%	2%	5%	2%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	5%	9%	6%	7%	7%
Education (among those age 25+)	hs-grad	49%	50%	62%	54%	65%	56%
	bachelor	27%	26%	17%	24%	18%	22%
	graduatedegree	18%	18%	8%	14%	7%	13%
Child in Household	child-under18	41%	44%	30%	49%	39%	40%
Pct of Pop. Age 16+	employed	60%	64%	59%	64%	61%	62%
Household Income	income 0-25k	6%	6%	14%	4%	16%	9%
	income 25-50k	9%	9%	27%	9%	16%	15%
	income 50-75k	11%	10%	20%	10%	19%	14%
	income 75-200k	52%	52%	34%	58%	40%	46%
	income 200k-plus	22%	23%	5%	20%	9%	15%
Housing Stats	single family	84%	90%	65%	99%	66%	80%
	multi-family	16%	10%	35%	1%	34%	20%
	rented	27%	26%	50%	12%	47%	34%
	owned	73%	74%	50%	88%	53%	66%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.							



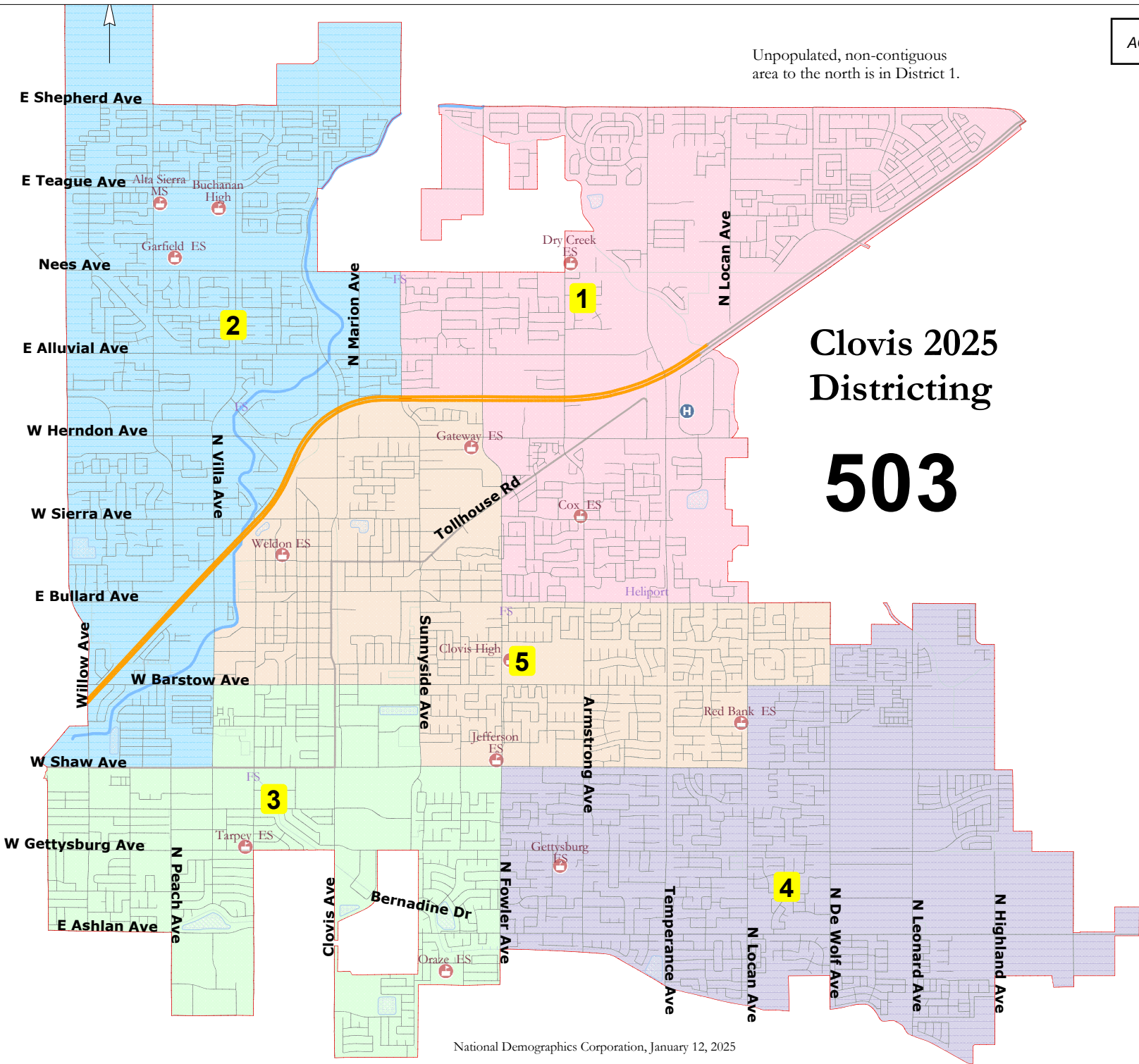
National Demographics Corporation, January 12, 2025

502							
District		1	2	3	4	5	Total
	Total Pop	24,353	24,021	23,139	24,566	24,382	120,461
	Deviation from ideal	261	-71	-953	474	290	1,427
	% Deviation	1.08%	-0.29%	-3.96%	1.97%	1.20%	5.92%
Total Pop	% Hisp	24.0%	24%	44%	27%	34%	31%
	% NH White	55%	56%	37%	44%	49%	48%
	% NH Black	3%	3%	4%	3%	2%	3%
	% Asian-American	14%	13%	10%	22%	11%	14%
Citizen Voting Age Pop	Total	16,488	15,322	15,055	15,873	16,853	79,591
	% Hisp	21%	23%	40%	28%	29%	28%
	% NH White	64%	61%	46%	49%	58%	56%
	% NH Black	3%	5%	5%	4%	3%	4%
	% Asian/Pac.Isl.	13%	10%	9%	18%	9%	12%
Voter Registration (Nov 2022)	Total	15,645	15,194	10,901	15,591	15,324	72,655
	% Latino est.	20%	21%	37%	27%	28%	26%
	% Spanish-Surnamed	18%	19%	33%	24%	26%	23%
	% Asian-Surnamed	6%	6%	3%	8%	4%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	69%	67%	55%	58%	64%	63%
	% NH Black	3%	5%	4%	4%	3%	4%
Voter Turnout (Nov 2022)	Total	9,149	8,661	4,453	8,201	8,004	38,468
	% Latino est.	16%	16%	28%	23%	23%	20%
	% Spanish-Surnamed	15%	14%	26%	21%	20%	18%
	% Asian-Surnamed	5%	4%	3%	6%	3%	4%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	74%	73%	63%	65%	70%	70%
	% NH Black	4%	5%	5%	5%	3%	4%
Voter Turnout (Nov 2020)	Total	13,077	13,179	8,379	12,304	12,779	59,718
	% Latino est.	17%	17%	34%	23%	24%	22%
	% Spanish-Surnamed	16%	16%	31%	22%	23%	21%
	% Asian-Surnamed	5%	5%	2%	7%	3%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	75%	74%	59%	67%	69%	70%
	% NH Black est.	2%	3%	5%	2%	3%	3%
ACS Pop. Est.	Total	24,901	22,480	23,676	25,698	23,759	120,514
Age	age0-19	33%	29%	32%	33%	27%	31%
	age20-60	51%	49%	53%	50%	51%	51%
	age60plus	16%	23%	15%	17%	22%	18%
Immigration	immigrants	12%	13%	11%	15%	11%	12%
	naturalized	72%	65%	47%	62%	63%	62%
Language spoken at home	english	79%	76%	72%	76%	79%	76%
	spanish	10%	12%	22%	10%	12%	13%
	asian-lang	8%	6%	5%	9%	5%	7%
	other lang	4%	6%	2%	5%	3%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	6%	7%	9%	6%	7%	7%
Education (among those age 25+)	hs-grad	49%	51%	69%	54%	58%	56%
	bachelor	28%	25%	13%	24%	21%	22%
	graduatedegree	19%	17%	5%	14%	10%	13%
Child in Household	child-under18	46%	36%	36%	49%	34%	40%
Pct of Pop. Age 16+	employed	63%	60%	61%	64%	61%	62%
Household Income	income 0-25k	5%	9%	20%	4%	8%	9%
	income 25-50k	6%	14%	24%	9%	18%	15%
	income 50-75k	9%	12%	23%	10%	17%	14%
	income 75-200k	56%	46%	30%	58%	46%	46%
	income 200k-plus	24%	20%	4%	20%	12%	15%
Housing Stats	single family	92%	79%	50%	99%	84%	80%
	multi-family	8%	21%	50%	1%	16%	20%
	rented	23%	33%	66%	12%	29%	34%
	owned	77%	67%	34%	88%	71%	66%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.

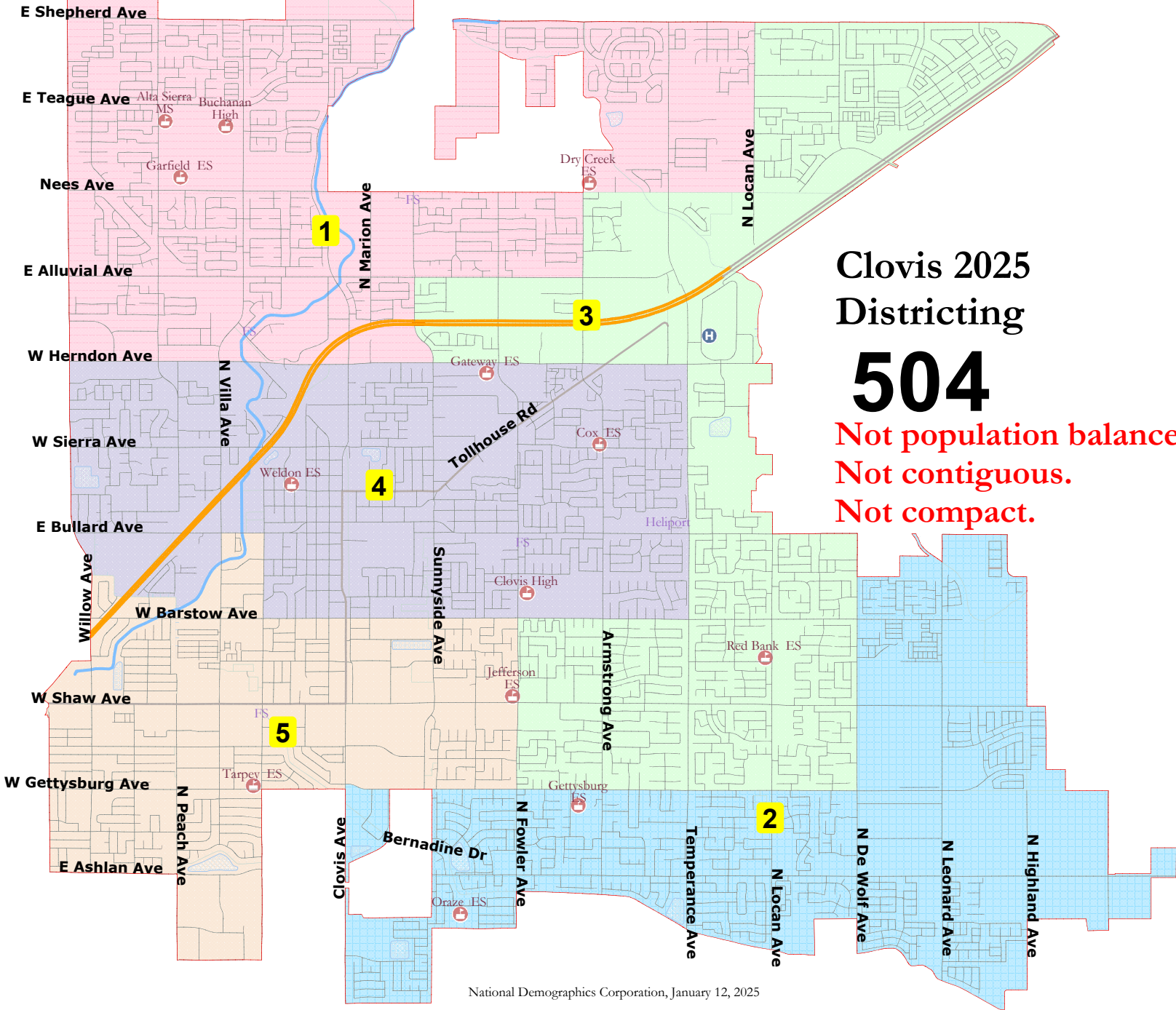


Clovis 2025
Districting
503

National Demographics Corporation, January 12, 2025

503							
District		1	2	3	4	5	Total
	Total Pop	23,847	24,899	23,595	24,086	24,034	120,461
	Deviation from ideal	-245	807	-497	-6	-58	1,304
	% Deviation	-1.02%	3.35%	-2.06%	-0.02%	-0.24%	5.41%
Total Pop	% Hisp	23.7%	25%	43%	27%	33%	31%
	% NH White	55%	55%	37%	45%	49%	48%
	% NH Black	3%	3%	4%	3%	2%	3%
	% Asian-American	15%	13%	11%	21%	11%	14%
Citizen Voting Age Pop	Total	16,118	15,993	15,218	16,462	15,800	79,591
	% Hisp	20%	22%	40%	27%	33%	28%
	% NH White	64%	62%	45%	51%	56%	56%
	% NH Black	3%	5%	4%	5%	3%	4%
	% Asian/Pac.Isl.	12%	10%	11%	17%	8%	12%
Voter Registration (Nov 2022)	Total	15,261	15,490	11,549	15,661	14,694	72,655
	% Latino est.	20%	22%	37%	26%	27%	26%
	% Spanish-Surnamed	18%	19%	33%	24%	25%	23%
	% Asian-Surnamed	6%	6%	3%	8%	4%	6%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	69%	67%	54%	59%	64%	63%
	% NH Black	3%	5%	4%	5%	2%	4%
Voter Turnout (Nov 2022)	Total	8,934	8,659	4,756	8,420	7,698	38,468
	% Latino est.	16%	16%	30%	22%	21%	20%
	% Spanish-Surnamed	15%	15%	27%	20%	19%	18%
	% Asian-Surnamed	5%	4%	3%	5%	3%	4%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	74%	73%	62%	65%	71%	70%
	% NH Black	4%	5%	4%	6%	3%	4%
Voter Turnout (Nov 2020)	Total	12,782	13,260	8,962	12,443	12,271	59,718
	% Latino est.	17%	18%	34%	22%	24%	22%
	% Spanish-Surnamed	16%	17%	31%	21%	23%	21%
	% Asian-Surnamed	5%	5%	3%	7%	3%	5%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	75%	73%	60%	67%	69%	70%
	% NH Black est.	2%	3%	3%	2%	3%	3%
ACS Pop. Est.	Total	24,295	23,595	22,379	26,045	24,200	120,514
Age	age0-19	33%	29%	29%	33%	31%	31%
	age20-60	51%	49%	56%	49%	50%	51%
	age60plus	16%	23%	16%	18%	20%	18%
Immigration	immigrants	12%	13%	11%	15%	12%	12%
	naturalized	72%	64%	53%	62%	59%	62%
Language spoken at home	english	79%	76%	73%	78%	75%	76%
	spanish	10%	12%	19%	9%	16%	13%
	asian-lang	8%	5%	6%	8%	6%	7%
	other lang	3%	6%	2%	5%	3%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	6%	6%	8%	5%	9%	7%
Education (among those age 25+)	hs-grad	49%	53%	70%	52%	59%	56%
	bachelor	28%	23%	14%	26%	20%	22%
	graduatedegree	19%	16%	5%	15%	9%	13%
Child in Household	child-under18	46%	36%	36%	47%	36%	40%
Pct of Pop. Age 16+	employed	64%	59%	61%	63%	62%	62%
Household Income	income 0-25k	5%	11%	18%	4%	8%	9%
	income 25-50k	6%	15%	17%	10%	23%	15%
	income 50-75k	9%	13%	23%	9%	17%	14%
	income 75-200k	56%	43%	38%	55%	41%	46%
	income 200k-plus	24%	18%	3%	21%	11%	15%
Housing Stats	single family	93%	75%	61%	99%	75%	80%
	multi-family	7%	25%	39%	1%	25%	20%
	rented	22%	36%	56%	12%	39%	34%
	owned	78%	64%	44%	88%	61%	66%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.							

Unpopulated, non-contiguous area to the north is in District 1.



Clovis 2025
Districting
504
Not population balanced.
Not contiguous.
Not compact.

504							
District		1	2	3	4	5	Total
	Total Pop	21,805	21,369	26,618	23,963	26,706	120,461
	Deviation from ideal	-2,287	-2,723	2,526	-129	2,614	5,337
	% Deviation	-9.49%	-11.30%	10.48%	-0.54%	10.85%	22.15%
Total Pop	% Hisp	20.2%	30%	25%	32%	43%	31%
	% NH White	58%	44%	50%	52%	39%	48%
	% NH Black	2%	3%	3%	2%	4%	3%
	% Asian-American	16%	18%	18%	9%	10%	14%
Citizen Voting Age Pop	Total	14,781	13,916	17,453	15,913	17,528	79,591
	% Hisp	19%	27%	25%	30%	38%	28%
	% NH White	64%	52%	55%	61%	48%	56%
	% NH Black	4%	4%	4%	3%	4%	4%
	% Asian/Pac.Isl.	13%	16%	16%	5%	9%	12%
Voter Registration (Nov 2022)	Total	14,882	13,647	16,453	14,960	12,713	72,655
	% Latino est.	18%	28%	23%	27%	36%	26%
	% Spanish-Surnamed	16%	25%	20%	24%	32%	23%
	% Asian-Surnamed	7%	7%	7%	3%	3%	6%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	69%	58%	65%	65%	56%	63%
	% NH Black	4%	4%	3%	3%	4%	4%
Voter Turnout (Nov 2022)	Total	8,849	7,148	9,228	7,953	5,290	38,468
	% Latino est.	14%	24%	19%	21%	28%	20%
	% Spanish-Surnamed	13%	22%	17%	19%	25%	18%
	% Asian-Surnamed	5%	5%	5%	3%	3%	4%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	75%	64%	71%	72%	64%	70%
	% NH Black	5%	5%	4%	4%	5%	4%
Voter Turnout (Nov 2020)	Total	12,849	10,584	14,040	12,259	9,986	59,718
	% Latino est.	15%	25%	19%	23%	32%	22%
	% Spanish-Surnamed	14%	23%	18%	22%	30%	21%
	% Asian-Surnamed	6%	6%	6%	3%	2%	5%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	75%	66%	71%	71%	62%	70%
	% NH Black est.	2%	2%	2%	3%	4%	3%
ACS Pop. Est.	Total	22,541	22,017	26,709	23,184	26,063	120,514
Age	age0-19	32%	33%	32%	28%	29%	31%
	age20-60	48%	48%	51%	51%	55%	51%
	age60plus	20%	18%	18%	21%	16%	18%
Immigration	immigrants	13%	14%	14%	11%	11%	12%
	naturalized	68%	61%	70%	56%	51%	62%
Language spoken at home	english	77%	78%	77%	76%	74%	76%
	spanish	9%	9%	10%	18%	20%	13%
	asian-lang	7%	8%	10%	5%	5%	7%
	other lang	7%	5%	4%	2%	2%	4%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	5%	6%	9%	7%	7%
Education (among those age 25+)	hs-grad	45%	53%	55%	57%	69%	56%
	bachelor	30%	24%	25%	19%	14%	22%
	graduatedegree	19%	15%	13%	13%	5%	13%
Child in Household	child-under18	44%	46%	46%	33%	34%	40%
Pct of Pop. Age 16+	employed	60%	63%	63%	63%	61%	62%
Household Income	income 0-25k	5%	6%	5%	9%	19%	9%
	income 25-50k	7%	10%	9%	21%	22%	15%
	income 50-75k	8%	11%	11%	16%	23%	14%
	income 75-200k	51%	55%	54%	43%	34%	46%
	income 200k-plus	29%	18%	21%	11%	3%	15%
Housing Stats	single family	91%	99%	93%	77%	51%	80%
	multi-family	9%	1%	7%	23%	49%	20%
	rented	20%	12%	20%	38%	65%	34%
	owned	80%	88%	80%	62%	35%	66%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2018-2022 5-year American Community Survey and Special Tabulation data.							

****PLEASE POST****
NOTICE OF PUBLIC HEARING

The City of Clovis will hold a public hearing on January 21, 2025, to gather public input on “draft” election district maps.

The City Council of the City of Clovis is currently elected under an “at-large” election system, where Council members are elected by voters of the entire City. On October 7, 2024, the Council approved beginning the process to establish district-based elections beginning in 2026 in response to a threat of litigation related to the City’s current at-large election system. In a district-based election system, each Council member must reside within the designated election district boundary and is elected only by the voters in that district. The Council has published “draft” district maps for the City Council’s and public’s consideration. The maps are available for viewing at the City’s website: <https://cityofclovis.com/government/city-clerk/districts/>.

On January 21, 2025, the City Council will hold a third public hearing to gather public input on the “draft” election district maps in accordance with Elections Code section 10010.

The public hearing is scheduled as follows:

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
Tuesday, January 21, 2025	6:05 p.m. or as soon thereafter as possible	City of Clovis City Council’s Council Chamber 1033 Fifth Street Clovis, CA 93612

The public is invited to participate and make comments during the public hearing. If you have any questions regarding this public hearing, please contact Briana Parra, City Clerk at 559-324-2060 or CityClerk@clovisca.gov.

CLOVIS CITY COUNCIL MEETING

January 13, 2025

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Mouanoutoua **at 6:01**

Flag Salute led by Councilmember Basgall

Roll Call: Present: Councilmembers Ashbeck, Basgall, Pearce
 Mayor Mouanoutoua
 Absent: Councilmember Bessinger

PRESENTATION – 6:02

6:02 – ITEM 1 - Presentation of Proclamation Honoring the Life of Mouage Mouanoutoua.

PUBLIC COMMENTS – 6:10

Upon call, there was no public comment.

CONSENT CALENDAR – 6:10

Upon call, there was no public comment.

Motion by Councilmember Ashbeck, seconded by Councilmember Pearce, that the items on the Consent Calendar be approved. Motion carried by 4-0-1 vote; with Councilmember Bessinger absent.

2. Administration - Approval - Minutes from the January 6, 2025, Council Meeting.

ADMINISTRATIVE ITEMS – 6:10

6:10 ITEM 3 - Workshop – Discussion on the potential transition of the City of Clovis to a Charter City.

Brian Wilson, resident, addressed concerns about the increased power a charter city would give the Council, particularly regarding taxes, and suggested forming a Charter commission with elected members to oversee the process.

Carl Roberts, resident, inquired about the list of charter cities in California and whether any had reverted to general law status.

Jenny Krens, resident, raised concerns about the potential legal costs and the risks of engaging in legal battles with the state, questioning the wisdom of pursuing a charter.

Steven Trevino, resident, asked why the City is considering transitioning to a charter.

Mike Carlson, resident, spoke regarding the benefits of local control and the opportunity to challenge state authority.

The Council directed staff to come back to Council with a detailed analysis of the pros and cons of transitioning to a charter city, focusing on local control, legal implications, and areas like housing, voter ID laws, prevailing wage laws, and municipal fines. The Council emphasized the importance of understanding the long-term strategy for the City of Clovis, including tax authority, legal costs, and the experiences of other Charter cities.

COUNCIL ITEMS - 6:50

6:50 ITEM 4 - Consider Approval – Various City Council Committee Appointments.

Upon call, there was no public comment.

The following appointments were made to the City Council Committees with a term two-year term:

1. Airport Land Use Committee – Councilmember Lynne Ashbeck (Member).
2. City Selection Committee – Mayor Vong Mouanoutoua (Member) and Mayor Pro Tem Diane Pearce (Alternate) with a term ending December 2026.
3. Council of Fresno County Governments (COG) - Mayor Vong Mouanoutoua (Member) and Mayor Pro Tem Diane Pearce (Alternate).
4. Fresno Conty Regional Transportation Mitigation Fee Agency - Mayor Vong Mouanoutoua (Member) and Mayor Pro Tem Diane Pearce (Member).
5. Fresno County Transportation Authority Board (FCTA) – Councilmember Lynne Ashbeck (Member) with a term ending January 2027.
6. Joint Subcommittee on School Issues – Councilmember Lynne Ashbeck (Member) and Mayor Pro Tem Diane Pearce (Member) with a term ending December 2026.
7. North Kings Groundwater Sustainability Agency (NKGSA) Board of Directors – Councilmember Matt Basgall (Member), and Councilmember Drew Bessinger (Alternate)

Motion for approval by Councilmember Ashbeck, seconded by Councilmember Basgall.
Motion carried by 4-0-1 vote; with Councilmember Bessinger absent.

CITY MANAGER COMMENTS – 7:01

City Manager Haussler thanked the community for attending the January 9, 2025, district map workshop, reminded everyone of the upcoming Council District map public hearing on January 21, 2025, and congratulated Paul Armendariz on his recent appointment as Interim Assistant City Manager.

COUNCIL COMMENTS – 7:02

There was consensus of the Council to move forward with a proclamation for Russell Ralph Crow, a Clovis resident turning 104 in April, and to bring it back to the Council for formal presentation.

ADJOURNMENT

Mayor Mouanoutoua adjourned the meeting of the Council to January 21, 2025.

Meeting adjourned: 7:02 p.m.

Mayor

City Clerk



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: January 21, 2025

SUBJECT: General Services - Approval – Res. 25-____, Authorizing Amendments to the City's Classification and Compensation Plans to Adopt the Police Records Specialist I Classification with a Salary Range of \$4,790 to \$5,823 per month, Police Records Specialist II Classification with a Salary Range of \$5,292 to \$6,433 per month and the Senior Police Records Specialist Classification with a Salary Range of \$5,878 to \$7,145 per month and Approval – Res. 25-____, Amending the City's FY 24-25 Position Allocation Plan to Delete Seven (7) Principal Office Assistant Positions and Two (2) Administrative Assistant Positions, and adding Seven (7) Police Records Specialist I Positions and Two (2) Senior Police Records Specialist Positions within the Police Department.

ATTACHMENTS: 1. Res. 25-____ Classification and Compensation Plan
2. Res. 25-____ Position Allocation Plan

RECOMMENDATION

For City Council to approve a resolution authorizing amendments to the City's Classification and Compensation Plans by adopting the Police Records Specialist I Classification with a Salary Range of \$4,790 to \$5,823 per month, Police Records Specialist II Classification with a Salary Range of \$5,292 to \$6,433 per month and the Senior Police Records Specialist Classification with a Salary Range of \$5,878 to \$7,145 per month and approve a resolution amending the City's FY 24-25 Position Allocation Plan by deleting seven (7) Principal Office Assistant Positions and two (2) Administrative Assistant Positions and adding Seven (7) Police Records Specialist I Positions and two (2) Senior Police Records Specialist Positions within the Police Department

EXECUTIVE SUMMARY

A recent classification study of the positions in the Records Division within the Police Department concluded that current classifications would need to be updated to reflect current job duties and certification requirements. It is recommended that the City's Classification, Compensation, and Position Allocation Plans be adjusted to provide for the Police Records Specialist I, Police Records Specialist II, and the Senior Police Records Specialist Classifications. Modification of the City's Classification, Compensation, and Position Allocation Plans requires City Council's approval.

BACKGROUND

At the request of the Police Department, a study was conducted on several classifications within the Records Division. The study specifically focused on the classifications of Principal Office Assistant and Administrative Assistant, which are responsible for performing duties within the Records Division. The review revealed that these classifications needed to be retitled in order to align with the titles used by other agencies for similar roles.

As a result, the Department has determined the need for an additional classification: Police Records Specialist II. This new position will provide opportunities for career growth and help with retention. Over time, the duties within the Records Division have expanded to meet the increasing demands of technology and specialized statistical reporting for the Department of Justice. The current and proposed classifications and salary ranges are as follows:

Current Classifications:

- Principal Office Assistant: \$4,790 to \$5,823
- Administrative Assistant: \$5,763 to \$7,006

New Proposed Classifications:

- Police Records Specialist I: \$4,790 to \$5,823
- Police Records Specialist II: \$5,292 to \$6,433
- Senior Police Records Specialist: \$5,878 to \$7,145

The seven (7) Principal Office Assistant positions in the Records Division will be reclassified as Police Records Specialist 1 positions, while the two (2) Administrative Assistant positions will be reclassified to Senior Police Records Specialist positions. The salary for the Senior Police Records Specialist will be slightly higher than that of the Administrative Assistant to reflect the increased level of responsibility. This reorganization will allow the Department to attract candidates interested in law enforcement careers. The proposed reclassifications will require modifications to the City's Classification, Compensation, and Position Allocation Plans, which will need approval from the City Council.

Finally, it is recommended that the Police Records Specialist I, Police Records Specialist II, and Senior Police Records Specialist classifications be assigned to the Clovis Public Safety Employees Association (CPSEA) bargaining unit for representation. The Clovis Employees Association (CEA) has been informed that the employees in the Records Division will be moved to the CPSEA bargaining unit. Representatives from both CEA and CPSEA have been consulted about the proposed classifications and their assignment to the CPSEA bargaining unit, and both agree with staff's recommendations.

FISCAL IMPACT

The fiscal impact of salary and benefits for the remainder of FY 24-25 is approximately an additional \$1,400. There are adequate funds in the Police Department budget to cover the additional cost for the salary increase for the Senior position this fiscal year.

REASON FOR RECOMMENDATION

The recommended changes to the City's Classification, Compensation, and Position Allocation Plans better suit the staffing needs of the Police Department. Modification of the City's Classification, Compensation, and Position Allocation Plans require City Council's approval.

ACTIONS FOLLOWING APPROVAL

The City's Classification, Compensation, and Position Allocation Plans will be updated to include the new Police Records Specialist I, Police Records Specialist II, and Senior Police Records Specialist classifications. Six (6) incumbents in the Principal Office Assistant classification will be reclassified to Police Records Specialist I, one (1) vacant Principal Office Assistant position will be converted to a Police Records Specialist I position, and two (2) incumbents in the Administrative Assistant classification will be reclassified to the Senior Police Records Specialist position within the Police Records Division.

CONFLICT OF INTEREST

None.

Prepared by: Lori Shively, Deputy General Services Director

Reviewed by: City Manager AK

RESOLUTION 25-____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING
AMENDMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLANS BY
ADOPTING THE POLICE RECORDS SPECIALIST I, POLICE RECORDS SPECIALIST II
AND THE SENIOR POLICE RECORDS SPECIALIST CLASSIFICATIONS IN THE
POLICE DEPARTMENT**

WHEREAS, it has been determined that the City has a need to adopt the Police Records Specialist I, Police Records Specialist II, and the Senior Police Records Specialist Classifications to provide the necessary support to the Records Division within the Police Department; and

WHEREAS, it has been determined that the appropriate salary ranges are as follows: Police Records Specialist I, \$4,790 to \$5,823 per month; Police Records Specialist II, \$5,292 to \$6,433 per month; and Senior Police Records Specialist, \$5,878 to \$7,175 per month; and

WHEREAS, it has been determined that it is appropriate to assign the Police Records Specialist I, Police Records Specialist II, and the Senior Police Records Specialist to the Clovis Public Safety Employees Association (CPSEA) Bargaining Group.

NOW THEREFORE, BE IT RESOLVED, that the City of Clovis will modify the City's Classification and Compensation Plans to include the Police Records Specialist I with a monthly salary range of \$4,790 to \$5,823, Police Records Specialist II with a monthly salary range of \$5,292 to 6,433, and the Senior Police Records Specialist with a monthly salary range of \$5,878 to \$7,175 (Attachment A).

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 21, 2025, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: January 21, 2025

Mayor

City Clerk

POLICE RECORDS SPECIALIST I
Monthly Salary \$4,790 to \$5,823

DEFINITION

Under general supervision, to perform a wide variety of difficult and specialized clerical work in support of the Records Division of the Police Department; including the maintenance of records and files, processing of data and reports, critical time-sensitive data entry, providing support to sworn personnel, and providing information to the public, outside agencies and departmental staff; and to perform related work as required.

CLASS CHARACTERISTICS

The Police Records Specialist I performs assigned duties under immediate supervision while learning related policies and procedures. Positions in this class are distinguished from the Police Records Specialist II by the performance of less than the full range of duties assigned to the Police Records Specialist II. Positions in this class carry continuing responsibility for varied and complex clerical operations, where work procedures or methods must be independently selected or devised and provide administrative assistance to a Division Head. Work requires considerable judgment in assembling and evaluating information in the coordination of work. Instructions given by supervisors generally do not provide all the information needed to complete the assignment. Incumbents are expected to resolve most problems confronted through the application of judgment and precedent, referring to the supervisor only those that involve the establishment of new procedures and policies. Positions in the Records Division may require that the employee work rotating shifts, weekends, and holidays. Incumbents are required to maintain **strict confidentiality** as it relates to all aspects of the Police Department.

EXAMPLES OF DUTIES

Receive, stamp, copy, and distribute police reports; receive and process requests for reports, ensure release of information complies with State Laws, copy, redact, and collate reports, and compile criminal histories of defendants; prepare, copy, and distribute subpoenas for court liaison; receive incoming warrants from the court and review to ensure that complete and accurate information is provided to officers, law enforcement agencies and the courts, prepare and distribute notifications for warrants to field officers for service, maintain accurate records and update warrant status in computer systems; access and interact with all police databases, NCIC/CLETS and DMV computer terminals and work with other allied agencies; automated data systems; input a variety of critical and public safety-related materials through law enforcement computer systems and check output for accuracy; prepare and process complex materials which may require some analysis of source material and a thorough understanding and familiarity with policies, procedures, terminology and various applicable laws in order to obtain the necessary data; provide clerical and administrative support to a division head; compile a variety of narrative and/or statistical reports, locating sources of information, devising forms to secure data and determining proper format for finished reports; review for accuracy and conformity to established procedures the work of others who are performing related operations in the work process;

design forms, work out improvements in procedures and participate in the reorganization of work procedures and assignments from procedural or ordinance changes; coordinate the flow of information to other divisions; coordinate the efforts of and participate fully in the work of office support staff; perform the more difficult clerical work; train office staff; prepare correspondence, statistical data and reports as required; answer questions that involve searching for and abstracting data and detailed explanations; make appointments, screen callers, screen correspondence, initiate replies to routine correspondence, assemble information from a variety of sources, requisition supplies, materials and equipment, prepare schedules, prepare cases for filing with the court and the District Attorney's office and relieve supervisor of routine office details; report to supervisor problems encountered in the coordination of work; call for purchase order numbers; log and file a variety of records; prepare payroll documents; receive and respond to emergency calls; operate a radio; type agendas and legal descriptions; record official documents; prepare bids and bid summaries; maintain budget expenditure files; operate City vehicles to perform court runs to various courthouses, City Attorney's office, other law enforcement agencies and training facilities, to attend local and out of area training, and to complete department errands needed for the operation of the facility; and perform related work as required.

TYPICAL QUALIFICATIONS

LICENSE REQUIRED

- Possession of a valid Class C California Driver's License and a good driving record.
- Must complete the D.O.J. training for full access operator and obtain the Records Clerk certification from California POST within six months of appointment.

EDUCATION AND EXPERIENCE

- High School diploma or equivalent.

AND

- Three years of increasingly responsible clerical experience.

QUALIFICATIONS

Knowledge of:

- Applicable federal, state, and local laws, codes, and regulations including the Public Records Act;
- Computer terminal operating methods and office software;
- Modern office methods and procedures, including the preparation of business correspondence and reports, filing, and standard office equipment operation;
- Correct English usage, spelling, grammar, and punctuation;
- Basic mathematics;
- Advanced record-keeping methods.

Ability to:

- Receive and give information over the telephone or in public professionally and courteously;
- Communicate clearly and concisely, both orally and in writing;
- Understand and follow oral and written directions;
- Read, interpret, and apply rules, policies, laws, and terminology;
- Utilize considerable discretion in handling confidential data;
- Prepare and maintain records and reports with speed and accuracy;

- Establish and maintain effective working relationships with coworkers, other agencies, and the public;
- Operate a computer keyboard skillfully;
- Ability to type at a corrected speed of 45 words per minute;
- Remain calm in emergencies;
- Organize and prioritize work assignments;
- Train less experienced staff in assigned areas of activity;
- Operate a vehicle observing legal and defensive driving practices;
- Learn and apply the standards and methods of law enforcement records distribution;
- Perform clerical work involving independent judgment and requiring accuracy and speed.

SUPPLEMENTAL INFORMATION

PHYSICAL DEMANDS AND WORKING CONDITIONS

Work is primarily sedentary. Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. This position also requires grasping, repetitive hand movement, and fine coordination in preparing reports and retrieving and entering data using a computer keyboard. Additionally, the position requires near and far vision in reading work-related documents and using a computer, and acute hearing is required when providing telephone and face-to-face service. The need to lift, drag, and push files, paper, and documents weighing up to 25 pounds is also required. The incumbent may be required to attend periodic evening meetings. Incumbents are required to travel within and out of the city to attend meetings.

City of Clovis
POLICE RECORDS SPECIALIST II
Monthly Salary \$5,292 to \$6,433

DEFINITION

Under direction, perform responsible work and provide technical data; may recommend policies, procedures, systems, and methods for the improvement of the operations, services, or programs of the department served; perform a wide variety of advanced technical and law enforcement office support services including but not limited to; typing, public service, record keeping, and information processing duties of moderate difficulty, which involve accessing and interacting responsibly with information generated from City and other law enforcement related computer files and databases; and to perform related work as required.

CLASS CHARACTERISTICS

Positions in this class are distinguished from the Police Records Specialist I by their specialization in digital evidence, including Body Worn Camera (BWC), Public Records Act requests, subpoenas, NIBRS statistical reporting, and record keeping. Incumbents access computer-generated information to write reports, maintain City records, and respond to requests for law enforcement-specific information from the public. Work requires thorough knowledge of the procedures of the office and the use of independent judgment within a set of established guidelines and parameters. Incumbents may be required to implement and coordinate specific procedures on a department level or to assist in such implementation at an agency level. Positions in this class have considerable independence in selecting work methods from a variety of standard methods or procedures. Instructions given by supervisors generally do not provide all the information needed to complete assignments. Incumbents are expected to resolve most problems confronted through the application of judgment and precedent, referring to the supervisor only those that involve the establishment of new procedures and policies. Positions in the Records Division may require that the employee work rotating shifts, weekends, and holidays. Incumbents are required to maintain **strict confidentiality** as it relates to all aspects of the Police Department.

EXAMPLES OF DUTIES

Review and redact videos and ensure the release is following federal, state, and local statutes, and established policies and procedures; oversee the external digital media processes including uploading, storing, archiving, and purging; research, develop, and maintain records, reports, data analysis, and other documentation related to assigned functions; provide comprehensive documentation regarding department-issued media systems; develop and conduct digital media training and other training for department personnel; conduct routine functionality audits and implement compliance measures to ensure video evidence is properly uploaded, maintained, and purged following policies and procedures; review and assist in the implementation and updating of policies and procedures; act as a liaison with vendors and advise department personnel on equipment upgrades and any concerns or issues related to their equipment; respond to inquiries from the public, public officials, City employees, or other individuals requesting assistance or public information and serve as a liaison with the District Attorney's office and other agencies; provide technical support to department staff and assist personnel in the use of digital media software; testify in court regarding department media systems security and protocols; maintain competency in best practices, standards, measures, and emerging trends related to video digital evidence; answer telephones; respond to questions from the

public regarding requests for confidential information; make referrals to other public agencies when appropriate; access and interact with all police databases, NCIC/CLETS and DMV computer terminals and work with other allied agencies' automated data systems; access and interact with City computer files of police reports; type reports from compiled data; certify and verify citation violations; process, distribute, and file police reports; process complaints for referral to animal control; release reports and information within guidelines of state laws; store and release evidence in compliance with all laws; maintain the confidentiality of all information processed during the course of work; index, select, cross reference and arrange records, documents and correspondence in files and storage areas; verify documents are recorded in accordance with regulation; act as a receptionist at departmental reception areas and furnish routine information regarding specific departmental procedures and practices; photocopy as required; prepare cases for filing with the court and the District Attorney's office, coordinate service of subpoenas, maintain departmental forms, supplies and equipment as necessary; operate City vehicles to perform court runs to various courthouses, City Attorney's office, other law enforcement agencies and training facilities, to attend local and out of area training, and to complete department errands needed for the operation of the facility; and perform related work as required.

TYPICAL QUALIFICATIONS

LICENSE and CERTIFICATIONS REQUIRED

- Possession of a valid Class C California Driver's License and a good driving record.
- Must complete the D.O.J. training for full access operator and obtain the Records Clerk Certification from California POST within six months of appointment.

EDUCATION AND EXPERIENCE

- Associate degree or completion of 60 semester units or 90 quarter units from an accredited college or university with major coursework in Business Administration, Public Administration, Criminal Justice or a closely related field.

AND

- Two (2) years of progressively responsible experience working in a Police or Sheriff's Department Records Division or a closely related field performing administrative or clerical duties including at least one (1) year involving responsibility for the performance of highly specialized and technical duties.

QUALIFICATIONS

Knowledge of:

- Operate digital media systems including BWC and equipment;
- Troubleshoot and instruct users in technical areas;
- Policies and procedures used in complex record keeping including filing, indexing, and cross-referencing;
- Automated law enforcement information systems and procedures;
- Applicable federal, state, and local laws, codes, and regulations including the Public Records Act, NIBRS statistical reporting;
- Computer terminal operating methods and office software;

- Modern office methods and procedures, including the preparation of business correspondence and reports, filing, and standard office equipment operation;
- Correct English usage, spelling, grammar, and punctuation;
- Basic mathematics;
- Advanced record-keeping methods;
- Equipment procurement methods.

Ability to:

- Receive and give information over the telephone or in public professionally and courteously;
- Communicate clearly and concisely, both orally and in writing;
- Understand and follow oral and written directions;
- Read, interpret, and apply rules, policies, laws and terminology;
- Utilize considerable discretion in handling confidential data;
- Prepare and maintain accurate records and reports with speed and accuracy;
- Operate standard office equipment, including a computer terminal and a CLETS terminal;
- Establish and maintain effective working relationships with coworkers, other agencies, and the public;
- Operate a computer keyboard skillfully;
- Remain calm in emergencies;
- Organize and prioritize work assignments;
- Train less experienced staff in assigned areas of activity;
- Operate a vehicle observing legal and defensive driving practices;
- Learn and apply the standards and methods of law enforcement records distribution;
- Perform clerical work involving independent judgment and requiring accuracy and speed.

SUPPLEMENTAL INFORMATION

PHYSICAL DEMANDS AND WORKING CONDITIONS

Work is primarily sedentary. Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. This position also requires grasping, repetitive hand movement, and fine coordination in preparing reports and retrieving and entering data using a computer keyboard. Additionally, the position requires near and far vision in reading work-related documents and using a computer, and acute hearing is required when providing telephone and face-to-face service. The need to lift, drag, and push files, paper, and documents weighing up to 25 pounds is also required. The incumbent may be required to attend periodic evening meetings. Incumbents are required to travel within and out of the city to attend meetings.

City of Clovis
SENIOR POLICE RECORDS SPECIALIST
Monthly Salary \$5,878 to \$7,145

DEFINITION

Under direction, oversee and perform a wide variety of administrative, technical, and clerical records support duties in the Records Division of the Police Department, including maintenance of records and files, critical time-sensitive data entry, processing of data and reports, providing support to sworn personnel, and providing information to the public, outside agencies, and departmental staff; provide lead supervision to division staff including planning, prioritizing and assigning work; and perform related work as required.

CLASS CHARACTERISTICS

The Senior Police Records Specialist is the first-line supervisory and advanced journey level classification in the Records Specialist series. This classification is distinguished from the Records Specialist I/II classifications in that the latter are the entry and journey levels in the series, while the former acts in a lead capacity over a given shift or function within a specialized assignment while participating fully in the assigned work. Incumbents plan, organize, and direct office support staff. Incumbents perform a wide variety of staff support functions for a department head and division managers, including creating, reviewing, and revising operating policies, procedures, regulations, assisting with digital evidence, including Body Worn Camera (BWC), Public Records Act requests, subpoenas, and record keeping. Incumbents access computer-generated information to write reports, maintain City records, and respond to requests for law enforcement-specific information from the public. Incumbents interact with Council and Commission members and with officials of other agencies to receive and transmit information and coordinate schedules. Work is generally reviewed upon completion for results and incumbents are responsible for office support goals, priorities, schedules, and procedures are expected to refer to the supervisor for instruction matters which do not fit a clear pattern or require policy direction. Positions in the Records Division may require that the employee work rotating shifts, weekends, and holidays. Incumbents are required to maintain **strict confidentiality** as it relates to all aspects of the Police Department.

EXAMPLES OF DUTIES

Perform difficult work requiring an understanding of departmental and specialized functions; input a variety of critical and public law enforcement-related materials through law enforcement computer systems and check output for accuracy; conduct required California Law Enforcement Telecommunications System (CLETS) entries, checks, and audits following applicable laws, statutes, and Department of Justice requirements, and prepare related paperwork for authorized release transactions; carefully review computer data for accuracy and correct errors within required timeframes to ensure compliance with state and local computer systems mandates; establish and maintain systems to ensure accountability and control; coordinate incoming correspondence and visitors; disseminate information and make referrals to the appropriate authorities; research and compile confidential and other data for staff and officials; assemble data into proposed budget; assemble and organize agendas; compose and prepare correspondence, complex reports, resolutions, contracts and other documents; verify and enter departmental payroll information; establish record keeping systems; provide information to the public and staff regarding City operations and established administrative policies and procedures; assist in the oversight of departmental

and division programs; provide for the training of assigned staff in proper and safe operating procedures and methods; assist in developing written manuals and instructions; instruct assigned staff in new operating procedures and methods; research inquiries from staff and the public, compile information and provide response; conduct surveys and studies by gathering, compiling, tabulating and reporting data for inclusion in various reports or surveys; schedule meetings, appointments and travel arrangements; make arrangements for official City functions; take and transcribe minutes of meetings as required; ensure that office support details such as supply inventory, office equipment maintenance and relief coverage are properly addressed; operate City vehicles to perform court runs to various courthouses, City Attorney's office, other law enforcement agencies and training facilities, to attend local and out of area training, and to complete department errands needed for the operation of the facility; and perform related work as required.

TYPICAL QUALIFICATIONS

LICENSE REQUIRED

- Possession of a valid Class C California Driver's License and a good driving record.

EDUCATION AND EXPERIENCE

- Graduation from an accredited college or university with a Bachelor's Degree in Public Administration, Business Administration, Criminal Justice, Finance, or a closely related field.

AND

- Three (3) years of administrative, clerical, or related experience working in a Police or Sheriff's Department Records Division or a closely related field.

QUALIFICATIONS

Knowledge of:

- Principles and practices of supervision, organization, and management;
- Principles and practices of budgeting;
- Research and statistical methods;
- Organization and operation of the city and outside agencies as necessary to assume assigned responsibilities;
- Applicable federal, state, and local laws, codes, and regulations including Public Records Act;
- Computer terminal operating methods and office software;
- Operate digital media systems including BWC and equipment;
- Troubleshoot and instruct users in technical areas;
- Policies and procedures used in complex record keeping including filing, indexing, and cross-referencing;
- Automated law enforcement information systems and procedures;
- Modern office methods and procedures, including the preparation of business correspondence and reports, filing, and standard office equipment operation;
- Correct English usage, spelling, grammar, and punctuation;
- Basic mathematics;
- Advanced record-keeping methods;

- Equipment procurement methods.

Ability to:

- Supervise staff in the performance of daily work duties;
- Collect, compile, analyze, and interpret statistical data;
- Prepare clear and concise reports;
- Work cooperatively with others to interpret, and apply policies, rules, and regulations;
- Apply municipal finance, budgeting, and accounting methods, practices, and principles;
- Use initiative and sound independent judgment within established guidelines;
- Analyze and resolve varied office administrative issues;
- Receive and give information over the telephone or in public professionally and courteously;
- Communicate clearly and concisely, both orally and in writing;
- Understand and follow oral and written directions;
- Read, interpret, and apply and apply rules, policies, laws, rules, and terminology;
- Utilize considerable discretion in handling confidential data;
- Prepare and maintain accurate records and reports with speed and accuracy;
- Operate standard office equipment, including a computer terminal, a CLETS terminal, and specialized software packages;
- Establish and maintain effective working relationships with coworkers, city staff other agencies, and the public;
- Operate a computer keyboard skillfully;
- Remain calm in emergencies;
- Organize and prioritize work assignments;
- Train less experienced staff in assigned areas of activity;
- Operate a vehicle observing legal and defensive driving practices;
- Learn and apply the standards and methods of law enforcement records distribution;
- Perform clerical work involving independent judgment and requiring accuracy and speed.

SUPPLEMENTAL INFORMATION

PHYSICAL DEMANDS AND WORKING CONDITIONS

Work is primarily sedentary. Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. This position also requires grasping, repetitive hand movement, and fine coordination in preparing reports and retrieving and entering data using a computer keyboard. Additionally, the position requires near and far vision in reading work-related documents and using a computer, and acute hearing is required when providing telephone and face-to-face service. The need to lift, drag, and push files, paper, and documents weighing up to 25 pounds is also required. The incumbent may be required to attend periodic evening meetings. Incumbents are required to travel within and out of the city to attend meetings.

RESOLUTION 25-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING
AMENDMENTS TO THE CITY'S FY 24-25 POSITION ALLOCATION PLAN**

WHEREAS, the FY 24-25 Position Allocation Plan in the Police Department was approved as part of the FY 24-25 City Budget adoption process; and

WHEREAS, a review of the staffing needs for the Records Division within the Police Department indicates that the addition of seven (7) Police Records Specialist 1 positions and two (2) Senior Police Records Specialist positions and the deletion of seven (7) Principal Office Assistant positions and two (2) Administrative Assistant positions is necessary in order to provide the support needed for the Police Department; and

WHEREAS, amending the City's adopted FY 24-25 Position Allocation Plan requires City Council authorization.

NOW, THEREFORE, BE IT RESOLVED, by the City of Clovis that the City's FY 24-25 Position Allocation Plan shall be amended as noted in **Attachment A**.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 21, 2025, by the following vote, to wit.

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED:

Mayor

City Clerk

POSITION ALLOCATION ADJUSTMENT BY DEPARTMENT FY 24-25

DEPARTMENT	NUMBER OF POSITIONS
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Police Department-Records Division

Add:	Police Records Specialist 1	7.0
Add:	Senior Police Records Specialist	2.0
Delete:	Principal Office Assistant	7.0
Delete:	Administrative Assistant	2.0



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: January 21, 2025

SUBJECT: Consider various items associated with approximately 201 acres on the east side of North Minnewawa Avenue, between East Behymer and Shepherd Avenues. Multiple, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.

a. Consider Approval - Res. 25-___, TM6375, A resolution of the City Council approving a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land.

b. Consider Approval - Res. 25-___, PDP2024-001, A resolution of the City Council approving a planned development permit for a 385-lot single-family residential development.

c. Consider Approval - Res. 25-___, RO310, A resolution of the City Council approving an application for the annexation of the territory known as the Shepherd-Minnewawa Northeast Reorganization area (approximately 201 acres).

Staff: Liz Salazar, Associate Planner

Recommendation: Approve

ATTACHMENTS:

1. Draft Resolution TM6375
2. Draft Resolution PDP2024-001
3. Draft Resolution RO310
4. December 16, 2024, City Council Staff Report
5. Proposed Development Standards for PDP2024-001
6. Landscape Plan with PDP2024-001 Park Amenity
7. Elevations and Floor Plans
8. Adopted MMRP
9. Correspondence from Commenting Agencies
10. Site Specific Service Plan

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council take action to approve each component of the proposed Project as outlined in the subject title of this item.

EXECUTIVE SUMMARY

Lennar Homes (“Applicant”) is requesting approval for a series of entitlement applications, including a vesting tentative tract map (“TM6375”), planned development permit (“PDP2024-001”) and an annexation (“RO310”), hereinafter collectively referred to as the “Project.” This Project, the associated environmental finding, and rezoning were considered by the Council at its December 16, 2024, meeting. The environmental finding of the mitigated negative declaration that was prepared for the Project was adopted by the Council and the rezoning (Rezone 2024-005) was approved by the Council with a 5-0 vote at the December 16, 2024, meeting. Subsequently, following discussion of concerns related to the remaining entitlement applications (TM6375, PDP2024-001 and RO310), the Council unanimously agreed to continue the remaining applications to a date uncertain. The concerns leading to the continuance of the Project are discussed in the body of this report.

BACKGROUND

Following Council's direction from the December 16, 2024, meeting, staff worked with the developer to address solid waste collection concerns discussed further below in this report.

PROPOSAL AND ANALYSIS

Below, please find a brief summary of each component of the proposed Project that were continued. The intent of this report is to provide Council with additional information and clarification on discussion topics that occurred at the December 16, 2024, Council meeting. The complete analysis of the proposed Project can be found in the initial staff report to the City Council dated December 16, 2024, and provided as **Attachment 4** to this report.

Vesting Tentative Tract Map 6375

The Project proposes a 385-lot, non-gated planned single-family development on a ±54.60-acre portion of the total ±58.9-acre site. The remainder of the site is planned for a future park and is not included as part of the development. The Project site is designated for Medium Density (4.1 – 7.0 DU/Ac) in the Clovis General Plan and the Project conforms with the existing designation by proposing the maximum density of 7 dwelling units per acre.

Planned Development Permit 2024-001

The applicant has provided a list of development standards as outlined in **Attachment 5**. These standards are incorporated into the Project's planned development permit (PDP). Internal amenities within the Project and public/community amenities have been identified in conjunction with the PDP.

Annexation RO310

The proposed annexation boundary is approximately 201 acres and details outlining the City's capacity to effectively serve the proposed annexation territory are provided in **Attachment 10**.

Solid Waste Collection Concerns

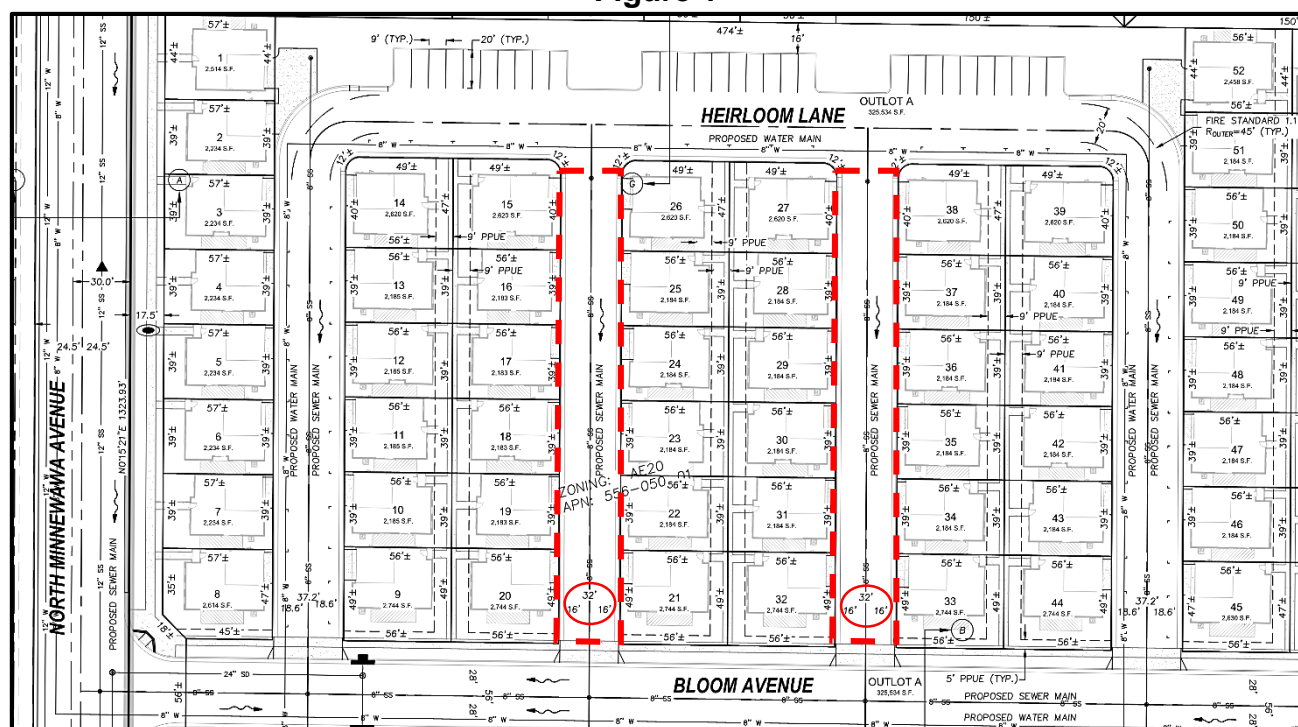
The Project is organized into three (3) non-gated communities, which include the Core, Treasures and Wilde product types. The southern neighborhood offers the Wilde product line (varying from 2,112 to 2,778 square feet), which features smaller more compact housing options that include several narrow private streets that lead to garages of the single-family homes. Several of these narrow streets were proposed as 24' wide, which as determined by Public Utilities, are too narrow for trash trucks to safely conduct trash collection. Therefore, the majority of the residents would be required to haul their toters to adjacent wider streets to be collected. As a result, the proposed "Bloom Avenue" was designated as a private street with no parking on trash collection days in which parking would be enforced by the Homeowner's Association (HOA).

The Council voiced concerns regarding the proposed trash totter placement and servicing, expressing the following key concerns:

- Opposition to residents hauling three toters up to three homes away;
- Apprehension of the HOA enforcing no parking on trash service days, thus leading to frustration from residents and increased work for Public Utilities; and
- Objection to the overall compact lot design and narrow streets.

Ultimately, Councilmembers felt that the concerns warranted redesign of the Project that would allow trash toters to be collected in front of each lot. The applicant has revised the previously proposed narrower 24' wide streets to a minimum of 32' wide (see **Figure 1** below). The Public Utilities Department has confirmed that 32' wide streets are sufficient for the safe collection of toters in front of each lot.

Figure 1



As a result of the street widening, minor modifications to the Project have occurred, including reconfiguration and reduction of the onsite park space amenity (see **Attachment 1A**). Although the Applicant proposes to reduce the onsite park space, additional active amenities have been added, including a children's play area with a shade sail, a serpentine walking path and two gathering spaces with seating (**Attachment 6**). These amenities are in addition to the original amenities which will remain, including a shade structure, picnic tables, BBQ stations, and open grass area.

California Environmental Quality Act (CEQA)

In compliance with the California Environmental Quality Act ("CEQA"), staff completed an Initial Study for the Project. A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (**Attachment 8**) was adopted for the Project by City Council on December 16, 2024. A Notice of Determination was completed for the Project and filed with the County Clerk on December 18, 2024. The NOD can be found on the City's website at: <https://cityofclovis.com/planning-and-development/planning/ceqa/>

No substantial changes, major revisions, or new information of substantial importance have been made to the Project; therefore, no subsequent CEQA review is required.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

As stated in the December 16, 2024, City Council staff report, the Project will provide a diversity in housing types, contribute a quality residential product and further advance growth within the Heritage Grove growth area as envisioned by the General Plan. The Project does not substantially impact sewer, water and other public services and will contribute to their proportionate share of infrastructure and open space. The Project is consistent with the goals and policies of the General Plan and Development Code and 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**. Staff therefore recommend that the City Council approve resolutions to approve RO310, TM6375 and PDP2024-001, subject to the conditions of approval provided in Attachments **1B** and **2A**.

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.

CONFLICT OF INTEREST

None.

Prepared by: Liz Salazar, Associate Planner

Reviewed by: City Manager *AS*

RESOLUTION 25-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A
VESTING TENTATIVE TRACT MAP FOR A 385-LOT SINGLE-FAMILY SUBDIVISION ON
APPROXIMATELY 58.9 ACRES OF PROPERTY LOCATED EAST OF NORTH
MINNEWAWA AVENUE BETWEEN EAST PERRIN AND EAST SHEPHERD AVENUES**

WHEREAS, Lennar Homes of California, LLC (“Applicant”), 8080 N. Palm Avenue Suite 110, Fresno, CA 93711, submitted an application for Vesting Tentative Tract Map 6375 (“TM6375”) for a 385-lot single-family subdivision on approximately 58.9 acres of property (“Project”) located east of North Minnewawa Avenue between East Perrin and East Shepherd Avenues (“Property”); and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on January 10, 2025, 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, the Planning Commission considered TM6375 on November 21, 2024, at which time the Commission voted and adopted a resolution recommending that the City Council approve said map; and

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

WHEREAS, a duly noticed hearing was held on December 16, 2024, at which time the City Council considered TM6375; and

WHEREAS, on December 16, 2024, the City Council continued TM6375 to a date uncertain; and

WHEREAS, a duly noticed hearing was held on January 21, 2025, at which time the City Council considered TM6375; and

WHEREAS, based on the California Environmental Quality Act (“CEQA”) analysis, a mitigated negative declaration and a mitigation monitoring and reporting program was adopted for the Project by City Council on December 16, 2024; and

WHEREAS, the City Council has reviewed and considered the entire Administrative Record relating to this map, which is on file with the City of Clovis Department of Planning and Development Services, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not 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 TM6375 as shown in **Attachment A**, subject to the City's Council's approval of as annexation, and 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. 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.
 - 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.
 - h. 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.
3. The City Council adopted the mitigated negative declaration mitigation and monitoring and reporting program for the Project on December 16, 2024.

4. Without the conditions of approval (**Attachment B** of this resolution), the City Council could not make the findings necessary for approval of TM6375 (attached and labeled **Attachment A**).
5. The basis for the findings is detailed in the January 21, 2025, 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 January 21, 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 20, T.12 S., R.21 E., M.D.B.&M.
IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
FOR LENNAR HOMES OF CALIFORNIA, LLC
CONSISTING OF FIVE SHEETS, SHEET 1 OF 6

BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 20, T.12 S., R.21 E., M.D.B.&M.
IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
FOR LENNAR HOMES OF CALIFORNIA, LLC
CONSISTING OF FIVE SHEETS, SHEET 1 OF 6

LOTS	MIN. WIDTH	MIN. DEPTH	AVG. LOT	RANGE
1 - 190	39 FT.	56 FT.	2,341 SF	2,112-2,778 SF
191 - 385	45 FT.	94 FT.	5,231 SF	4,230-17,353 SF
TOTAL = 385			3,698 SF	2,112-17,353 SF

FUTURE LOTS:
LOT 386 - FOR BUILD-OUT OF CLOVIS AVENUE
LOT 387 - FOR FUTURE GENERAL PLAN LAND USE AREA

LOTS = 190
STANDARD PARKING STALLS: 115
SIDE STREET PARKING: 135
TOTAL PRIVATE STREET PARKING: 250
PROVIDED GARAGE PARKING (2 CARS PER GARAGE): 380

APN(S): 556-050-01, 556-050-35
RICCHIUTI PATRICK V TRUSTEE
2917 EAST SHEPHERD AVENUE
CLOVIS, CA 93619

LENNAR HOMES OF CALIFORNIA
8080 N. PALM AVE, SUITE 101
FRESNO, CA 93711
PH. (559)437-4800

YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE, SUITE 101
FRESNO, CALIFORNIA 93727
PH. (559) 244-3123

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA,
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 2
PLAT THEREOF.

PLAT THEREOF. THE FOREMAN AN INDIVIDUAL ONE-HALF INTEREST IN, AND ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY, AS RESERVED IN THE DEED FROM THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION, TO FOREST W. FARRAR AND L. N. FARRAR, HIS AND HER JOINT TENANTS, DATED FEBRUARY 11, 1942, RECORDED BOOK 20, 1942, IN BOOK 2029, PAGE 85 OF OFFICIAL RECORDS, COUNTY OF ALAMEDA, CALIFORNIA, BEING A CORNER OF THE SOUTHWEST CORNER OF THE SOUTHWEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°16'35" EAST, 180.85 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 12.02 FEET AND A BEG. BEG. OF SAID CURVE A RADIAL LINE BEING NORTH 07°32'38" EAST, 7.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'22"; THENCE NORTH 50°19'28" EAST, 233.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE S24°44'30" EAST, 53.51 FEET TO A POINT OF TANGENCY; THENCE S89°16'35" EAST, 180.85 FEET TO THE POINT OF BEGINNING OF SAID CURVE.

APN: 556-050-35-S
THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE NORTH HALF OF THE SOUTHWESTERLY QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT;
EXCEPTING THEREFROM THE WESTERLY 30 FEET, AS GRANTED TO THE COUNTY OF FRESNO BY DEED DATED OCTOBER 5, 1976, RECORDED DECEMBER 14, 1976, IN BOOK 6706 PAGE 288, OFFICIAL RECORDS, AS DOCUMENT NO. 111542.
APN: 556-050-01
THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MONTE Diablo BASIN AND MENDOCINO, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT

NO. 10, 1890, AS THE SAME APPEARS ON THE SAID TOWNSHIP PLAT DATED OCTOBER 1890, AND RECORDED IN BOOK 67 OF PAGE 398, OFFICIAL RECORDS, DOCUMENT NO. 10,000, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY OF FRESNO, STATE OF CALIFORNIA, AND

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE, IN OR UPON OR BENEATH SAID PROPERTY, AS RESERVED IN THE DEED RECORDED

IN BOOK 10 OF PAGE 10, OFFICIAL RECORDS, DOCUMENT NO. 10,000, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY OF FRESNO, STATE OF CALIFORNIA, AND

ALSO EXCEPTING AN UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE, IN OR UPON OR BENEATH SAID PROPERTY, AS RESERVED IN THE DEED FROM J.R. WOODBURY

AND WIFE, TO JACK DOWE AND WIFE, DATED JANUARY 20, 1958 AND RECORDED OCTOBER 23, 1958 IN BOOK 4127 PAGE 647 OF OFFICIAL RECORDS.

PARCELS 2:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASIN AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT; EXCEPTING THEREFROM THE WESTERLY 30 FEET, AS GRANTED TO THE COUNTY OF PRESBY DATED OCTOBER 5, 1976 AND RECORDED DECEMBER 14, 1976, IN BOOK 6708 PAGE 288, OFFICIAL RECORDS, DOCUMENT NO. 111542; ALSO EXCEPTING AN UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATEVER KIND AND NATURE IN, UPON AND BENEATH SAID PROPERTY, AS RESERVED IN THE DEED FROM J.R. WOOLBURY

AND WIFE, TO JACK DOWE AND WIFE, DATED JANUARY 20, 1958 AND RECORDED OCTOBER 23, 1958 IN BOOK 4127 PAGE 647 OF OFFICIAL RECORDS OF FRESNO COUNTY.

PARCEL 3:

THE EAST 63.90 FEE OF LOTS 13 AND 14 OF GARFIELD COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 48 OF RECORD OF SURVEYS, BEING A PORTION OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE, AND MERICAN, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF FRESNO BY GRANT DEED RECORDED IN BOOK 6694, AT PAGE 428 OF OFFICIAL RECORDS OF FRESNO COUNTY.

REAL 656-137-131 656-137-132 AND 656-137-133

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, STRUCTURES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION ARE TO BE REMOVED.	5. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION SHALL BE PAVED, AND ARE TO BE MAINTAINED FOR PUBLIC STREET PURPOSES AND ALL ARE TO BE ADJACENT.	9. TO BE DEDICATED FOR PRIVATE ROAD AND PUBLIC & PRIVATE UTILITY PURPOSES. SEE PLANS FOR DEDICATION. SEE PLANS FOR "OUTLET X" = 325,534 SQ.FT.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.	6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.	10. TO BE DEDICATED FOR PARK AND LANDSCAPE PURPOSES: SEE PLANS FOR DEDICATION. SEE PLANS FOR "OUTLET Y" = 104,474 SQ.FT. "OUTLET Z" = 33,773 SQ.FT. "OUTLET W" = 104,474 SQ.FT. "OUTLET V" = 964 SQ.FT.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWER LINES, TOWERS, STRUCTURES, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.	7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAP.	11. TO BE DEDICATED TO CITY OF CLOVIS FOR OPEN SPACE PURPOSES. SEE PLANS FOR DEDICATION. SEE PLANS FOR "OUTLET Y" = 33,450 SQ.FT.
4. DESIGN OF THE PROPOSED SUBDIVISION SHALL BE CONSIDERED THE ENTIRE FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES. THE PROPOSED SUBDIVISION SHALL BE NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN ORIGINATED WITH 66 OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.	8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, AND SIDEWALKS SHALL BE CONSTRUCTED AND STREET LIGHT INSTALLATIONS ARE TO BE CONSTRUCTED TO MEET THE CITY OF FRESNO STANDARD SPECIFICATIONS.	MIN. REQUIRED = 1.04 ACRES PROPOSED = 1.01 ACRES

YANCHENG & HORN Engineering, Inc. CONSULTING ENGINEERS P.E. & S.E. REGISTERED STATE OF TEXAS TEL. (352) 444-0121 KEEBEE@YANCHENGOR.COM	APPROVALS		REVISIONS	
	APPROVED (INITIALS)	DATE	DATE	APPROVED
CONSTRUCTION MANAGEMENT				
FEE ADMINISTRATION				
DEVELOPMENT REVIEW				
STREETS				
PARKS				
SOLID WASTE				
WATER				

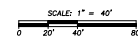
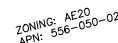
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			DATE	APPROVED
CONSTRUCTION MANAGEMENT	_____	_____	Δ _____	_____
ADMINISTRATION	_____	_____	Δ _____	_____
DEVELOPMENT REVIEW	_____	_____	Δ _____	_____
TESTS	_____	_____	Δ _____	_____
WASTE	_____	_____	Δ _____	_____
RES.	_____	_____	Δ _____	_____

CITY OF CLOVIS		PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
LOT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD	Y&H NO. <u>21-156</u> Dr. By: <u>CR</u> Ch. By: <u>BB</u> Date: <u>8/8/2023</u>	69
DESCRIPTION	COVER SHEET		

MIN. REQUIRED = 1.04 ACRES
*PROVIDED = 1.01 ACRES

Plot By: Adam Lee Plot Date: 1/8/2005 File Location: F:\20021021-150\redMead\Tentative\Map21-156 TTH\ShT 1.dwg

PUBLIC STREET TO BE OFFERED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC USE.
CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED DEC. 14, 1976, IN BOOK 6706, PAGE 288 O.R.F.C., AS DOCUMENT NO. 111542.



**Yamabe & Horn
Engineering, Inc.**
— 408.222.2222 • www.yeh.com —

2005 N. SHAW AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-0123 WEB/FTP: YAMABEENG.COM

APPROVALS		APPROVED (INITIALS)
CONSTRUCTION MANAGEMENT		
FEE ADMINISTRATION		
DEVELOPMENT REVIEW		
STREETS		
PARKS		
SOLID WASTE		
UTILITIES		

REVISIONS	
DATE	APPROVE
Δ _____	_____
Δ _____	_____
Δ _____	_____
Δ _____	_____
Δ _____	_____

CITY OF CLOVIS	
PROJECT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD
SHEET DESCRIPTION	MULTI-FAMILY

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT		
Y&H No. <u>21-156</u>		70
Dr. By: <u>CR</u>		
Ch. By: <u>BB</u>		
Date: <u>8/8/2023</u>		

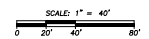
SEE SHEET 4

SEE SHEETS



PROPOSED 10' PRIVATE
IRRIGATION EASEMENT
(BEHYMER NO. 247)

ZONING: AE20
APN: 556-050-02



**Yamabe & Hort
Engineering, Inc.**
2005 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YAMABEENG.COM

APPROVALS		APPROVAL (INITIALS)
CONSTRUCTION MANAGEMENT		_____
ADMINISTRATION		_____
DEVELOPMENT REVIEW		_____
ITS		_____
WASTE		_____
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REVISIONS	
DATE	APPROVED
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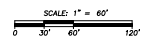
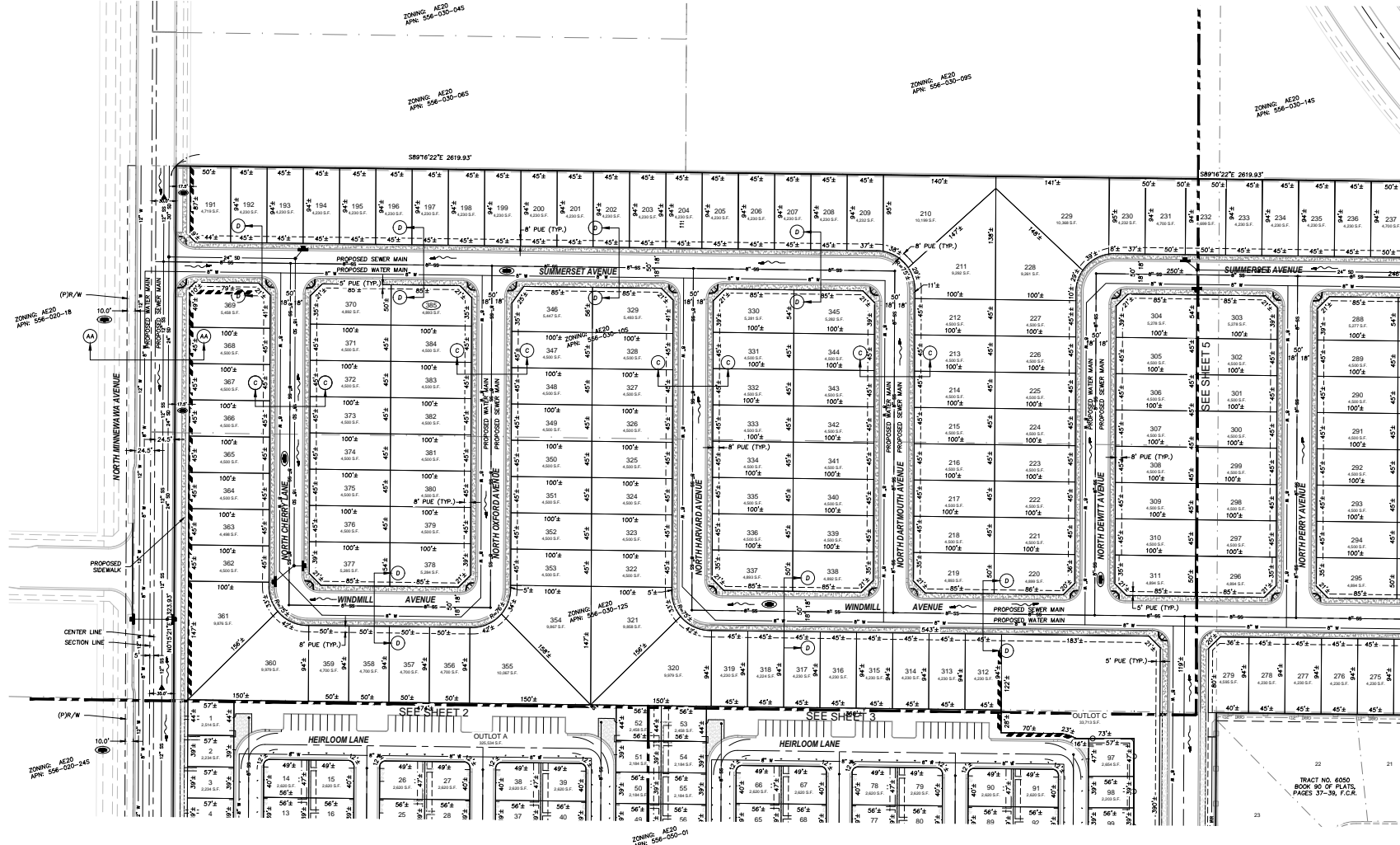
CITY OF CLOVIS	
TITLE	TRACT NO. 6375
	MINNEWAWA & SHEPHERD
DESCRIPTION	MULTI-FAMILY

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
Y&H No. <u>21-156</u>	71
Dr. By: <u>CR</u>	
Ch. By: <u>BB</u>	
Date: <u>8/8/2023</u>	

LEGEND



PUBLIC STREET TO BE OFFERED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC USE.
CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED DEC. 14, 1976, IN BOOK 6706, PAGE 288 G.R.F.C., AS DOCUMENT NO. 111542.

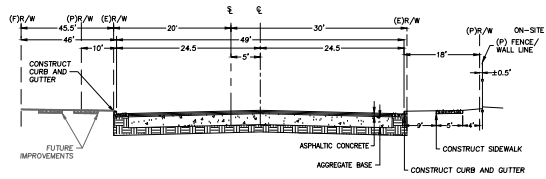


APPROVALS	APPROVED DATE
CONSTRUCTION MANAGEMENT	_____
FEE ADMINISTRATION	_____
DEVELOPMENT REVIEW	_____
STREETS	_____
PAVING	_____
SOLID WASTE	_____
UTILITIES	_____

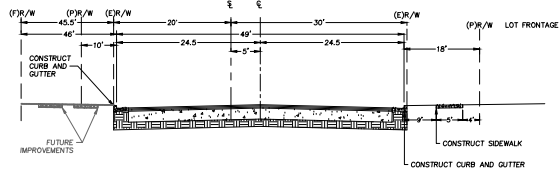
REVISIONS	DATE	APPROVED
1	8/8/2023	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____

CITY OF CLOVIS	
PROJECT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD
PROJECT DESCRIPTION	RESIDENTIAL

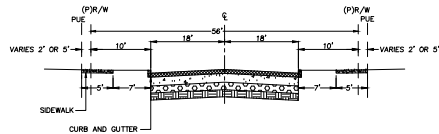
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
Y&H No.	21-156
Dr. By:	CR
Ch. By:	BB
Date:	8/8/2023
72	



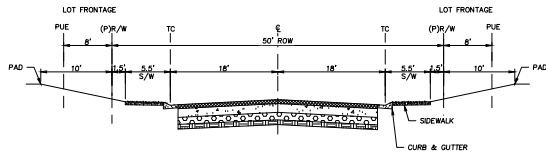
A NORTH MINNEWAWA AVENUE DETAIL



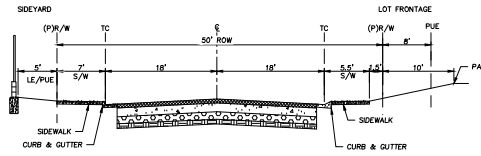
AA NORTH MINNEWAWA AVENUE DETAIL



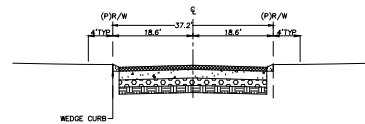
B 56' LOCAL STREET DETAIL



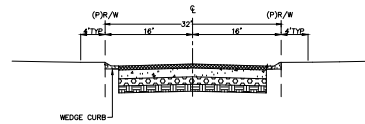
C 50' LOCAL RESIDENTIAL STREET



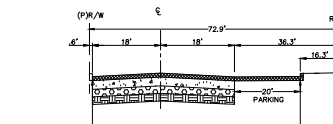
D 50' LOCAL RESIDENTIAL STREET



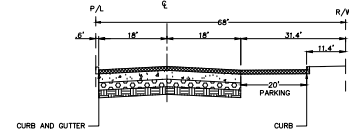
E 37.2' ALLEY DETAIL



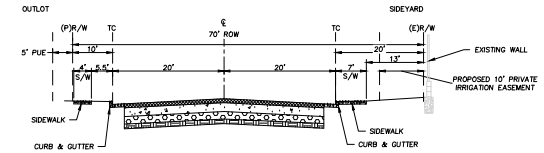
F 32' ALLEY DETAIL



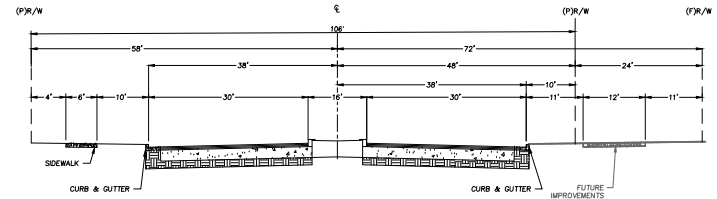
G 73' LOCAL STREET DETAIL



GG 68' LOCAL STREET DETAIL



H NORTH DEWITT AVENUE



I NORTH CLOVIS AVENUE



APPROVALS	APPROVED (INITIALS)	DATE	APPROVED
CONSTRUCTION MANAGEMENT	_____	_____	_____
PERMITS ADMINISTRATION	_____	_____	_____
DEVELOPMENT REVIEW	_____	_____	_____
STREETS	_____	_____	_____
PAVING	_____	_____	_____
SOLID WASTE	_____	_____	_____
UTILITIES	_____	_____	_____

REVISIONS	DATE	APPROVED
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____

CITY OF CLOVIS		PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PROJECT TITLE TRACT NO. 6375 MINNEWAWA & SHEPHERD		Y&H No. 21-156 Dr. By: CR Ch. By: BB Date: 8/8/2023
PROJECT DESCRIPTION CROSS SECTIONS		74

Attachment B
Conditions of Approval – TM6375
 (Text modifications are in **Bold & Underline**)
 (Text deletions are in ~~Strikethrough~~)

Planning Division Comments
 (Liz Salazar, Assistant Planner – 559-324-2305)

1. The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program prepared for the Project, included as **Attachment 8** to the staff report.
2. TM6375 is approved per **Attachment A**.
3. This Project is subject to the development standards of the Heritage Grove Master Plan.
4. Prezone 2024-005 approves an R-1-PRD (Planned Residential Development) Zone District for the Project site. Density shall be consistent with the Medium Density Land Use Designation of the Clovis General Plan.
5. The proposed project shall produce a comprehensive development of superior quality than which might otherwise occur from more traditional development on the site which will be reviewed and approved through the civil plan review process and residential site plan review (RSPR).
6. The developer shall enter into a Homeowner's Association (HOA) covenant regarding the maintenance of open space, common areas, and private drive aisles. Such agreements shall be disclosed to all future home buyers. The HOA shall be formed and functioning prior to tract acceptance.
7. The developer shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Development Code Sign Ordinance.
8. 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.

9. TM6375 is subject to the development standards of Planned Development Permit (PDP) 2024-001 and any amendments thereafter. Any development standards not expressed within PDP2024-001 and TM6375 shall be subject to the underlying Zone District R-1-PRD Standards and Guidelines, and the Development Code.
10. A RSPR is required to memorialize building plans and elevations for the different product types of TM6375. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated through the civil plans.
11. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in section 9.24.100, of the Development Code.
12. Development standards for the lots of TM6375 shall be as follows:

Standard	Housing Products		
	Wilde (188 <u>190</u> units)	Treasures (90 <u>92</u> units)	Core (107 <u>103</u> units)
Minimum Lot Size (Square Feet)	2,112	4,230	4,230
Minimum Parcel Width	39'	45'	45'
Minimum Corner Parcel Width	N/A	50'	50'
Minimum Reverse Parcel Width	N/A	55'	55'
Minimum Parcel Depth	53'	94'	94'
Maximum Lot Coverage	62%	52%	45%
Maximum Height	26' 7"	18' 11"	25' 3"
Front (Garage side) Setback	4'	20'	20'
Front (Living side) Setback	10'	12'	12'
Interior Side Setback	0' non-patio side 7' patio side	5'	5'
Street Side Setbacks	3'	10'	10'
Rear Setback	10'	10'	20'
Garages	20'x20' interior dimension (2- car)	20'x20' interior dimension (2-car)	20'x20' interior dimension (2-car)

13. North Minnewawa Avenue is designated as a thematic street and shall have an 18-foot parkway, with a 9-foot landscape buffer adjacent to the right-of-way, 5-foot walk, and 4-foot landscape buffer setback.
14. Clovis Avenue is designated as a community boulevard and shall have an 20-foot parkway, with a 10-foot landscape buffer adjacent to the right-of-way, 6-foot walk, and 4-foot landscape buffer setback.

15. The developer shall construct a minimum six-foot high solid split face masonry wall along the limits of TM6375 adjacent to N. Minnewawa and Clovis Avenue.
16. Each lot with a zero (0) foot interior setback shall enter into a recordable covenant that provides access to each abutting property for repair and maintenance and other provisions as deemed necessary by the Planning and Development Services Director.
17. To ensure consistency with the conditions of approval for TM6375, the developer shall provide, for the Planning Department's review and approval, a copy of the Conditions, Covenants, and Restrictions prior to start of construction of homes on any lots.
18. The developer shall utilize street lights along local and private streets within the development area that are of the same design and luminosity as surrounding developments within Heritage Grove.
19. The developer shall contribute a proportionate share towards the acquisition and development of future parks in order for the City to maintain its adopted ratio of providing four (4) acres of parkland per 1,000 residents, as stated in Policy 1.1 in the Open Space and Conservation Element of the 2014 General Plan. The proportionate fair share will be accessed by the Engineering Division.
20. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
21. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
22. Landscape plans shall be reviewed and approved separately by the landscape review committee with the civil set for tree and landscape type and location.
23. Lots 1-488 **190** shall provide an all-weather surface and path for the placement and storage of trash totes. The paved path shall lead from the street to the fenced noncovered patio areas within the 7-foot side yard to the street. The fenced noncovered patio area shall provide gate access.
- ~~24. Placement of trash totes for service pick-up shall be approved by the Engineering Division. The developer shall restrict parking on trash service days along private streets as necessary in order to accommodate service for lots 1-188. If deemed necessary "Bloom Avenue" may be required as a private street to maintain "no parking" on trash service days. A minimum of 188 guest parking shall be maintained within the Wilde Series.~~
25. Landscape features and forms within amenity areas shall be consistent with Heritage Grove Design Guidelines. Details shall be provided in the construction plan.
26. ~~Three (3) pocket parks totaling approximately 56,400 square feet with associated amenities shall be constructed as the private amenity.~~ **Two (2) pocket parks totaling approximately**

43,850 square feet with the following amenities: shade structure, patio tables, BBQ stations, children's playground equipment with a shade sail, serpentine walking paths with two seating areas, and open grass space shall be constructed as the private amenity.

27. As a public amenity for the Project, the developer shall contribute the dollar amount totaling \$95,450 to the City for utilization in existing or future open space and/or park improvements.
28. 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.
29. 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.
30. 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.
31. The applicant shall relay all conditions of approval for TM6375 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
32. ~~Prior to the final map acceptance, the developer shall incorporate an 8-foot wide pedestrian easement along the eastern property line, adjacent to the future City water storage tank(s) site.~~

Fire Department Conditions

(Rick Fultz, Fire Department Representative – 559-324-2224)

Roads/ Access

33. ***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. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
34. ***Street Width for Single Family Residences:*** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
35. ***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.

36. **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).
37. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45’).
38. **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.
39. **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 or #1.3.
40. **Private Street Names:** Private street names shall be consistent with public street names to the north and south or to the east and west alignments as approved by the Fire Department.
41. **Fire Access – Landscape Obstruction:** Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.

Fire Hydrants

42. **Residential Fire Hydrant:** 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 shall be installed 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 hydrants 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.
43. **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 – 559-324-2363)
(Paul Armendariz, Department Representative – 559-324-2649)

Maps and Plans

44. 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.

45. 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. 23-34 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.
46. 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).
47. 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 to the City (1) digital copy in PDF format and two (2) bond copies.
48. The applicant shall comply with reporting requirements in accordance with Government Code 65940.1, which requires the City to, "request from a development proponent, upon issuance of a certificate of occupancy or the final inspection, whichever occurs last, the total amount of fees and exactions associated with the project for which the certificate was issued. The City shall post this information on its internet website, and update it at least twice per year."

General Provisions

49. 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.
50. 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.

51. 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.
52. 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.
53. 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.
54. 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.
55. The applicant shall provide and pay for all geotechnical services per City policy.
56. 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.
57. 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.
58. 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.
59. The applicant shall contact and address Caltrans requirements, and be responsible for obtaining encroachment permits from Caltrans for all work performed within the State right-of-way. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Dedications and Street Improvements

60. 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. North Minnewawa Avenue – dedicate to provide right-of-way acquisition for 42.5' (exist varies) east of centerline and 24.5' (existing 20') west of centerline, and improve with curb, gutter, sidewalk, curb return ramps, street lights, fiber optic conduit, landscape strip, 43' (20.5' west + 22.5' east) permanent paving, permanent paving and overlay as necessary to match the existing permanent pavement, 3' paved swale, and transitional paving as needed.
- b. North Clovis Avenue – dedicate to provide right-of-way acquisition for 106' (exist 0'), and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, fiber optic conduit, median island, median island landscaping and irrigation, landscape strip, 56' (28' west + 28 east') permanent paving, permanent paving and overlay as necessary to match the existing permanent pavement, 3' paved swale, and transitional paving as needed.
- c. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.
- d. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
- e. Install a traffic signal at North Baron and North Clovis Avenues and provide the necessary right-of-way for the signal in its ultimate location.
- f. The applicant shall relinquish all access to Clovis and Minnewawa Avenues.
- g. Median island turn pockets require the approval of the City Engineer.

61. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all public frontages. The applicant shall be responsible for obtaining approval by the utilities companies where alternate widths are provided. The applicant shall provide to the City copies of all final easements prior to final map acceptance.

62. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.

63. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
64. The applicant shall not install any fences, temporary or permanent in public right-of-way.
65. 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.
66. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
67. 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.
68. 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.
69. 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.

Sewer

70. The applicant shall identify and abandon all septic systems to City standards.
71. 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. The improvements indicated below will provide temporary service until the improvements are installed that provide permanent service.
 - a. North Minnewawa Avenue – install 12" main along frontage.
 - b. North Clovis Avenue – install 10" main along frontage.
 - c. Interior Streets – install 8" mains.
72. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

73. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.
74. 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.
75. The City cannot guarantee at this time that sewer capacity will be available for this development when site construction occurs. The applicant, therefore, waives any claim or demand against the City for any delay in availability of sewer capacity for this subdivision.
76. Applicant acknowledges that sewage collection and treatment capacity for the area within which the proposed subdivision is located is extremely limited, and that capacity may not be available to provide service for the proposed subdivision at such time as applicant is ready to seek approval of a final map. Applicant acknowledges, understands, and agrees that if such sewage collection and treatment capacity is not available to serve the proposed subdivision, as determined in the sole and absolute discretion of the City of Clovis, the final map may not be approved. Notwithstanding the foregoing, applicant has freely and voluntarily chosen to proceed with the submittal and processing of the tentative map, intends to expend money, time and effort in connection therewith, and accepts the risks that the final map approval may be delayed until sufficient capacity is available as determined in the sole and absolute discretion of the City of Clovis. Applicant agrees to hold harmless and indemnify the City of Clovis from any and all claims, costs, expenses, and damages incurred or suffered by applicant, its principals, officers, employees, agents, or contractors, caused by, in connection with, or arising out of the unavailability of sewage collection or treatment capacity to serve the proposed subdivision, or the City's refusal or failure to approve a final map for the proposed subdivision because of the unavailability of sewage collection or treatment.
 - a. Permanent service to the Project requires the improvements indicated below in accordance with the Sewer Master Plan. The City Engineer shall determine the timing of the improvements in the event they are installed by a City CIP project or development.
 - b. CIP Project 6-B (DeWolf Trunk Sewer System).
 - c. CIP Project 6-A (Shepherd / Willow Pump Station and Force Main System).
 - d. CIP Project AA (Phase 2 STWRF Expansion).

Water

77. The applicant shall identify and abandon all water wells to City standards.

78. 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. North Minnewawa Avenue – install 12" main along frontage.
 - b. North Clovis Avenue – install 12" main along frontage.
 - c. Interior Streets – install 8" mains.
 - d. Install facilities to provide separation between Pressure Zone 2 east of North Minnewawa Avenue and Pressure Zone 1 west of North Minnewawa Avenue.
79. 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.
80. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.
81. 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.
82. 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.
83. Applicant acknowledges that water distribution and treatment capacity for the area within which the proposed subdivision is located is extremely limited, and that distribution may not be available to provide service for the proposed subdivision at such time as applicant is ready to seek approval of a final map. Applicant acknowledges, understands, and agrees that if such water distribution and treatment capacity is not available to serve the proposed subdivision, as determined in the sole and absolute discretion of the City of Clovis, the final map may not be approved. Notwithstanding the foregoing, applicant has freely and voluntarily chosen to proceed with the submittal and processing of the tentative map, intends to expend money, time and effort in connection therewith, and accepts the risks that

the final map approval may be delayed until sufficient distribution is available as determined in the sole and absolute discretion of the City of Clovis. Applicant agrees to hold harmless and indemnify the City of Clovis from any and all claims, costs, expenses, and damages incurred or suffered by applicant, its principals, officers, employees, agents, or contractors, caused by, in connection with, or arising out of the unavailability of water distribution or treatment capacity to serve the proposed subdivision, or the City's refusal or failure to approve a final map for the proposed subdivision because of the unavailability of water distribution or treatment capacity.

- a. The Project requires the improvements indicated below in accordance with the Water Master Plan. The City Engineer shall determine the timing of the improvements in the event they are installed by a City CIP project or development.
- b. P-3 (16" Water Main)
- c. P-4 (12" Water Main)
- d. T-6 (3.5 MG Tank)
- e. T-9 (7 MG Tank)

Recycled Water

84. 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. North Minnewawa Avenue – install 8" main along frontage.
- b. North Clovis Avenue – install 16" main along the property.
- c. Paseos, Trails, and Neighborhood Parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.

Grading and Drainage

85. 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.

86. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City's Municipal Code.

87. 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.
88. The owner of the property on which the temporary basin(s) are located shall backfilled 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.
89. 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

90. 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 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 mini-park, paseos, paseo lights, interior street lights, entry features, landscape strips along North Minnewawa and North Clovis Avenues, and the median islands in North Clovis Avenue. The landscape strip around the planned unit development may be maintained by a perpetual maintenance covenant.
91. 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 \$540.26, 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, roundabouts, special street lights, 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 street lights, 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.

92. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
93. 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.
94. 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.
95. 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.
96. 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.

97. 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.
98. 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

99. The applicant shall install street lights. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights 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.
100. 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.

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

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

Fresno Metropolitan Flood Control District (FMFCD) Comments

(Amjad M. Qader, FMFCD Representative – 559-456-3292)

103. The applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the FMFCD for the requirements.

Fresno Irrigation District (FID) Comments

(Jeremy Landrith, Department Representative – 559-233-7161 ext. 7407)

104. The applicant shall refer to the attached FID correspondence. If the list is not attached, please contact the FID for the list of requirements.

County of Fresno Health Department Comments

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

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

California Department of Transportation

(Kaylie Schreihans, Caltrans Representative – 559-383-5944)

106. The applicant shall refer to the attached Caltrans correspondence. If the list is not attached, please contact the Caltrans for the list of requirements.

County of Fresno Dept. of Public Works and Planning

(David Randall, Department Representative – 559-600-4052)

107. The applicant shall refer to the attached County of Fresno correspondence. If the list is not attached, please contact the County of Fresno for the list of requirements.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

(Ryan Grossman, District Representative – 559-230-6569)

108. The applicant shall refer to the attached SJVAPCD correspondence. If the list is not attached, please contact the SJVSPCD for the list of requirements.

Clovis Unified School District

(Andrew Nabors, CUSD Representative – 559-327-9264)

109. The applicant shall refer to the attached CUSD correspondence. If the list is not attached, please contact the CUSD for the list of requirements.

Department of Fish and Wildlife

(Kelley Nelson, CDFW Representative – 559-580-3194)

110. The applicant shall refer to the attached CDFW correspondence. If the list is not attached, please contact the DTSC for the list of requirements.

RESOLUTION 25-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING
PLANNED DEVELOPMENT PERMIT 2024-001 FOR VESTING TENTATIVE TRACT MAP
6375 LOCATED EAST OF NORTH MINNEWAWA AVENUE BETWEEN EAST PERRIN
AND EAST SHEPHERD AVENUES**

WHEREAS, Lennar Homes of California, LLC (“Applicant”), 8080 N. Palm Avenue Suite 110, Fresno, CA 93711, submitted an application for Planned Development Permit (“PDP”) 2024-001 (“PDP2024-001”) to deviate from the R-1 Zone District development standards associated with Vesting Tentative Tract Map 6375 (“TM6375”) for a 385-lot single-family subdivision (“Project”) on approximately 58.9 acres of property located east of North Minnewawa Avenue between East Perrin and East Shepherd Avenues (“Property”); and

WHEREAS, PDP2024-001 is in keeping with the intent and purpose of Chapter 66 of Title 9 of the Clovis Municipal Code (Development Code); and

WHEREAS, the Planning Commission considered PDP2024-001 on November 21, 2024, at which time the Commission adopted a resolution recommending that the City Council approve said PDP; and

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

WHEREAS, a duly noticed hearing was held on December 16, 2024, at which time the City Council considered PDP2024-001; and

WHEREAS, on January 21, 2025, the City Council continued PDP2024-001 to a date uncertain; and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on January 10, 2025 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, based on the California Environmental Quality Act (“CEQA”) analysis, a mitigated negative declaration and a mitigation monitoring and reporting program was adopted for the Project by City Council on December 16, 2024; and

WHEREAS, the City Council has reviewed and considered 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 PDP2024-001, subject to the conditions of approval set forth in **Attachment A** of 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 adopted the mitigated negative declaration mitigation and monitoring and reporting program for the Project on December 16, 2024.
4. Without the conditions of approval (**Attachment A** of this resolution), the City Council could not make the findings necessary for approval of PDP2024-001.
5. The basis for the findings is detailed in the January 21, 2025, 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 January 21, 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Attachment A
Conditions of Approval – PDP2024-001
 (Text modifications are in **Bold & Underline**)
 (Text deletions are in ~~Strikethrough~~)

Planning Division Comments
 (Liz Salazar, Assistant Planner – 559-324-2305)

1. The Project must produce a comprehensive development of superior quality than which might otherwise occur from more traditional development on the site. This will be reviewed and approved through the civil plan review process and residential site plan review.
2. ~~Three (3) pocket parks totaling approximately 56,400 square feet with associated amenities shall be constructed as the private amenity.~~ **Two (2) pocket parks totaling approximately 43,850 square feet with the following amenities: shade structure, patio tables, BBQ stations, children's playground equipment with a shade sail, serpentine walking paths with two seating areas, and open grass space shall be constructed as the private amenity.**
3. As a public amenity for the Project, the developer shall contribute the dollar amount totaling \$95,450 to the City for utilization in existing or future open space and/or park improvements.
4. The developer shall construct a minimum six-foot high solid split face masonry wall along the limits of TM6375 adjacent to N. Minnewawa and Clovis Avenue.
5. The developer shall screen all ground mounted mechanical equipment from public view from abutting public streets and rights-of-way and open space uses. Screening material shall be constructed of materials consistent with the superior quality of the PDP and Heritage Grove Design Guidelines.
6. Lots with front facing elevations along N. Minnewawa Avenue shall adhere to front yard fencing standards. Fencing shall be limited to three (3) feet in height for material limiting 50% or more of visibility and seven (7) feet in height for material providing 50% or more of visibility. Fencing material shall be consistent with Heritage Grove Design Guidelines. Chain link is not permitted.
7. Landscape features and forms within amenity areas shall be consistent with Heritage Grove Design Guidelines. Details shall be provided in the construction plan.
8. No more than two (2) of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two (2) 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.

9. 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.

10. Development standards for the lots of TM6375 shall be as follows:

Standard	Housing Products		
	Wilde (188 <u>190</u> units)	Treasures (90 <u>92</u> units)	Core (107 <u>103</u> units)
Minimum Lot Size (Square Feet)	2,112	4,230	4,230
Minimum Parcel Width	39'	45'	45'
Minimum Corner Parcel Width	N/A	50'	50'
Minimum Reverse Parcel Width	N/A	55'	55'
Minimum Parcel Depth	53'	94'	94'
Maximum Lot Coverage	62%	52%	45%
Maximum Height	26' 7"	18' 11"	25' 3"
Front (Garage side) Setback	4'	20'	20'
Front (Living side) Setback	10'	12'	12'
Interior Side Setback	0' non-patio side 7' patio side	5'	5'
Street Side Setbacks	3'	10'	10'
Rear Setback	10'	10'	20'
Garages	20'x20' interior dimension (2- car)	20'x20' interior dimension (2-car)	20'x20' interior dimension (2-car)

11. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.
12. The developer shall utilize streetlights along local and private streets within the development area that are of the same design and luminosity as surrounding developments within Heritage Grove.
13. A residential site plan review is required to memorialize building plans and elevations for the different product types of TM6375. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated through the civil plans.

RESOLUTION 25-__**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS MAKING APPLICATION TO THE FRESNO LOCAL AGENCY FORMATION COMMISSION AND REQUESTING THE COMMISSION TO TAKE PROCEEDINGS FOR THE SHEPHERD-MINNEWAWA NORTHEAST 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

WHEREAS, the territory proposed to be reorganized is inhabited, and on this day contains 18 voters, 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, 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 December 16, 2024, the City Council adopted the California Environmental Quality Act ("CEQA") analysis adopting the mitigated negative declaration and mitigation monitoring and reporting program for the annexation and development project of the property, which is the subject of the Shepherd-Minnewawa Northeast Reorganization; and

WHEREAS, it is desired to provide that the proposed Shepherd-Minnewawa Northeast 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 applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

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, tentative map, 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 proposed City of Clovis' general plan land use diagram designations; and

WHEREAS, the City Council has reviewed and approved the master service plan for the subject change of organization; and

NOW, THEREFORE, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:

1. 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.
2. 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 January 21, 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Attachment A

**CITY OF CLOVIS ANNEXATION
AREA TO BE ANNEXED INTO THE CITY OF CLOVIS GEOGRAPHIC
DESCRIPTION**

Being a portion of the West Half of Section 20 together with a portion of the East 30 feet of Section 19 and the South 40 feet of Section 17, Township 12 South, Range 21 East, Mount Diablo Base & Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, described as follows: **BEGINNING** at the Southeast Corner of said Section 19 and running along the South and West right-of-way line of Minnewawa Avenue according to the Grant Deed thereof recorded in Book 6706 at Page 288, Official Record Fresno County, the following 2 courses:

1. South 89°21'21" West, 30.00 feet along the South line of said Section 19 to the West right-of-way line of Minnewawa Avenue; thence
2. North 1°06'32" West, 5296.80 feet along the West right-of-way line of Minnewawa Avenue to the North line of said Section 19; thence

Along the West, North, and East right-of-way lines of Behymer Avenue according to the map thereof recorded in Book 2 of Record of Surveys at Page 46, Fresno County Records, the following 2 courses:

3. North 1°06'32" West, 20.00 feet to the North right-of-way line of Behymer Avenue; thence
4. North 89°22'30" East, 1584.19 feet along the North right-of-way line of Behymer Avenue; thence

Leaving the right-of-way of Behymer Avenue, parallel with and 20.00 feet North of the North line of said Northwest quarter, continuing along the Easterly lines of Parcel 1 as well as the Easterly lines of Parcel 2 of Parcel Map No. 2170 according to the map thereof recorded in Volume 13 of Parcel Maps at Page 35, Fresno County Records, also being the centerline of Enterprise Canal for the following 6 courses:

5. South 14°39'10" East, 679.67 feet along said Enterprise Canal; thence
6. South 26°57'27" East, 37.00 feet continuing along said Enterprise Canal; thence
7. South 48°08'27" East, 149.44 feet; thence
8. South 0°13'46" East, 294.28 feet; thence
9. South 24°09'58" East, 170.98 feet; thence
10. South 5°53'29" East, 99.75 feet; thence

Leaving the centerline of Enterprise Canal and running along the North line of Adjusted Parcel B of Lot Line Adjustment No. 21-06 as described in Grant Deed recorded on September 8, 2021 as Document No. 2021-0146955, Official Records Fresno County; along the East and South lines of said Adjusted Parcel B, being the following 15 courses:

11. North 89°22'23" East, 61.02 feet; thence
12. South 0°59'37" East, 72.67 feet to a tangent curve concave to the Northwest; thence

13. 101.97 feet along said curve, through a central angle of 26°33'24" having a radius of 220.00 feet; thence
14. South 25°33'46" West, 342.65 feet to a tangent curve concave to the Southeast; thence
15. 129.78 feet along said curve, through a central angle of 26°33'24" having a radius of 280.00 feet; thence
16. South 0°59'37" East, 492.40 feet; thence
17. South 5°41'23" East, 180.24 feet; thence
18. South 5°16'32" East, 241.23 feet; thence
19. South 17°21'08" East, 355.48 feet to a tangent curve concave to the Northeast; thence
20. 226.11 feet along said curve, through a central angle of 74°01'42" having a radius of 175.00 feet; thence
21. North 88°37'10" East, 159.93 feet; thence
22. North 83°58'08" East, 159.90 feet; thence
23. North 78°57'55" East, 272.20 feet to the East line of the Southwest Quarter of said Section 20; thence
24. South 0°56'40" East, 70.49 feet along said East line; thence
25. South 89°22'03" West, 1324.97 feet along said North line of the Southeast Quarter of the Southwest Quarter; thence

Along the East and South line of the West Half of the Southwest Quarter of Section 20 according to the map of Tract Map No. 6050 thereof recorded in Volume 90 of Plats at Page 37, Fresno County Records, the following 3 courses:

26. South 1°01'26" East, 1956.64 feet along the West line of the Southeast Quarter of the Southwest Quarter of said Section 20 to a point on the North line Shepherd Avenue right-of-way; thence
27. South 89°21'21" West, 1322.00 feet along the North right-of-way line for Shepherd Avenue to a point on the East line of the Southeast Quarter of said Section 19; thence
28. South 1°06'32" East, 30.00 feet along said East line to the **POINT OF BEGINNING**

CONTAINS 200.38 ACRES, MORE OR LESS.



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: December 16, 2024

SUBJECT: Consider various items associated with approximately 201 acres on the east side of N. Minnewawa Avenue, between East Behymer and Shepherd Avenues. Multiple, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.

a. Consider Approval - Res. 24-___, A resolution of the City Council adopting an environmental finding of a mitigated negative declaration and a mitigation monitoring and reporting program for Reorganization 310, Prezone 2024-005, Vesting Tentative Tract Map 6375, and Planned Development Permit 2024-001.

b. Consider Introduction - Ord. 24-___, R2024-005, An ordinance of the City Council approving a request to prezone property within the annexation area from the Fresno County AE20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts.

c. Consider Approval - Res. 24-___, TM6375, A resolution of the City Council approving a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land.

d. Consider Approval - Res. 24-___, PDP2024-001, A resolution of the City Council approving a planned development permit for a 385-lot single-family residential development.

e. Consider Approval - Res. 24-___, RO310, A resolution of the City Council approving application for the annexation of the territory known as the Shepherd-Minnewawa Northeast Reorganization area (approximately 201 acres).

Staff: Liz Salazar, Assistant Planner

Recommendation: Approve

- ATTACHMENTS:**
1. Draft Resolution CEQA
 2. Draft Ordinance R2024-005
 3. Draft Resolution TM6375
 4. Draft Resolution PDP2024-001
 5. Draft Resolution RO310

See updated attachments in January 21, 2025 City Council staff report.

7. Landscape Plan with PDP2024-001 Park Amenity
8. Elevations and Floor Plans
9. Initial Study Mitigated Negative Declaration and MMRP
10. Correspondence from Commenting Agencies
11. Site Specific Service Plan

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council take action to approve each component of the proposed Project as outlined in the subject title of this item.

EXECUTIVE SUMMARY

Lennar Homes (“Applicant”) is requesting approval for a series of entitlement applications including a prezone (“R2024-005”), a vesting tentative tract map (“TM6375”), planned development permit (“PDP2024-001”), and an annexation (“RO310”), hereinafter collectively referred to as the “Project”. This Project is designed as a 385-lot planned single-family development within the City’s Heritage Grove planned growth area. The Project site is a portion of the larger ±201-acre annexation area. Approval of this Project would enable City staff to proceed with the annexation process through Fresno Local Agency Formation Commission (LAFCo) and would enable the Applicant to proceed with the processing of a residential site plan review (“RSPR”) entitlement and development drawings.

BACKGROUND

- General Plan Designation: Medium Density Residential (4.1 – 7.0 DU/Ac)
- Master Plan Designation: Heritage Grove Master Plan
- Existing Zoning: Fresno County AE20 Zone District
- Parcel Size: ±58.9 acres (annexation area ±201 acres)
- Current Land Use: Agriculture and vacant
- Adjacent Land Uses:
 - North: Rural Residential & Agricultural
 - South: Rural Residential & Single-Family Residential
 - East: Single-Family Residential
 - West: Agricultural

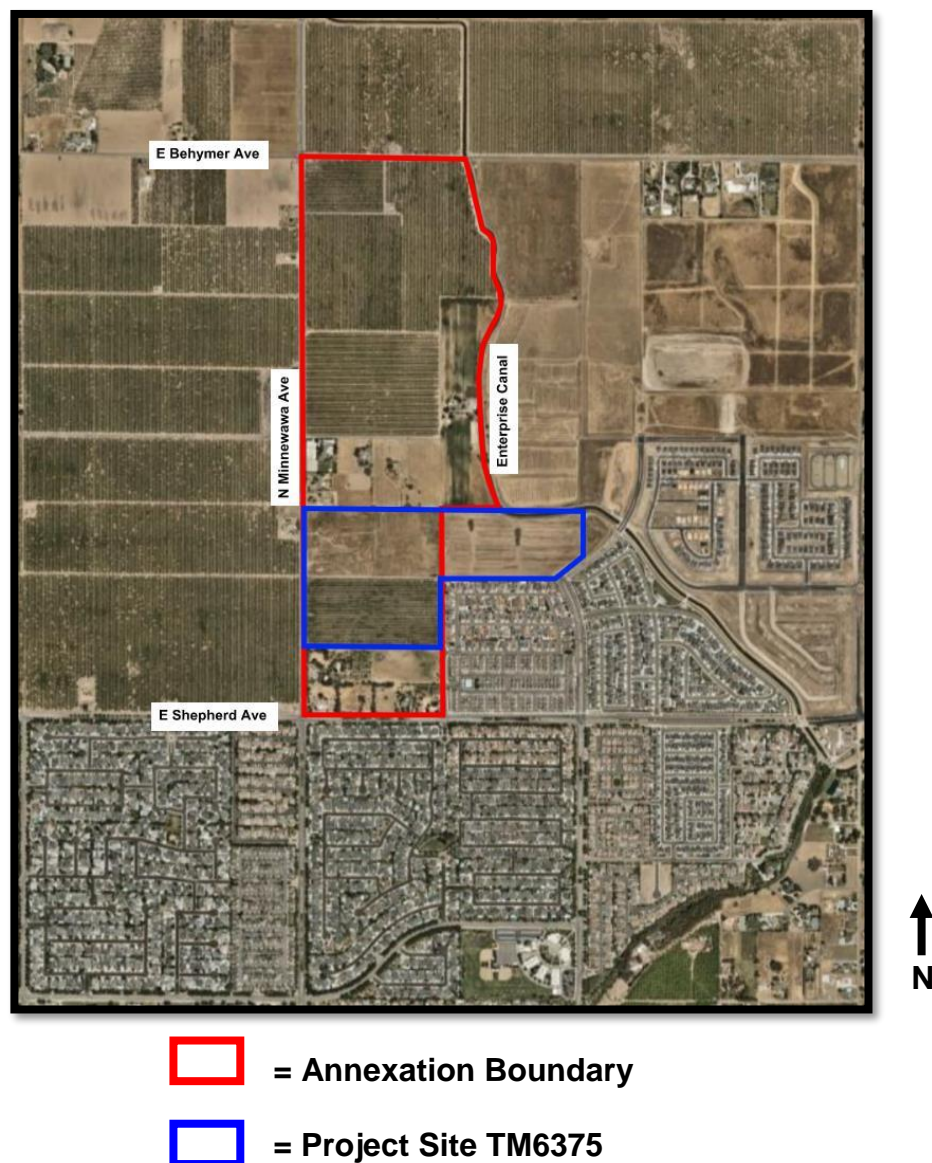
The Project site is located within the City’s Heritage Grove Urban Center that encompasses four square miles within the northwest sphere of influence area of Clovis. Heritage Grove is one of three Urban Centers identified in the City’s General Plan and designed as sub-communities that enable the City to grow while maintaining authentic, small town character and overall livability. A goal within the Heritage Grove Urban Center is to achieve compact development patterns that integrate a variety of housing types, sizes, and densities at the neighborhood and community level, and development of a well-connected grid system of roads.

PROPOSAL AND ANALYSIS

The Project proposes a 385-lot, non-gated planned single-family development on a ± 54.60 -acre portion of the total ± 58.9 -acre site. The remainder of the site is planned for a future park and is not included as part of the development. The Project site is designated for Medium Density (4.1 – 7.0 DU/Ac) in the Clovis General Plan and the Project conforms with the existing designation by proposing at the maximum density of 7 dwelling units per acre. The Project would include construction of public and private streets, sidewalks, landscaped areas, and three (3) pocket parks with related amenities. The Project will also include a Homeowner's Association ("HOA").

Approximately 40 of the overall ± 58.9 -acre Project site will be included in the proposed ± 201 -acre annexation boundary. The remaining ± 18.9 acres were included in a recent annexation (RO305) approved by the City Council. As depicted in **Figure 1** below, the Project site and proposed annexation area are located on the south side of E. Behymer Avenue, east of N. Minnewawa Avenue, generally west of the Enterprise Canal, and north of Shepherd Avenue.

Figure 1 – Project Area

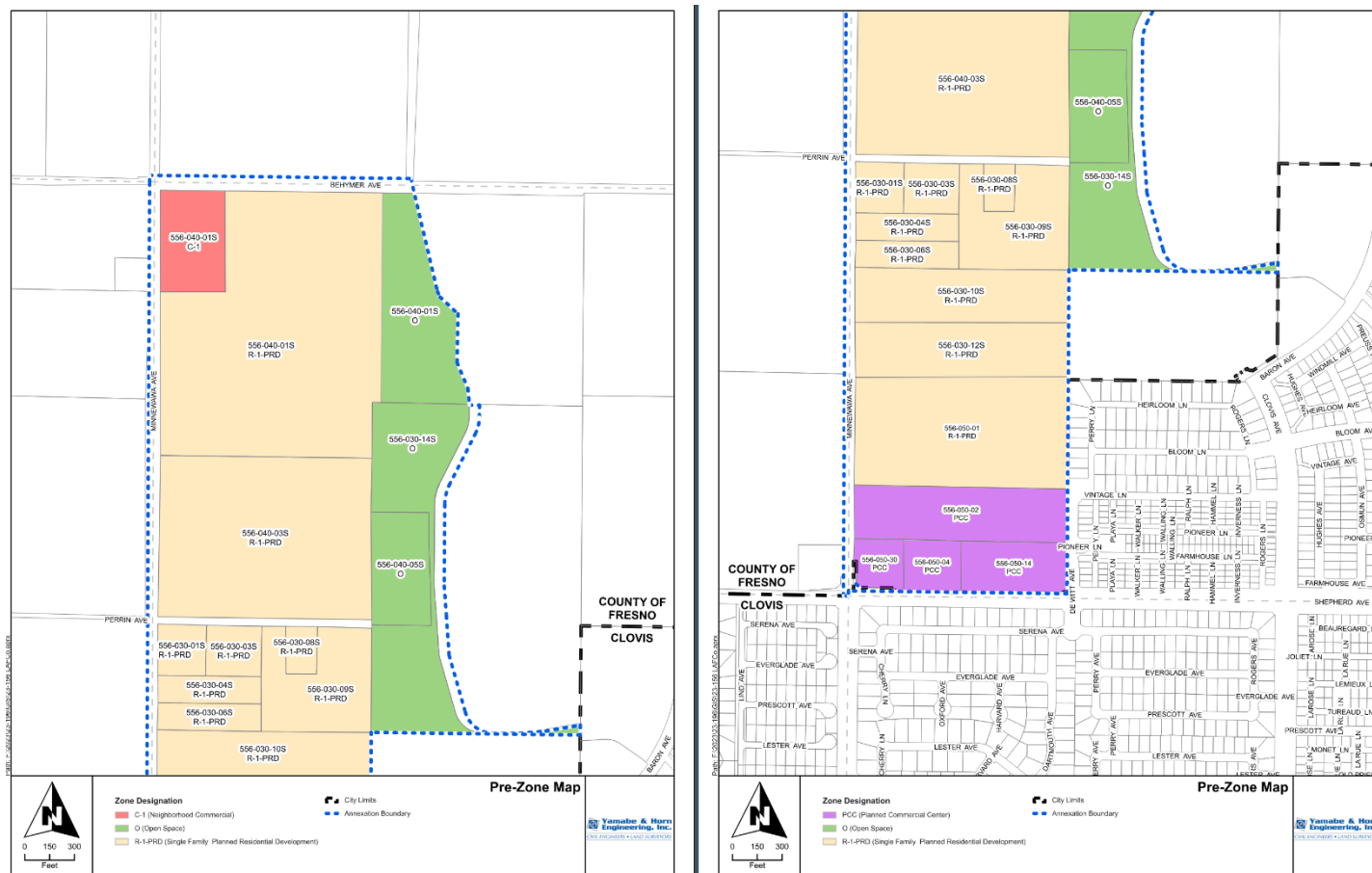


Prezone and Planned Development Permit

Prezone

The Project also requires a prezone and planned development permit (PDP). The proposed prezone, R2024-005, will designate a City zone district of R-1-PRD (Single-Family Planned Residential Development) to the Project site. Additionally, the application will encompass the pre zoning of several other sites slated for annexation from Fresno County Zoning to City of Clovis Zoning. This pre zoning process is a prerequisite for the integration of the sites into the City. **Figure 2** below illustrates the proposed zoning for each property, all of which will align with their perspective underlying General Plan designations.

Figure 2 – Zone Districts



Prezone Required Findings and Analysis

The subsequent findings are necessary to approve an application for prezone.

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

The proposed prezone (R2024-005) conforms to the existing General Plan designations for sites within the annexation area, extending beyond the 58.9 acre Project site. The rezoning aligns internally with the outlined goals, policies, and actions of the General Plan.

- a. Land Use Element - Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

The Project is proposed within the Heritage Grove Urban Center, one of the three Urban Centers designated by the General Plan to facilitate growth in a manner that prioritizes high quality, fiscal sustainability and balance. Approval of the Project would contribute to fulfilling the design guidelines of the urban center, encompassing circulation patterns, public facilities, and aesthetic considerations.

- b. Land Use Element - Goal 3, Policy 3.9: Connected development. New development in Urban Centers must fully improve roadway, pedestrian, and bicycle systems within and adjacent to the proposed project and connect to existing urbanized development.

Circulation Element - Goal 1: A comprehensive and well-maintained multimodal circulation system that provides for safe and efficient movement of people and goods.

The Project has been designed to fulfill both the circulation requirements outlined in the General Plan and the design guidelines specific to Heritage Grove. The development will enhance the adjacent streetscape along N. Minnewawa and develop Clovis Avenue along the Project's frontage, as well as internal local streets within the Project site. Development of Clovis Avenue will provide connection to the existing City developments situated immediately to the south and east of the Project site, thereby contributing to the overall street grid system in the area.

- c. Land Use Element - Goal 3, Policy 5.1: Housing variety in developments. Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each state of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation.

Land Use Element - Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

The Project proposes a mixture of housing products with lot sizes ranging from 2,112 to 17,353 square feet, including compact single-family residential homes. Typically, with the incorporation of smaller-than-standard lot sizes and the creation of smaller homes, the cost of a home is reduced. Therefore, potentially creating opportunities for home ownership for families and individuals with moderate incomes.

Furthermore, the Project will contribute towards the City's housing inventory. Offering a non-traditional single-family development, it adds to the diversity of housing options in Clovis. The development presents three distinct product types, which includes Lennar's Wilde, Treasures and Core style homes. The Wilde product features 2-story smaller lot sizes, while the Treasures and Core products offer larger lots with homes ranging from single-story to 2 stories. With these three product types complementing the already unique single-family residential development, the Project will enhance the variety of housing options available within the City's existing housing stock.

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

The Project is located within the City's designated growth area and has undergone comprehensive evaluation by multiple City departments and external agencies for feedback. Importantly, no significant concerns were raised by these stakeholders. Additionally, the Project's environmental impacts have been assessed through the accompanying Initial Study and Mitigated Negative Declaration ("ISMND"). The ISMND concluded that the environmental impacts were determined to be less than significant with implementation of mitigation measures.

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

The Project site is well suited to accommodate the proposed 385-lot single-family residential subdivision and necessary utility connections to the site. Situated directly west of the current city limits, the Project shares proximity with similar single-family residential developments to the south and east. The Project site is situated adjacent to single-family homes in various densities to the south and east. Westward, across N. Minnewawa Avenue, agricultural lands border the Project site. The Project's location is consistent with both existing and planned surrounding land uses.

Planned Development Permit

The proposed R-1-PRD designation for the Project site is consistent with the existing Medium Density Residential general plan designation. The R-1-PRD Zone District is appropriate for single-family small lot uses, including attached and detached single-family structures on small lots. PDPs are required for all planned residential developments, including the proposed Project (Clovis Municipal Code ["CMC"] § 9.10.010, subd. (B)(6).). PDPs facilitate design flexibility and encourage innovative and superior site planning, culminating in a comprehensive development of high quality. Further details regarding the PDP are outlined below.

Development Standards

The PDP provides the flexibility to adjust or modify development standards, such as building coverage, height, setbacks, fence and wall heights, landscaping, open space, and street layout, where necessary and justifiable. The Applicant is requesting approval of a non-gated detached single-family PDP with reduced parcel size, reduced setbacks and increased lot coverage. The table below outlines the proposed development standards for the Project. There are three housing product types that are distinguishable by their elevation and floor plans. While the Applicant has provided models for each of their products, the home models will be assessed against the established development standards and formalized through the RSPR process, which has been included as a condition of approval for the tract map and PDP. The proposed development standards for TM6375 are outlined below in **Table 1**.

Table 1 - PDP Development Standards

Standard	Housing Products			Typical City Standards R-1-MD (Medium Density)
	Wilde (188 units)	Treasures (90 units)	Core (107 units)	
Minimum Lot Size (Square Feet)	2,112	4,230	4,230	4,500
Minimum Parcel Width	39'	45'	45'	50'
Minimum Corner Parcel Width	N/A	50'	50'	50'
Minimum Reverse Parcel Width	N/A	55'	55'	50'
Minimum Parcel Depth	53'	94'	94'	90'
Maximum Lot Coverage	62%	52%	45%	45%
Maximum Height	26' 7"	18' 11"	25' 3"	35'
Front (Garage side) Setback	4'	20'	20'	20'
Front (Living side) Setback	10'	12'	12'	15'
Interior Side Setback	0' non-patio side 7' patio side	5'	5'	5'
Street Side Setbacks	3'	10'	10'	10'
Rear Setback	10'	10'	20'	15'
Garages	20'x20' interior dimension (2-car)	20'x20' interior dimension (2-car)	20'x20' interior dimension (2-car)	20'X22' interior dimension (2-car)

Table 1 above delineates alterations to the customary development criteria. For comparison, the last column of the table provides standards for the typical zone district consistent with Medium Density, specifically the R-1-MD Zone District. The requested deviations specifically include a reduction in lot size, parcel width and depth, setbacks, height, non-standard garages, and an increase in parcel coverage. Staff has reviewed the proposed development standards mentioned above for the proposed single-family residential development and found them to be compatible with similar projects recently approved through the PDP process. The Wilde portion of the Project proposes a zero-lot line on the garage side with a minimum of a seven (7) foot setback on the opposite from the garage. The side with a seven (7) foot minimum setback will include a fenced uncovered patio area that will also accommodate toter storage. A condition of approval is recommended requiring a paved path leading from the street to a gate for each uncovered patio area. For parcels identified with a zero (0) foot interior setback, staff recommends a condition of

approval requiring acceptable covenant and deed restrictions allowing access to the abutting properties for repair and maintenance purposes.

Residential Site Plan Review

The Applicant will be required to submit an RSPR in order to allow staff to review lot-specific development standards. Specific color and materials of the models, walls, amenities, landscaping, and fencing will be evaluated through the civil plans.

Parking

Per planned residential development standards, the minimum parking requirement is two (2) covered spaces, plus one (1) covered or uncovered guest space for each dwelling unit. Therefore, the Project will provide a minimum of 770 covered spaces and 385 guest spaces. The Applicant is proposing a two-car garage for each unit. The Treasures and Core products include driveways, which count towards the guest parking. The Wilde products propose 258 uncovered street parking, thus meeting the minimum parking requirements for the overall development. Each two-car garage shall provide a minimum size of twenty (20) feet by twenty (20) feet interior dimension, which will be reviewed with the residential site plan review.

Homeowners Association

Although the Project is non-gated, an HOA is required for the purpose of maintaining open spaces and common areas, which will ensure they remain well-kept and functional, as well as enforcing the covenants, conditions and restrictions. This requirement is designed to uphold community standards and elevate the quality of life for residents within the Project's jurisdiction.

Proposed Amenities

Chapter 9.66 of the Clovis Municipal Code (Planned Development Permits) provides for flexibility in development standards to accommodate various development types that may not conform to standard regulations. Within this context, planned residential developments are mandated to provide a program of amenities proportional to the deviations being requested. Amenities may include, but are not limited to, features such as open space and improvements to the existing public facilities, such as parks and trails. It's important to note that PDP amenities are assessed on a project-by-project basis, as each development is unique in terms of its scale, location and context.

In exchange for the requested development standard deviations described in **Table 1** of the report, the Applicant is proposing a combination of an on-site amenity that is targeted towards homeowners and an off-site amenity that will provide a general public benefit. The Project proposes three pocket parks, totaling approximately 56,425 square feet. Each pocket park will be equipped with a BBQ station, picnic tables, seat walls, and grass area. The two (2) southern parks will include a shade structure, while the northern park includes a children's swing set. A conceptual illustration of the proposed parks is shown in **Figure 3** below.

When assessing and determining an adequate amenity that would provide a general public benefit, staff evaluated opportunities for open space and other public improvements within and near the proposed tract map. Staff identified construction of the planned trail along N. Sunnyside

Avenue, adjacent to the existing PG&E substation. This portion of the trail will have a 50-foot-wide easement, including a 20-foot parkway, 12-foot walk and an 18-foot landscape buffer as shown in **Figure 4** below. However, due to the overall cost and need to obtain the right-of-way, this option proved not to be proportionate to the Project.

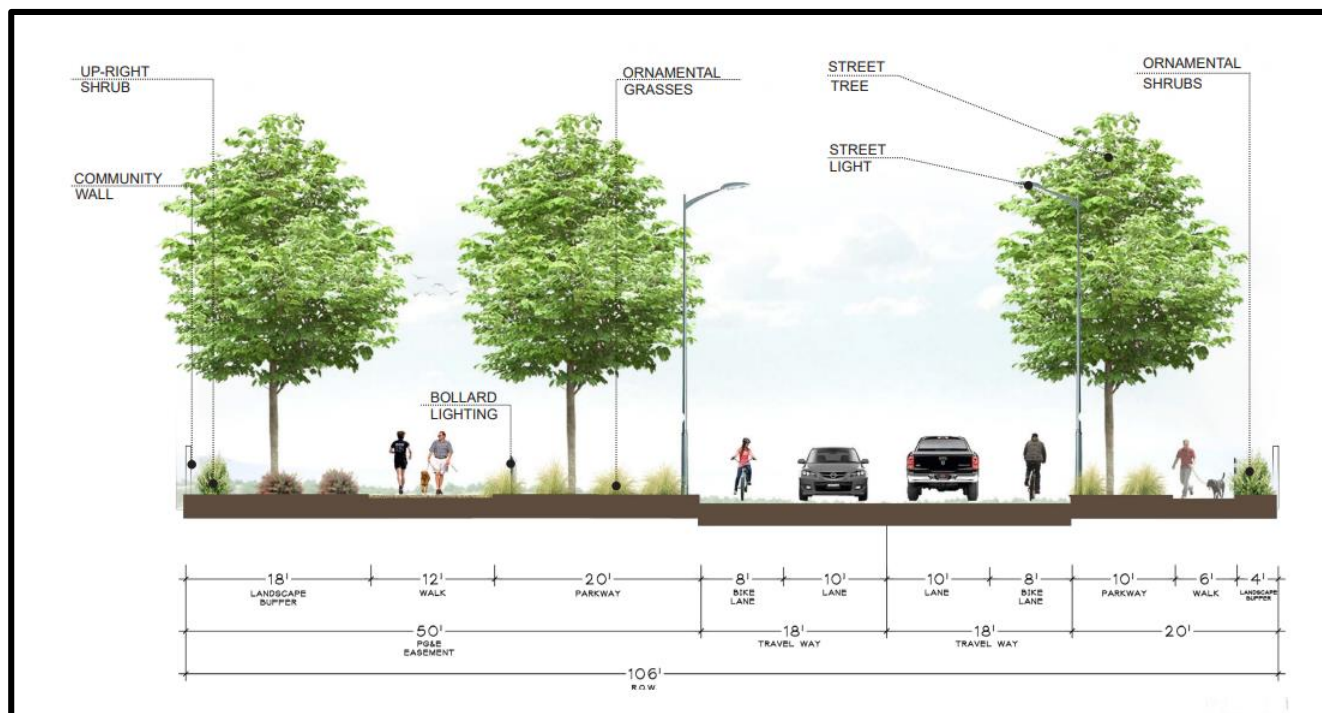
In the absence of a physical improvement to serve as an amenity, the Applicant has agreed to contribute a dollar amount totaling approximately \$95,450, based on a calculation methodology recently utilized in conjunction with other projects. This monetary amount will be reserved for utilization towards the portion of the trail along N. Sunnyside Avenue, adjacent to the PG&E substation. Ultimately, if development of this portion of the trail is infeasible, the funds could be used for alternative public benefit improvement outside of the Project vicinity, such as development of shade structures and seating areas within the following neighborhood parks: Woods Park (TM5146), Pinnacles Park (TM5002) or Countryside Park (TM4732/5545).

It is important to highlight that, in addition to the requirement for proportional amenities, approval of a PDP necessitates the demonstration of superior development quality compared to what could be achieved through conventional development practices on the site. This might entail enhancements, such as upgraded entry points, embellished block walls along street frontages and superior exterior elevation design. These features are typically integrated into the proposed planned development projects by the Applicant, subject to review and approval during the civil plan review process and residential site plan evaluation for individual lots.

Figure 3 – Proposed Open Space



Figure 4 – Sunnyside PG&E Trail Easement



Planned Development Permits Required Findings and Analysis

The required findings for the approval of a PDP application, and staff's response to each of those findings are listed below. (CMC § 9.66.060.)

1. The PDP would:

- a. Be allowed within the subject base zoning district.

The proposed PDP2024-001 is permissible within the R-1-PRD Zone District, which is proposed concurrently with the pre-zoning of the Project site.

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

The Project proposes a single-family residential use, which is consistent with the established land use of the General Plan. Refer to number 1 of the Prezone Findings and Analysis section.

- 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.

*Although the Project requests deviations from development standards, the requested PDP is compliant with the prescribed development standards attached hereto as **Attachment 4**.*

The Project proposes to construct both on-site and off-site improvements as required and directed by the City Engineer to ensure compliance with the City's Development Code.

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

The Project shares a comparable density and development type with the existing surrounding developments, thus ensuring compatibility within the area.

- 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.

The Project will provide an amenity program associated with the PDP as described in the Proposed Amenities section of this report. The architectural design of the homes will undergo thorough evaluation during the RSPR process to ensure high quality. Furthermore, enhanced landscaping will be required throughout the Project as part of the Project's aesthetic improvements.

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

PDP2024-001 will comply the Development Code, with Fire Department standards and Building Code regulations to ensure adherence to public health and safety requirements.

- 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).

PDP2024-001 will adhere to the standards set by the Fire Department and the requirements of the City Engineer concerning fire suppression measures and enhancements to traffic flow related to TM6375, respectively.

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

The proposed TM6375 associated with the requested PDP proposes to develop 385 units with the average lot size of 3,698 square feet. Therefore, the site is physically suitable to accommodate the proposed Project.

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.

As indicated above, the PDP2024-001 is compatible with the existing and planned adjacent land uses. In regard to view protection, the PDP proposes a reduced maximum height limit than that prescribed under the comparable R-1-MD Zone District. The proposed development will process a RSPR application where aesthetics and design will be evaluated in compliance with the Development Code.

Vesting Tentative Tract Map 6375

As shown in **Attachment 3A**, the Applicant is requesting approval of TM6375 for 385 lots with various outlots for the purposes of private streets and open space. The proposed TM6375 features a range of lot sizes from 2,112 square feet to 17,353 square feet, with an average size of about 3,698 square feet. This tract map is organized into three (3) non-gated communities (See **Table 1**). The northwestern portion will feature the developer's Core product line, the northeastern portion will feature the Treasure's product line, while the southern neighborhood will showcase the more compact Wilde product line. The Core product line includes 107 units and the Treasures product line includes 90 units with sizes varying from 4,230 to 17,353 square feet. The Wilde product line (varying from 2,112 to 2,778 square feet) proposes 188 units featuring smaller lots and more compact housing options compared to the Core and Treasures lines. Further specifics regarding the vesting tentative tract map are detailed below.

Circulation

The Project proposes four (4) points of access, two (2) along N. Minnewawa Avenue, one (1) along Clovis Avenue, and one (1) along DeWitt Avenue. North Minnewawa and Clovis Avenues will comply with the City's standards for arterial roads, including compliance with the Heritage Grove Design Guidelines. The Project includes both public and private streets. Several private streets are designed to lead to the garages of the Wilde product homes. The Project includes sidewalks along all public streets. The private internal streets will not have traditional street lined sidewalks. However, the development will provide internal pedestrian pathways within each residential block.

Sewer and Water Impact

The Project's impacts to water and sewer facilities were analyzed during the California Environmental Quality Act (CEQA) review. Provost and Pritchard, the City's water system consultant, provided a summary of water system impacts and concluded that the City has capacity to serve, and that infrastructure can accommodate the Project upon completion of the recommended connections. The City Engineer completed a sewer analysis and concluded that the City has capacity to accommodate the Project. The Project lies within the Fresno Irrigation District (FID) boundary and therefore, is eligible to utilize entitled surface water from the Kings River.

Heritage Grove Thematic Elements

The City's 2014 General Plan directed the preparation and adoption of a comprehensive design document for the Heritage Grove area. As a result, the Heritage Grove Design Guidelines was

developed and adopted on December 5, 2016. The document is intended to accommodate growth in a manner that is of high quality, fiscally sustainable and balanced. The design document establishes an overall agricultural theme and quality for Heritage Grove. It illustrates and directs the intended architectural, landscape and site elements to reinforce the theme and quality. The proposed Project is required to adhere to design standards outlined in the Heritage Grove Design Guidelines.

The Project will develop N. Minnewawa Avenue as a thematic street and Clovis Avenue as a community boulevard as designated by the Heritage Grove Design Guidelines. The N. Minnewawa Avenue design requires an eighteen (18) foot parkway and the N. Clovis Avenue design requires a twenty (20) foot parkway, between the right-of-way and private parcels. Staff will work with the developer to establish a design that meets the intent provided in the Heritage Grove Design Guidelines.

Vesting Tentative Tract Map Findings and Analysis

The following are findings required to approve a vesting tentative tract map (CMC §§ 9.102.060, subd. (A), and 9.102.110, subd. (C)). It is important to note that some of these findings overlap with those detailed in the previous “Planned Development Permits Required Findings and Analysis” and “Prezone Required Findings and Analysis” sections of this report and will reference the information provided therein.

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

The proposed map (TM6375) design maintains consistency with both the General Plan and the proposed PDP. Refer to number 1 of the “Prezone Required Findings and Analysis” section. All improvements will adhere to the proposed conditions of approvals and City standards. The specifics of these improvements will undergo scrutiny during the City's civil plan review process to ensure compliance with standards.

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

Refer to number 5 of the “Planned Development Permits Required Findings and Analysis” section.

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.

*As described in the ISMND prepared for the Project (**Attachment 9**), environmental impacts were determined to be less than significant with implementation of mitigation measures. Consequently, the Project is not anticipated to inflict substantial environmental harm or endanger fish and wildlife.*

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

The design of the Project will comply with the Development Code, Fire Department standards and Building Code regulations to ensure adherence to public health and safety requirements. Furthermore, during review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations and no serious public health or safety concerns were identified. Therefore, the Project was determined not to be detrimental to the public interest, health, safety, or general welfare of the City.

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.

During the final map review process conducted by the City's Engineering Division, all easements will be identified. Additionally, during the final map review, the City Engineer and other outside agencies will ensure that no conflicts with easements would occur as a result of the Project. As needed, alternate easements will be found that will be substantially equivalent to those previously required in TM6375.

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 City Engineer has determined that the City has the capacity to accommodate the proposed Project. Installation of sewer lines within the proposed subdivision and beyond its borders will adhere to the regulations set forth by the California Regional Water Quality Control Board.

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

The proposed subdivision will comply with the Development Code and California Building Code requirements as it relates to heating and cooling opportunities within TM6375.

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 proposed subdivision is proposing a density of 7 units per acre, aligning with the Clovis General Plan's Land Use designation of Medium Density Residential (4.1-7.0 DU/Ac). Furthermore, the proposed subdivision comprises single-family housing, in accordance with the residential development requirements outlined in the Clovis General Plan. The proposed

development will process an RSPR application, where aesthetics and design will be evaluated in compliance with the Development Code and established PDP development standards.

Annexation

The Project is situated within the City's Heritage Grove planned growth area and requires annexation into the City. While the Project site encompasses approximately 58.9 acres, a larger annexation area is proposed after consultation with the County of Fresno and the LAFCo staff to establish a logical boundary for incorporation with regard to the overall annexation timing of this area. In addition to the ±58.9-acre site, the proposed annexation boundary includes properties planned for future residential development at similar densities, future community park, mixed use development, and neighborhood commercial. If approved by the City Council, the annexation application will proceed to the LAFCo for processing and final consideration. Development of the Project cannot occur without the completion of the annexation process.

Annexation Details:

Property owners:	18
Owners Consenting to Annexation:	18
Registered Voters:	18
Acreage:	±201

Standard Conditions of Annexation:

The City established standard baseline conditions for annexation projects that are incorporated into the resolution for the proposed annexation (**Attachment 5**). These conditions encapsulate the mutually agreed upon tax-sharing arrangements between the City and Fresno County and scheduling of public services for the annexation sites. A site-specific service plan has been prepared demonstrating the City's capacity to effectively serve the properties within the proposed annexation territory. The plan requires approval from the City Council and will be provided to Fresno LAFCo. The plan is provided as **Attachment 11** of this report.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the goals and policies of the General Plan. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well-managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. These goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small-town character.

Policy 3.5 Fiscal sustainability. The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence

amendments when necessary to ensure that new development is fiscally neutral or beneficial.

Policy 3.6 Mix of housing types and sizes. Development is encouraged to provide a mix of housing types, unit sizes, and densities at the block level. To accomplish this, individual projects five acres or larger may be developed at densities equivalent to one designation higher or lower than the assigned designation, provided that the density across an individual project remains consistent with the General Plan.

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

Policy 5.1: Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

Policy 5.2 Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.

Planning Commission Hearing – November 21, 2024

On Thursday November 21, 2024, the Planning Commission considered the Project with staff presenting the Project alongside its recommendations and detailed information as described in the staff report. One individual voiced support for the project, highlighting its contribution to housing and overall development in the area. No one voiced opposition to the project during the hearing. After discussions, the Planning Commission voted to recommend that the City Council approve the entitlements associated with the Project. All items were approved with a vote of 4-0-1, with Chair Antuna absent.

Public Notice and Comments

The City published a notice of this public hearing in The Business Journal on Monday, December 2, 2024. A public hearing notice was sent to area residents within 600 feet of the property boundaries for the December 16, 2024, City Council hearing. As of the completion of this staff report, staff has not received any comments from the public.

Review and Comments from Agencies

The Project was distributed to all City divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, and the County of Fresno.

Comments received are attached (**Attachment 10**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the Applicant for their records.

Community Facilities District

The fiscal analysis of the Loma Vista Specific Plan identified possible long-term funding shortfalls in Clovis' Citywide operating and maintenance costs. To address this issue the City of Clovis implemented 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 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, 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 TM6375 requiring participation of this Project in the CFD.

California Environmental Quality Act (CEQA)

The City of Clovis has completed an Initial Study (see **Attachment 9**) assessing the project's impact on natural and manmade environments, as required by the State of California. Staff is recommending approval of a mitigated negative declaration ("MND"). An MND is a written statement announcing that this project will not have a significant effect on the environment with the implementation of mitigation measures. The complete ISMND can be found on the City's website at: <https://cityofclovis.com/planning-and-development/ceqa>.

In summary, environmental impacts were determined to be less than significant with implementation of mitigation measures for agricultural resources, biological resources, cultural resources, geological resources, noise, greenhouse gas emissions, and tribal cultural resources. (See the mitigation and monitoring program attached hereto as **Attachment 9**.) The Notice of Intent to adopt an MND was posted to the City's website at the web address listed above. (Cal. Code Regs., Tit. 14, § 15072, subd. (b)(2).) The proposed MND was made available for public comment and review at the City's Planning and Development Services Department from October 18, 2024, to November 21, 2024. (Cal. Code Regs., Tit. 14, § 15073, subd. (a).)

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

The proposed Project will provide a diversity in housing types, contribute a quality residential product and further advance growth within the Heritage Grove growth area as envisioned by the General Plan. The Project does not substantially impact sewer, water and other public services and will contribute to their proportionate share of infrastructure and open space. The Project is consistent with the goals and policies of the General Plan and Development Code and each component of the Project meets the findings that must be considered when making a decision on a project, as outlined in sections above. Staff therefore recommend that the City Council approve resolutions to adopt an MND and mitigation monitoring program in accordance with CEQA, and approve RO310, R2024-005, TM6375, and PDP2024-004, subject to the conditions of approval provided in Attachments **3B** and **4A**.

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.

CONFLICT OF INTEREST

None.

Prepared by: Liz Salazar, Assistant Planner

Reviewed by: City Manager JS

Wilde Lots 1 to 190

Designation		
Zone District	R-1 PRD	
GP Density Range	Meduim Density and very low density (8.39 DU/AC)	1 unit per lot
Dwelling Units	190	
BUILDING INTENSITY		
Minimum Lot Area	2,112	
Minimum Lot Width	39'	
Minimum Lot Depth	53'	
Maximum Coverage	62%	
Maximum Height	26'7"	
Curved Cul-de-Sac or Corner Lot	N/A	
Permitted Density		
Residential Density	1 Dwelling	
Set Backs (Minimum)		
Rear Entry:	10' from property line	
Side:	0' ft. Non Patio/7ft. Patio Side	
Front:	4ft. Min from property line to garage	
Garages/Street/Parking	2-car	20x20 min
Street (Interior)	24 ft. min	curb-to curb
Parking	258 Spaces	
Accessory Uses		
Walls/Fences	4' min.-7'	
Pools and Spas	3' min	
Equiptment	N/A	
Covered Structures	12' High max.	
Building Exterior	Architectural treatment applied to all elevations of a building. At minimum, all doors, windows and other wall openings shall be trimmed consistant with architectural style.	
Amenities	North Park 0.61 Acres	Parks will include concrete walkways, canopy, park benches, picnic tables, trash receptical, and BBQ grill.
	South Park 0.55 Acres	



Bronte 3201



Kipling 3202



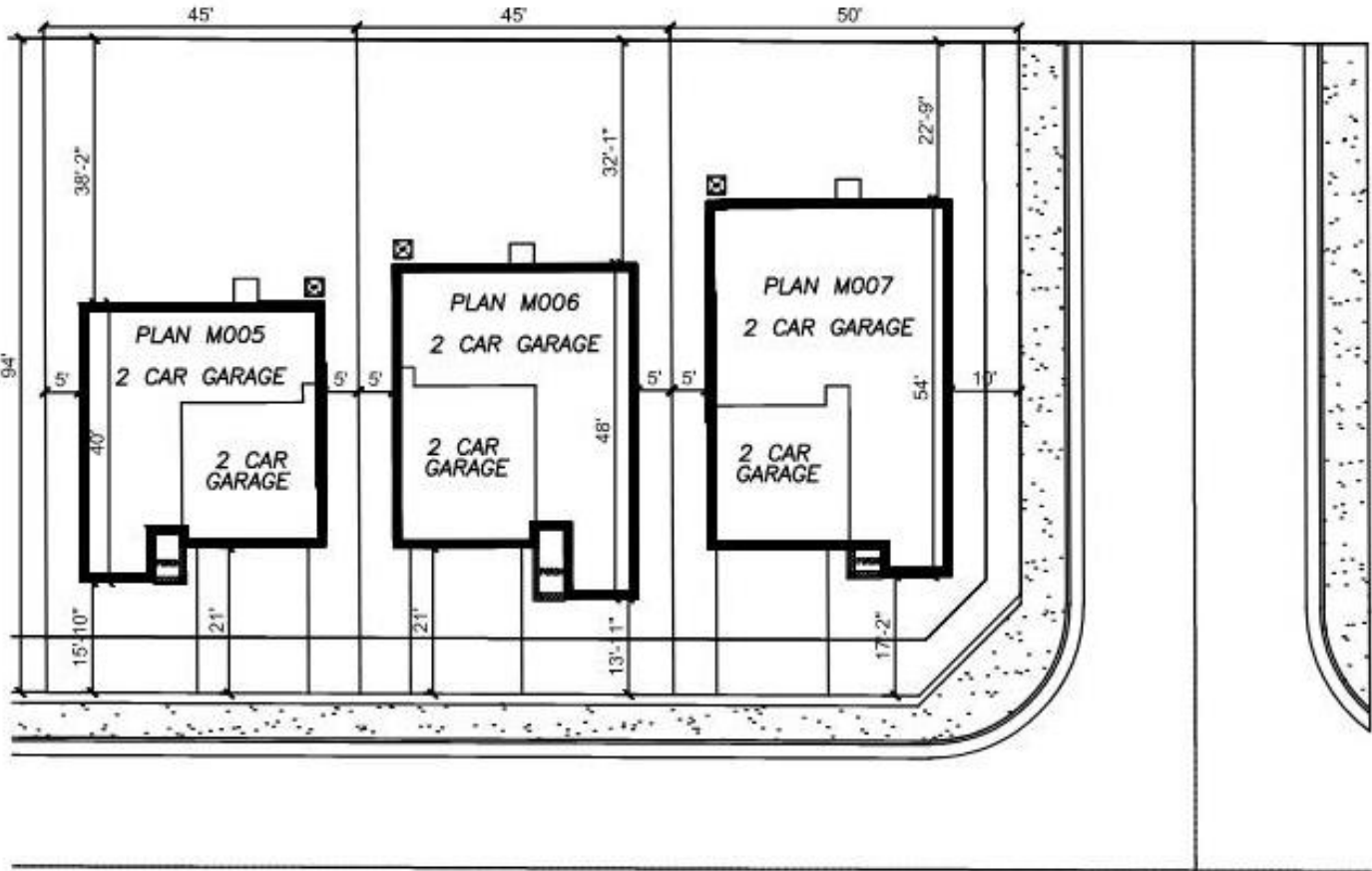
Hemingway 3203

See Plot Plan on Next Page

Plot plan reviewed through RSPR

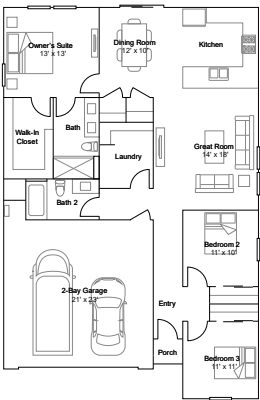
Core Series Lots 191 to 219 312 to 385

Designation		
Zone District	R-1 PRD	
GP Density Range	Medium Density and Very Low Density (8.39DU/AC)	
Dwelling Units	103	
Building Intensity		
Minimum Lot Area	4,230	
Minimum Lot Width	45	
Minimum Lot Depth	94	
Maximum Coverage	45%	
Maximum Height	25'3"	
Curved cul-de-sac or corner lot	N/A	
Permitted Density		
Residential Density	1 Dwelling	
Set Backs (Minimum)		
Front:	12'	
Side:	5'	
Rear:	20'	
Garage/Street/Parking	2 Car	20'x20' min
Street (interior)	36ft Min	Curb to Curb
Parking	Per City Standard/Driveway	
Accessory Uses		
Walls/Fences	4' min-7'	
Pools and Spas	3' min	
Equipment	N/A	
Building Exterior	Architectural treatment applied to all elevations of a building. At minimum all doors, windows, and other wall openings shall be trimmed consistant with architectural style.	
Amenities	North Park 0.61 Acres	Parks will include concrete walkways, canopy, Park Benches, Picnic tables, trash receptical, and BBQ grill
	South Park 0.55 Acres	

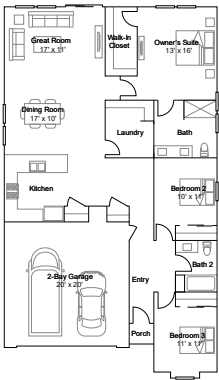


Treasures lots 220 to 311

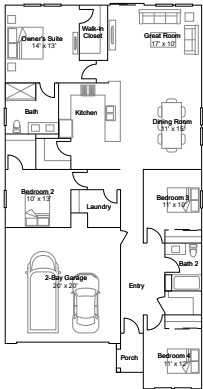
Designation		
Zone District	R-1 PRD	
GP Density Range	Meduim Density and very low density (8.39 DU/AC)	
Dwelling Units	92	
BUILDING INTENSITY		
Minimum Lot Area	4,230	
Minimum Lot Width	45	
Minimum Lot Depth	94	
Maximum Coverage	52%	
Maximum Height	18' 11"	
Curved Cul-de-Sac or Corner Lot	N/A	
Permitted Density		
Residential Density	1 Dwelling	
Set Backs (Minimum)		
Front:	12ft. from property line	
Side:	5ft. min from property line	
Rear:	14 ft. min from property line	
Garages/Street/Parking	2-car	20'x20' min
Street (Interior)	36 ft. min	curb-to curb
Parking	Per city standard/Driveway	
Accessory Uses		
Walls/Fences	4' min.-7'	
Pools and Spas	3' min	
Equipment	N/A	
Building Exterior	Architectural treatment applied to all elevations of a building. At minimum, all doors, windows and other wall openings shall be trimmed consistant with architectural style.	
Amenities	North Park 0.61 Acres	Parks will include concrete walkways, canopy, park benches, picnic tables, trash receptical, and BBQ grill.
	South Park 0.55 Acres	



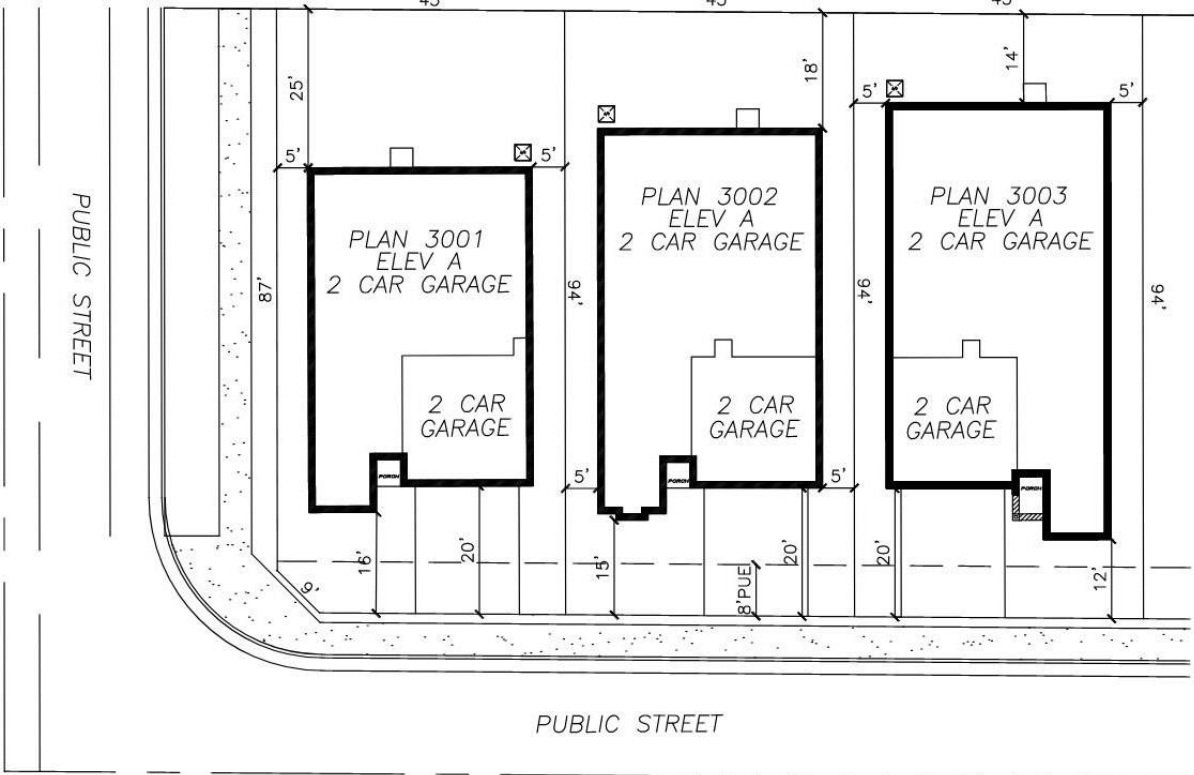
3001 Charm



3002 Jewel



3003 Keepsake





Tract 6375 The Wilde Series at Heritage Grove

A charming community of single-family homes
suitable for every lifestyle.



AGENDA ITEM NO. 4.



Bronte - 3201

The Wilde Series at Heritage Grove

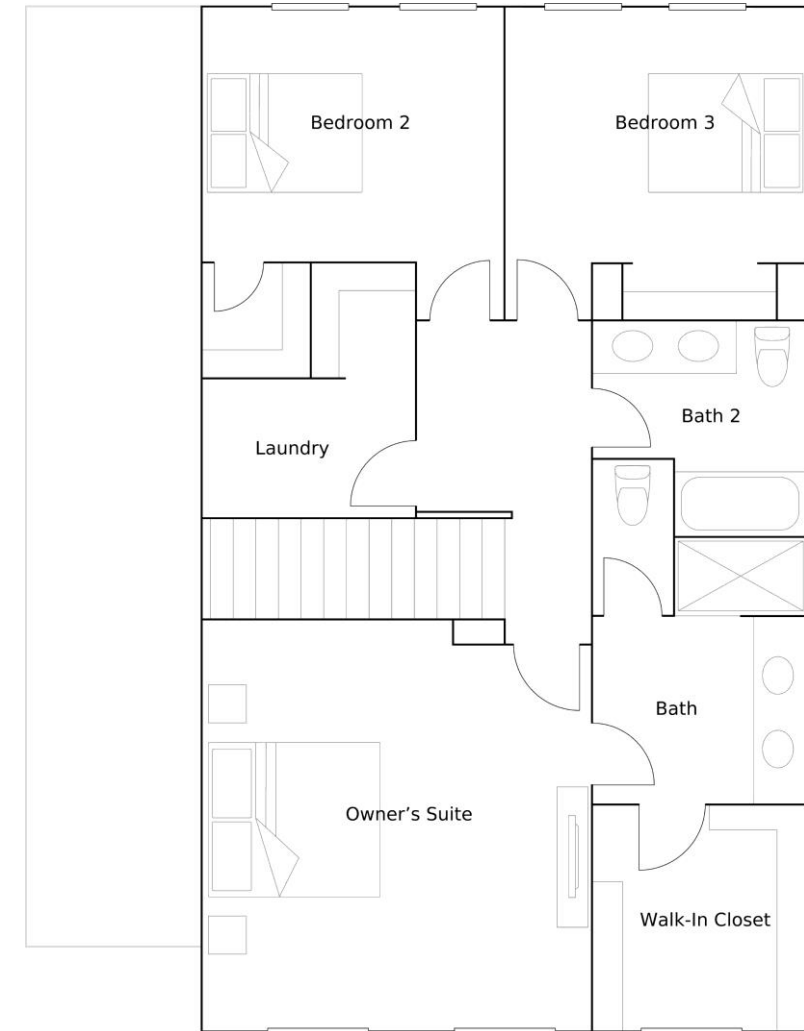
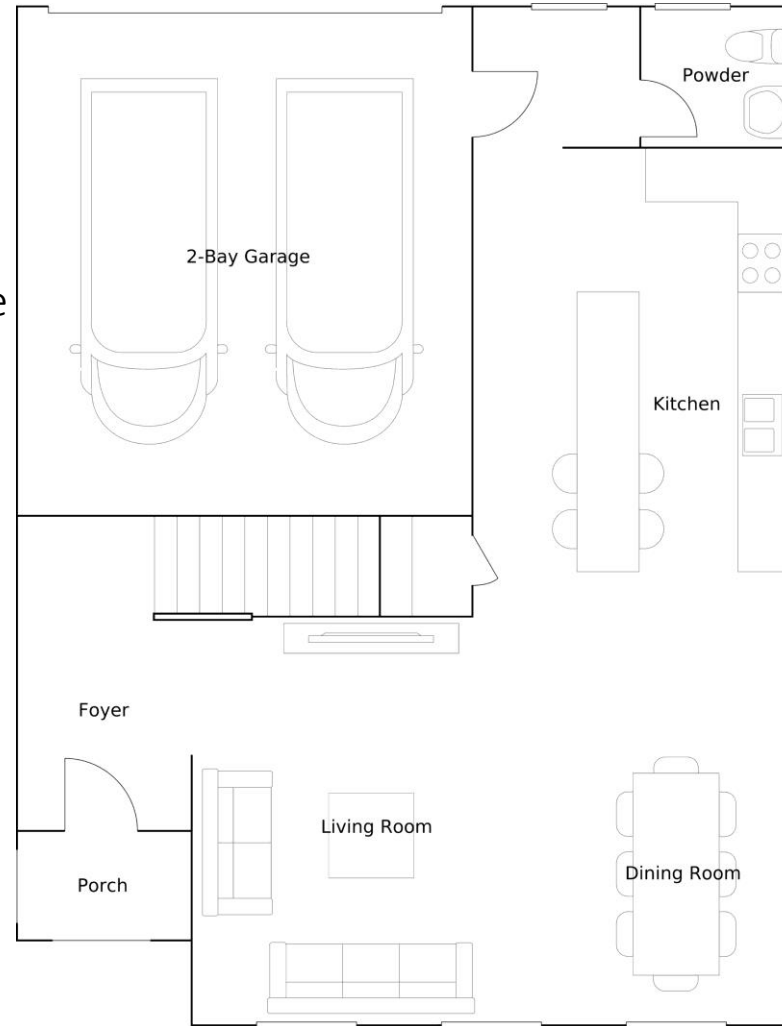
Approx. 1893 sq. ft.

Two Story

3 Bedrooms

2.5 Bathrooms

2-Bay Garage





Bronte A



Bronte B

Kipling - 3202

The Wilde Series at Heritage Grove

Approx. 2019 sq. ft.

Two Story

3 Bedrooms

2.5 Bathrooms

2-Bay Garage





Kipling A



Kipling B

Hemingway 3203

The Wilde Series at Heritage Grove

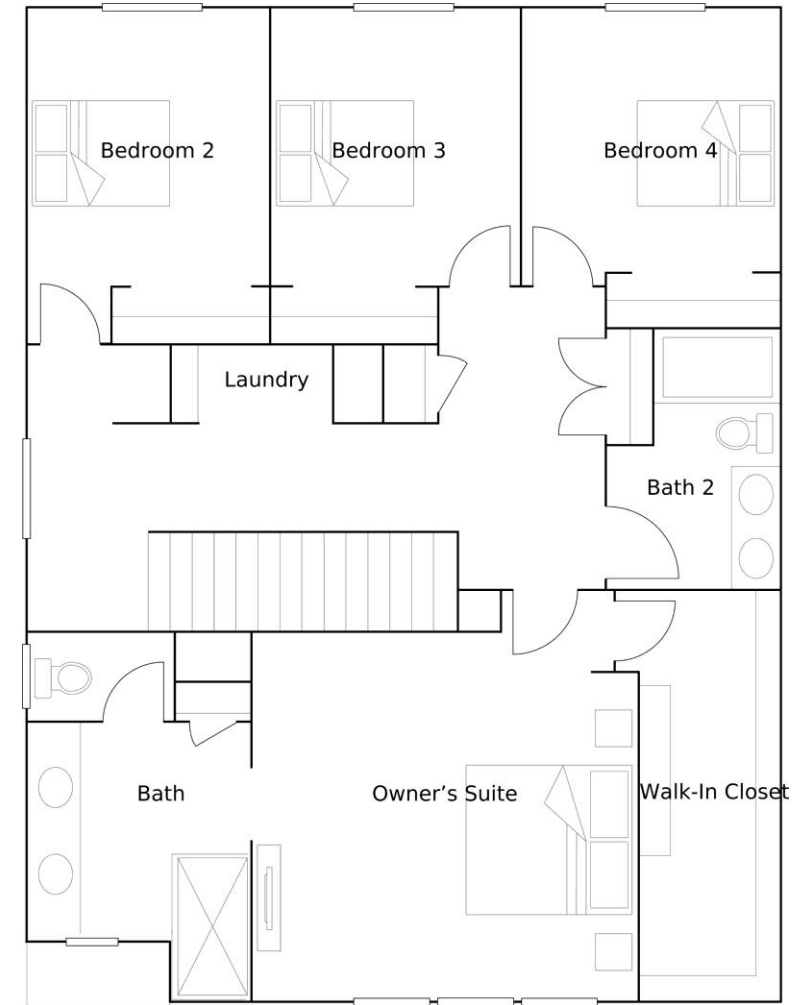
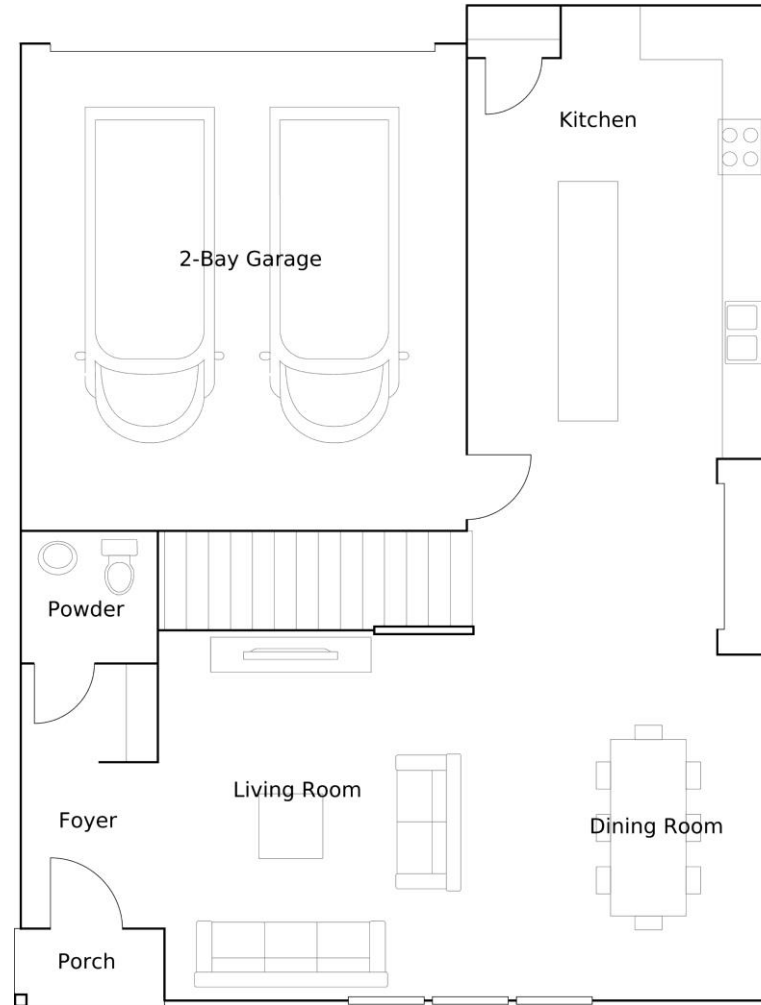
Approx. 2169 sq. ft.

Tow Story

4 Bedrooms

2.5 Bathrooms

2-Bay Garage





Hemingway A



Hemingway B

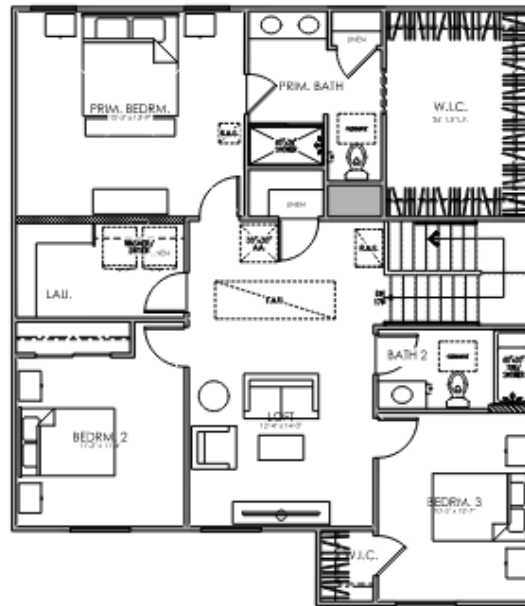
Tract 6375 The Core Series at Heritage Grove

A charming community of single-family homes
suitable for every lifestyle.

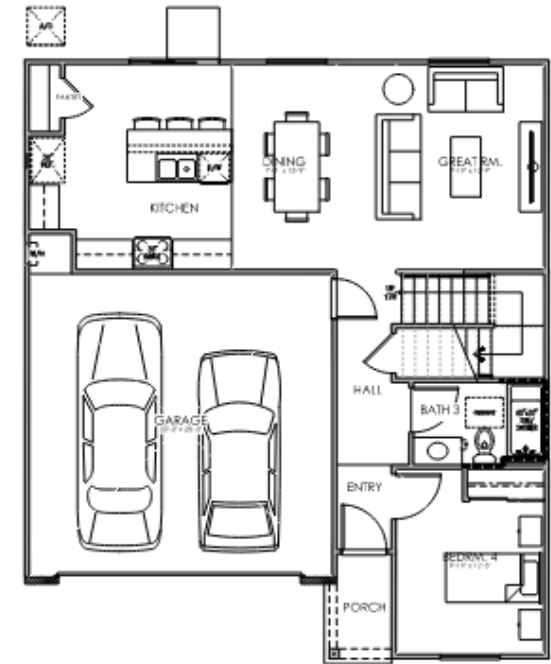
JAMES-M005

The Core Series at Heritage Grove

- Approx. sq. ft. 2066
- Two Story
- 4 Bedrooms
- 3 Bathrooms
- 2-Bay Garage



Second Floor



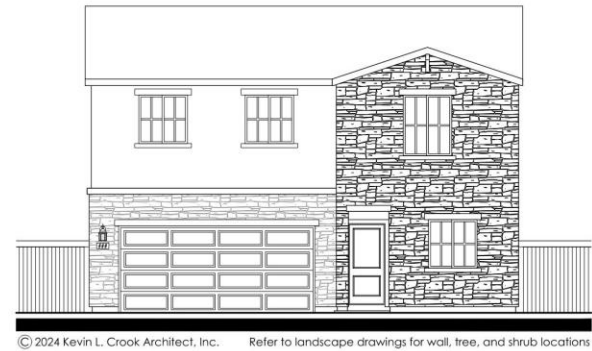
First Floor



A - STYLE



B - STYLE



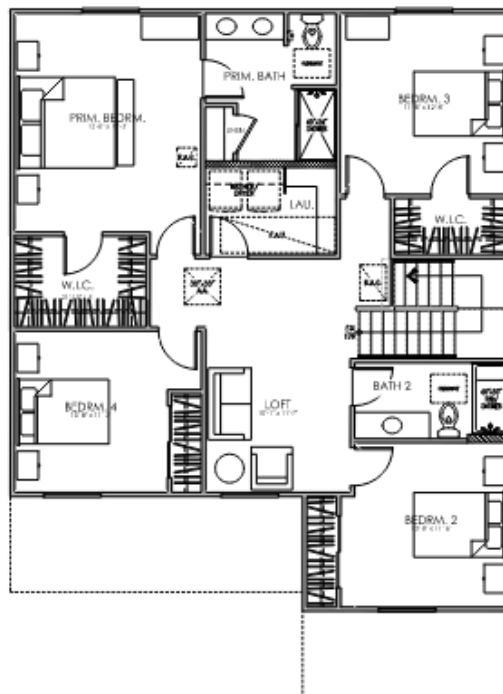
C - STYLE

M005 JAMES (2066)
FRONT ELEVATIONS
CENTRAL VALLEY 35'
CALIFORNIA
09/18/24

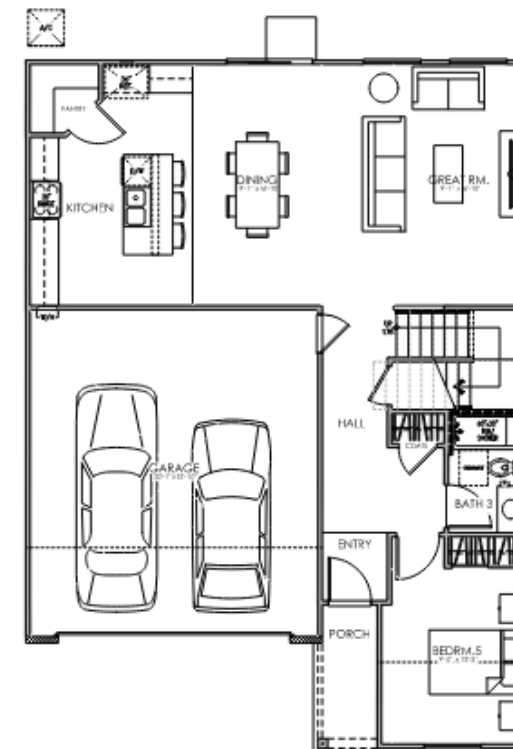
MUIR - M006

The Core Series at Heritage Grove

- Approx. sq. ft. 2,261
- Two Story
- 5 Bedrooms
- 3 Bathrooms
- 2-Bay Garage



Second Floor



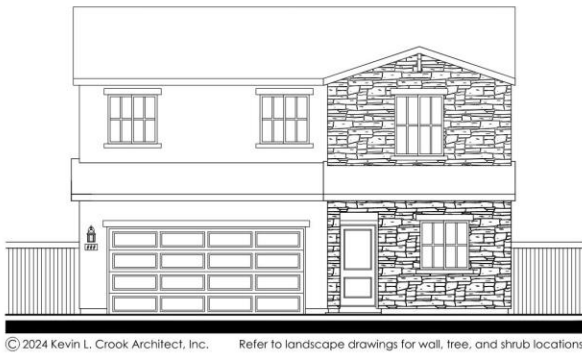
First Floor



A - STYLE



B - STYLE



C - STYLE

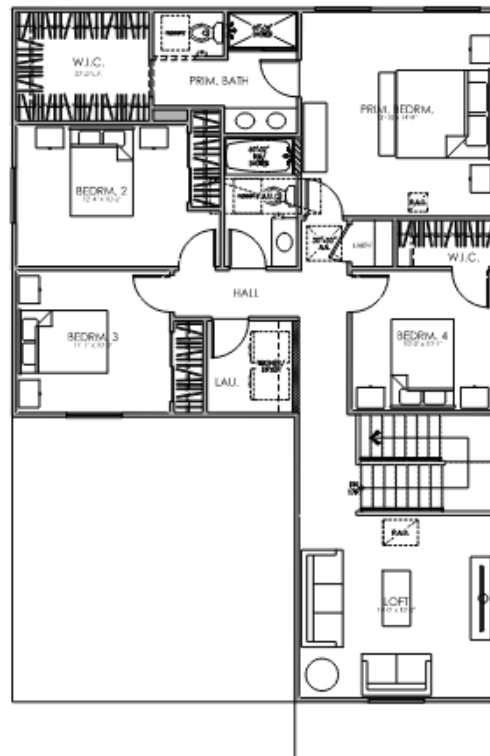
M006 MUIR (2261)
FRONT ELEVATIONS

CENTRAL VALLEY 35'
CALIFORNIA
09/18/24

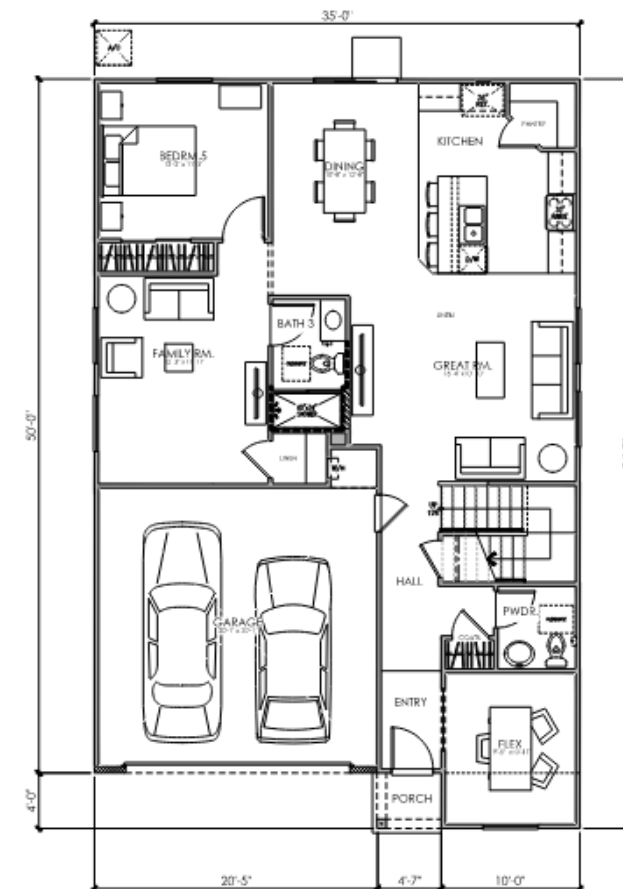
POPPY – M007

The Valencia Series at Heritage Grove

- Approx. sq. ft. 2,623
- Two Story
- 5 Bedrooms
- 3.5 Bathrooms
- 2-Bay Garage



Second Floor



First Floor



A - STYLE



B - STYLE



C - STYLE

M007 POPPY (2623)
FRONT ELEVATIONS

CENTRAL VALLEY 35'
CALIFORNIA
09/18/24

Treasures at Heritage Grove

A charming community of single-family homes
suitable for every lifestyle.



AGENDA ITEM NO. 4.

Charm 3001

Treasures at Heritage Grove

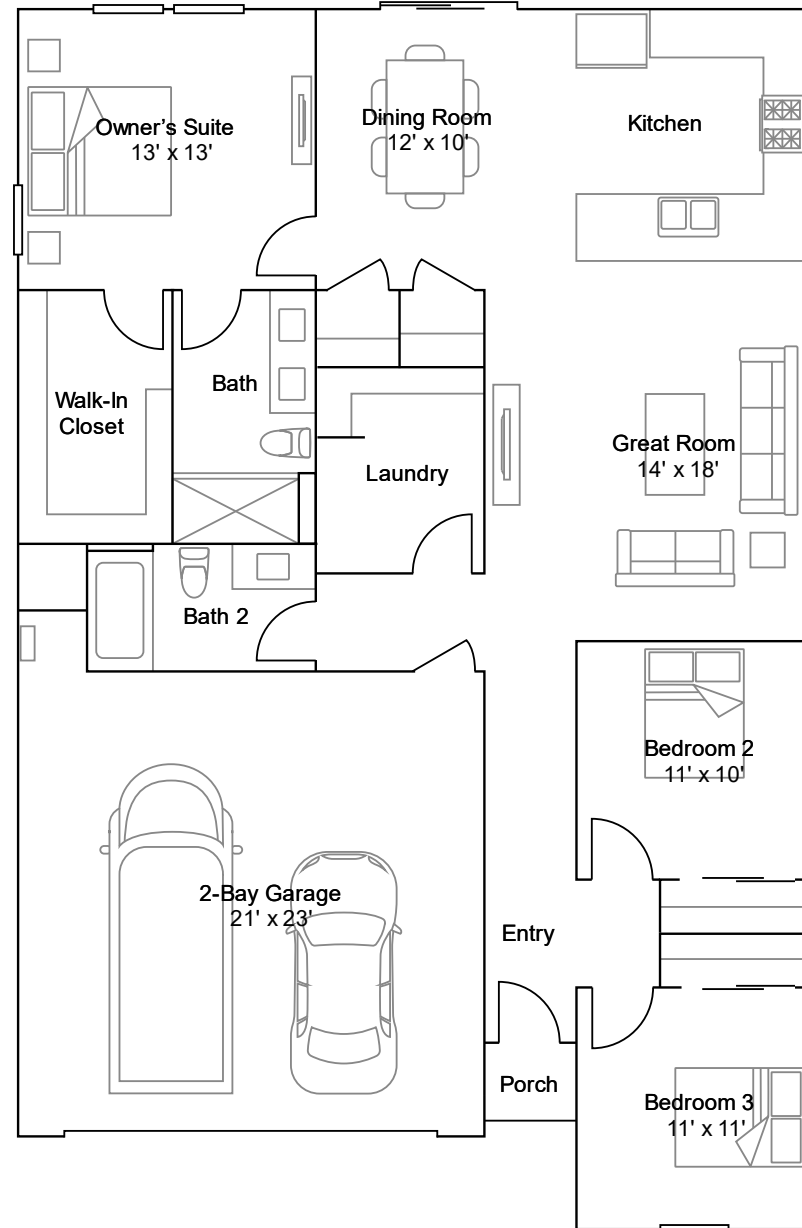
Approx. 1,341 sq. ft.

Single-story

3 Bedrooms

2 Bathrooms

2-Bay Garage





Charm A



Charm B



Charm C

Jewel 3002

Treasures at Heritage Grove

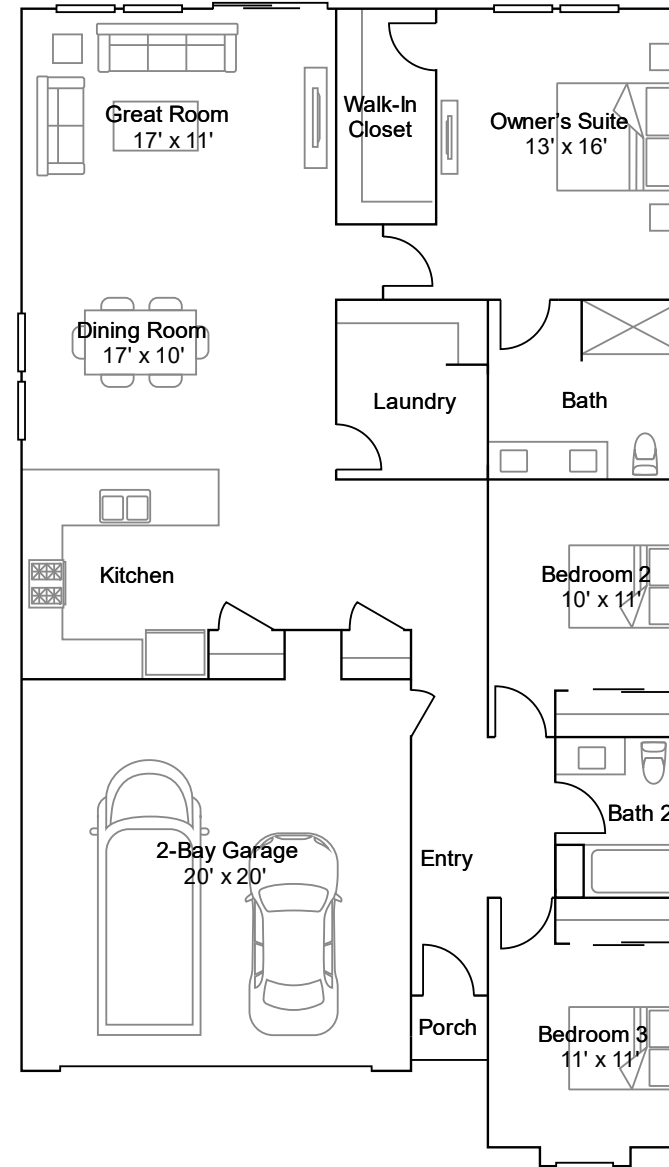
Approx. 1,564 sq. ft.

Single-story

3 Bedrooms

2 Bathrooms

2-Bay Garage





Jewel A



Jewel B



Jewel C

Keepsake 3003

Treasures at Heritage Grove

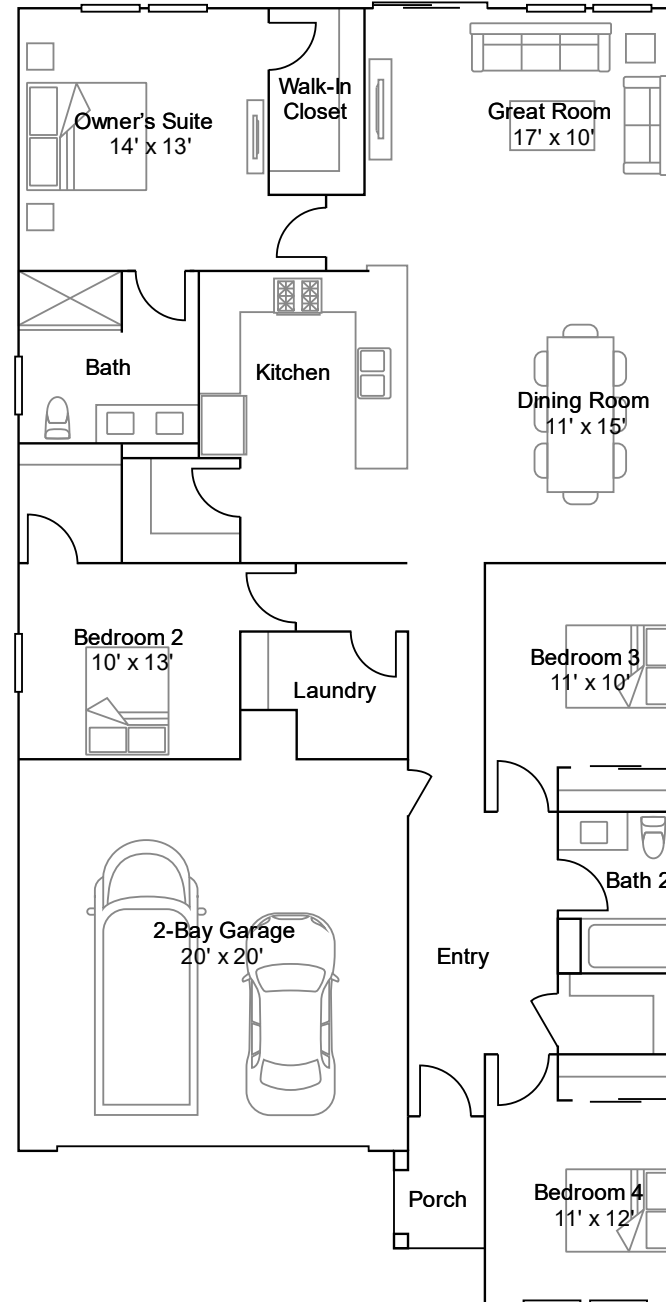
Approx. 1,755 sq. ft.

Single-story

4 Bedrooms

2 Bathrooms

2-Bay Garage





Keepsake A



Keepsake B



Keepsake C

**MITIGATION MONITORING AND REPORTING PROGRAM
TM6375**

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<i>Agriculture and Forestry Resources</i>				
AGR-1	<p>The Project applicant shall prepare or fund an agricultural resource evaluation prior to project approval. The resource evaluation shall be 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. 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. If the agricultural resource is considered significant 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> <ul style="list-style-type: none"> Mitigation at a 1:1 ration 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 	City of Clovis Planning	<i>Prior to Permits</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Services based upon substantial evidence in the record; or</p> <ul style="list-style-type: none"> 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. 			
ARG-2	Prior to issuance of building permits for development of APN 556-030-17S, the project applicant would be required to petition for cancellation of the Williamson Act contract for APN 556-030-17S. The applicant would have to meet circumstances and conditions set forth in Government Code Section 51280. After approval of the cancellation petition, the applicant would be able to develop uses that comply with the zoning designation of the parcel per the Clovis Municipal Code.	City of Clovis Planning	<i>Prior to Permits</i>	
ARG-3	Pursuant to Clovis Municipal Code Section 9.40.170 and the California Civil Code Section 3482.5, prior to approval of building occupancy permits the Project developer shall provide residents of the Project site Right-To-Farm notifications. The Right-To-Farm notification would advise future occupants of the Project site that they are residing adjacent to agricultural land that has been active for three or	City of Clovis Planning	<i>Prior to Permits</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	more years and that they should expect continued activities associated with agricultural production.			
Biological Resources				
BIO-1	Sanford's arrowhead. Prior to the start of construction, a qualified biologist will conduct protocol-level rare plant surveys following California Department of Fish and Wildlife's 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, or most current agency guidance. Surveys will target all habitats of the Project site that could potentially support the Sanford's arrowhead, and will be conducted when local populations of the Sanford's arrowhead are in bloom and readily identifiable.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-2	Sanford's arrowhead. If Sanford's arrowhead populations are identified on site, project design will be modified, if at all feasible, to avoid the plants. A qualified biologist will identify an appropriate buffer around the plants, and no developments or other project-related activities will be permitted within.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-3	Sanford's arrowhead. If it is not feasible to avoid Sanford's arrowhead populations, the affected populations will be salvaged in accordance with a plan prepared by a qualified biologist that will include contingencies for an unsuccessful salvage effort. Salvage methods may include seed collection and dispersal, transplanting rootstock, and/or	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	topsoil collection and redispersal, as appropriate. The relocation area(s) will be located in alternative on-site emergent wetland habitat to be established and maintained for this species, and protected through a deed restriction, conservation easement, or similar mechanism. Relocation areas will be monitored by a qualified biologist for a period of five years to ensure successful establishment.			
BIO-4	Monarch butterfly. Prior to the start of construction, a qualified biologist will survey all proposed work areas for milkweed plants. The survey will be conducted at a time of year when milkweed is readily identifiable. The objective of the survey will be to tally and map all milkweed plants that could potentially be impacted by project activities (Milkweed Survey).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-5	Monarch butterfly. If feasible, any removal of milkweed plants required for residential buildout will take place entirely outside of the period in which monarchs are most likely to breed in the project vicinity, March 1-August 31 (Construction Timing).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-6	Monarch butterfly. If removal of milkweed plants cannot be avoided between March 1 and August 31, a qualified biologist will conduct pre-construction surveys for non-volant life stages of monarchs on those milkweed plants that will be removed, within 10 days prior to the start of construction. If any non-volant life stages are identified, then those plants	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	will be avoided until it is confirmed by a qualified biologist that a monarch is no longer present (Preconstruction Surveys and Avoidance).			
BIO-7	Monarch butterfly. Impacted milkweed plants will be replaced on site in accordance with a revegetation plan prepared by a qualified biologist. A minimum of 50 replacement plantings will be provided, or three times the number of milkweed plants identified at the time of the milkweed survey (see Mitigation Measure BIO-4), whichever is greater. Replacement plantings must be locally native; preferred species are narrowleaf milkweed (<i>A. fascicularis</i>) and showy milkweed (<i>A. speciosa</i>). The planting site(s) must be in area(s) that will not be mowed or treated with pesticides or herbicides, to be guaranteed via a deed restriction or similar protective mechanism. Revegetation areas will be monitored by a qualified biologist for a period of five years to ensure successful establishment. (Compensatory Mitigation).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-8	Swainson's hawk. If feasible, project activities will take place entirely outside of the Swainson's hawk nesting season, defined here as March 1 to September 15. If Mitigation Measure BIO-8 is implemented, no further mitigation for this species is required. (Construction Timing).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
BIO-9	Swainson's hawk. If project activities must occur between March 1 and September 15, a qualified biologist will conduct nest surveys for Swainson's hawks on and within ¼ mile of the Project site within the survey periods prescribed by Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (SHTAC 2000). Three nest surveys will be conducted in each of two survey periods, with the survey periods defined as follows: Period I – January 1 to March 20, Period II – March 20 to April 5, Period III – April 5 to April 20, Period IV – April 21 to June 10, and Period V – June 10 to July 30. Surveys will take place in the two survey periods immediately prior to the anticipated start of construction activities during the nesting season, with the exception of Period III, when no surveys should take place per the SHTAC guidelines. The surveys will consist of inspecting all accessible, suitable trees of the survey area for the presence of nests and hawks. (Nesting Surveys).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-10	Swainson's hawk. If active Swainson's hawk nests are detected during the surveys or observed incidentally, a minimum ¼-mile no-disturbance buffer will be delineated and maintained around each nest, to remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	longer reliant upon the nest or parental care for survival. (No-Disturbance Buffers).			
BIO-11	Swainson's hawk. If an active Swainson's hawk nest is detected, and a ¼-mile no-disturbance buffer is not feasible, the project applicant will consult with CDFW to discuss how to implement the project and avoid take. If take cannot be avoided, take authorization will be obtained through the acquisition of a State Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b). (CDFW Consultation).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-12	Other nesting birds and raptors. If feasible, project activities will take place entirely outside of the avian nesting season, defined here as February 1 to September 15. If Mitigation Measure BIO-12 is implemented, no further mitigation for nesting birds or raptors is required. (Construction Timing).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-13	Other nesting birds and raptors. If project activities must occur between February 1 and September 15, a qualified biologist will conduct surveys for active bird nests within 10 days prior to the start of work during this period. The survey area will encompass the site and accessible surrounding lands within 250 feet for nesting birds and 500 feet for nesting raptors (Preconstruction Surveys).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-14	Other nesting birds and raptors. Should any active nests be discovered in or near the work area, a qualified biologist will conduct an additional survey	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	to establish a behavioral baseline of these nests. (Behavioral Baseline).			
BIO-15	Other nesting birds and raptors. If feasible, a qualified biologist will continuously monitor active nests during project activities to detect behavioral changes resulting from the project. If behavioral changes occur, the activities that appear to be causing the changes (as determined by the qualified biologist) will be discontinued. At the biologist's discretion, activities may be resumed (1) in a modified form, with lower levels of visual or sound disturbance, (2) following the implementation of measures designed to reduce perceived disturbance, e.g. visual buffers, and/or (3) at a later nesting stage, when the affected birds are less sensitive to disturbance. (Continuous Monitoring).	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
BIO-16	Other nesting birds and raptors. If continuous monitoring of active nests is not feasible, or if nesting birds have behavioral changes that persist following the implementation of one or more of the corrective actions identified above under Mitigation Measure 4.1.4d, a minimum no-disturbance buffer of 250 feet will be established around active bird nests and 500 feet around active raptor nests. These buffers will remain in place until after the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	disturbance buffers is possible when there is compelling biological or ecological reason to do so. A qualified biologist will advise and support any variance from these buffers. (No-Disturbance Buffers).			
Cultural Resources				
CULT-1	<p>If archaeological or tribal resources or materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.			
CULT-2	If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code and Project shall follow the procedures and protocols set for un CEQA Guidelines Section 15064.4(e)(1). If human remains are identified to be those of Native American, California Health and Safety Code 7050.5 requires the County coroner notify the California Native American Heritage Commission within 24 hours of discovery. All reports, correspondence, and determinations regarding the discovery of human remains on the Project site shall be submitted to the Lead Agency.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
Geological Resources				
GEO-1	If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist and/or paleontologist, can evaluate the significance of the find and make recommendations. Cultural resource	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.</p> <p>If the qualified professional determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist and/or paleontologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
Greenhouse Gas Emissions				
GHG-1	In order to meet the 2022 Scoping Plan GHG requirements, consistent with State GHG reduction and equity prioritization goals, each residential unit shall provide electric vehicle charging capabilities as part of the final project designs.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
Noise				

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
NOISE-1	Exterior Noise. A sound wall shall be constructed to a minimum height of six (6) feet above Project-side grade along North Minnewawa Avenue. In order for the sound wall to effectively shield noise, where there will be access to the development from North Minnewawa Avenue, the sound walls will need to be turned inward (eastward) for a distance of approximately twenty (20) feet at roadway access points. Other Project design features that satisfy the City's exterior noise exposure noise level may fulfill this mitigation.	City of Clovis Planning	<i>During Construction and Prior to Occupancy</i>	
NOISE-2	Interior Noise. Mechanical ventilation or air conditioning shall be provided for all homes to enable windows and doors to remain closed for sound insulation purposes.	City of Clovis Planning	<i>During Construction and Prior to Occupancy</i>	
<i>Tribal Cultural Resources</i>				
TCR-1	If archaeological or tribal resources or materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

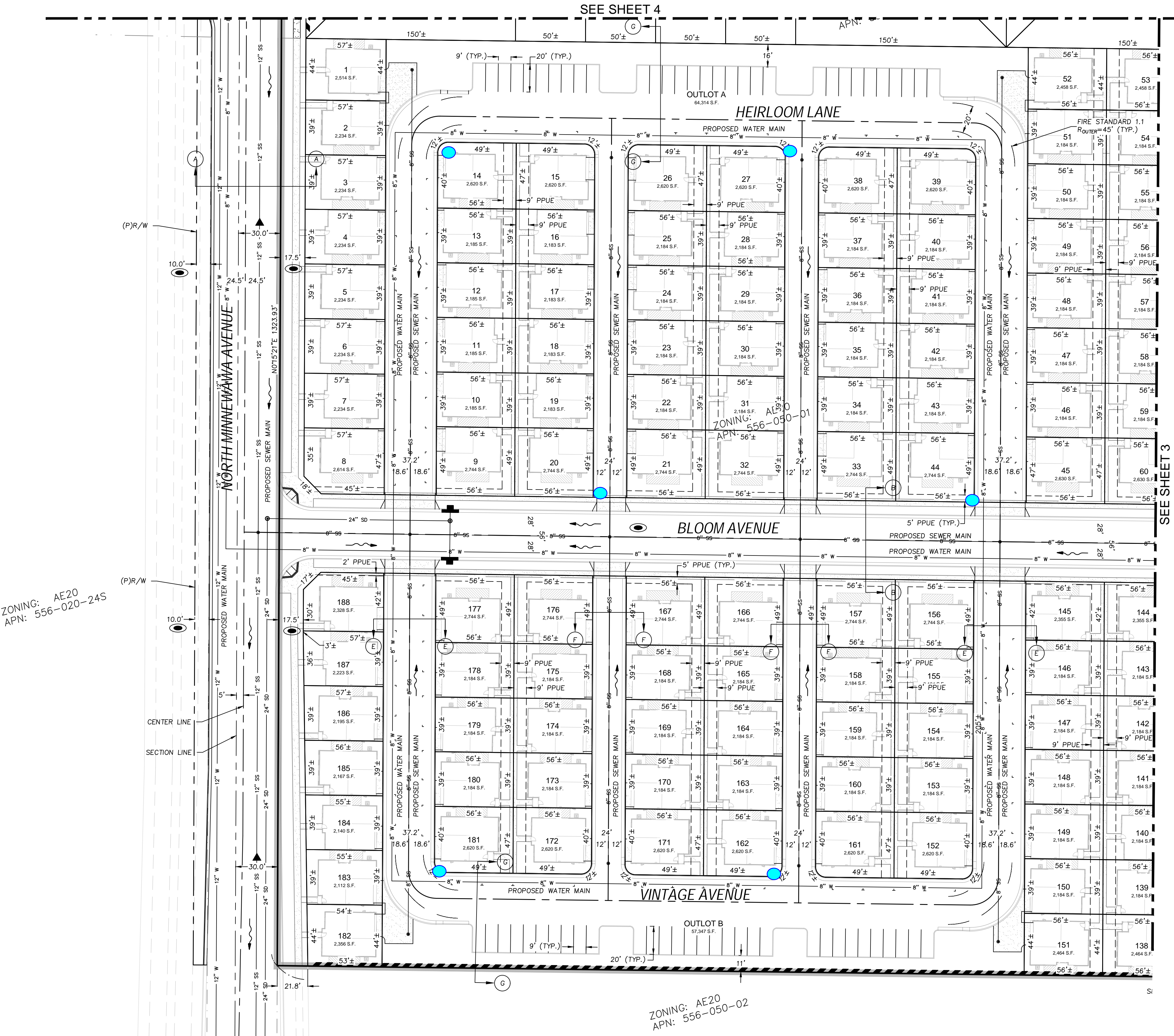
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p>			
TCR-2	<p>If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code and Project shall follow the procedures and protocols set for un CEQA Guidelines Section 15064.4(e)(1). If human remains are identified to be those of Native American, California Health and Safety Code 7050.5 requires the County coroner notify the NAHC within 24 hours of discovery. All reports, correspondence, and determinations regarding the discovery of human</p>	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	remains on the project site shall be submitted to the Lead Agency.			

LEGEND

○ PUBLIC STREET TO BE OFFERED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC USE.
▲ CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED DEC. 14, 1976, IN BOOK 6706, PAGE 288 C.R.F.C., AS DOCUMENT NO. 111542.

Fire Hydrant Markings
Page 1 of 4



**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS
2708 N. BURN AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDENG.COM

APPROVALS	
DATE	APPROVED (INITIALS)

REVISIONS	
DATE	APPROVED

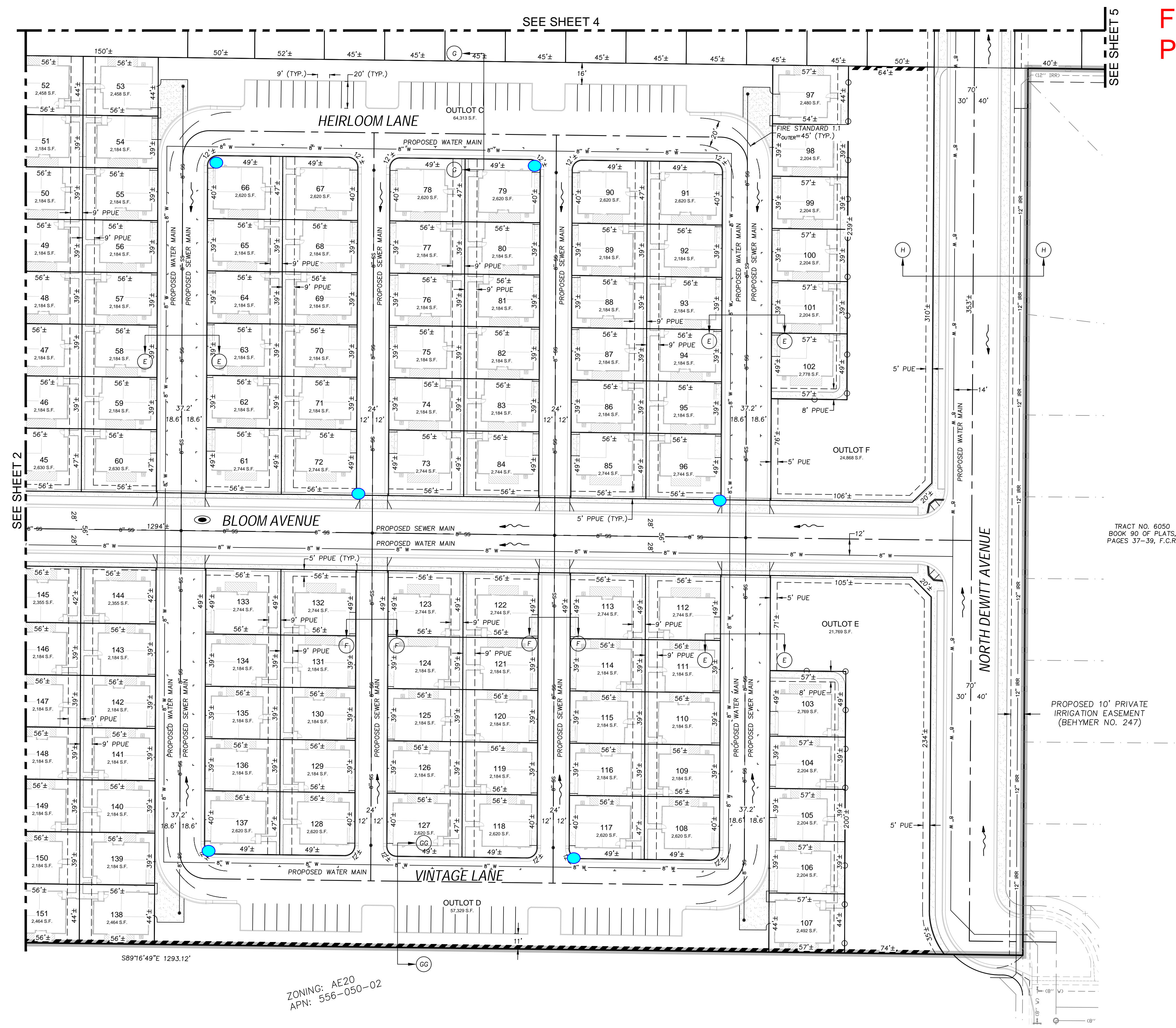
CITY OF CLOVIS		PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
PROJECT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD	Y&H No. <u>21-156</u> Dr. By: <u>CR</u> Ch. By: <u>BB</u> Date: <u>8/8/2023</u>	Project No. Sheet No. <u>2</u> of <u>6</u> Sheets
SHEET DESCRIPTION	MULTI-FAMILY		

LEGEND




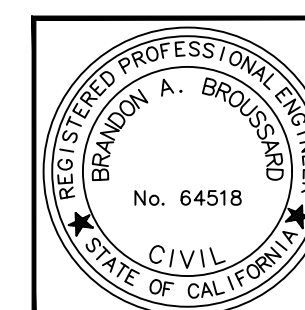
PUBLIC STREET TO BE OFFERED IN FEE TO THE
CITY OF CLOVIS FOR PUBLIC USE.

Fire Hydrant Markings
Page 2 of 4



ZONING: AE20
APN: 556-050-02

SCALE: 1" = 40'

A horizontal scale bar with tick marks at 0, 20', 40', and 80'. The bar is divided into four equal segments, each representing 20 feet.

**Yamabe & Horn
Engineering, Inc.**
CIVIL ENGINEERS • LAND SURVEYOR
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YAMBEHFNCR.COM

APPROVALS		APPROVAL (INITIALS)
CONSTRUCTION MANAGEMENT		_____
FEE ADMINISTRATION		_____
DEVELOPMENT REVIEW		_____
STREETS		_____
PARKS		_____
SOLID WASTE		_____
UTILITIES		_____

REVISIONS	
DATE	APPROVED
Δ _____	_____
Δ _____	_____
Δ _____	_____
Δ _____	_____
Δ _____	_____

CITY OF CLOVIS

PROJECT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD
SHEET DESCRIPTION	MULTI-FAMILY

PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

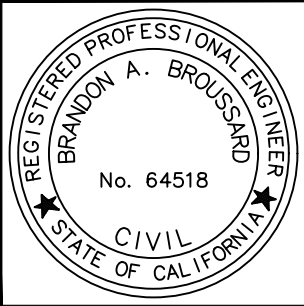
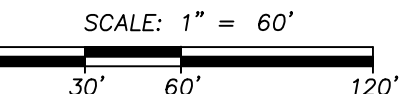
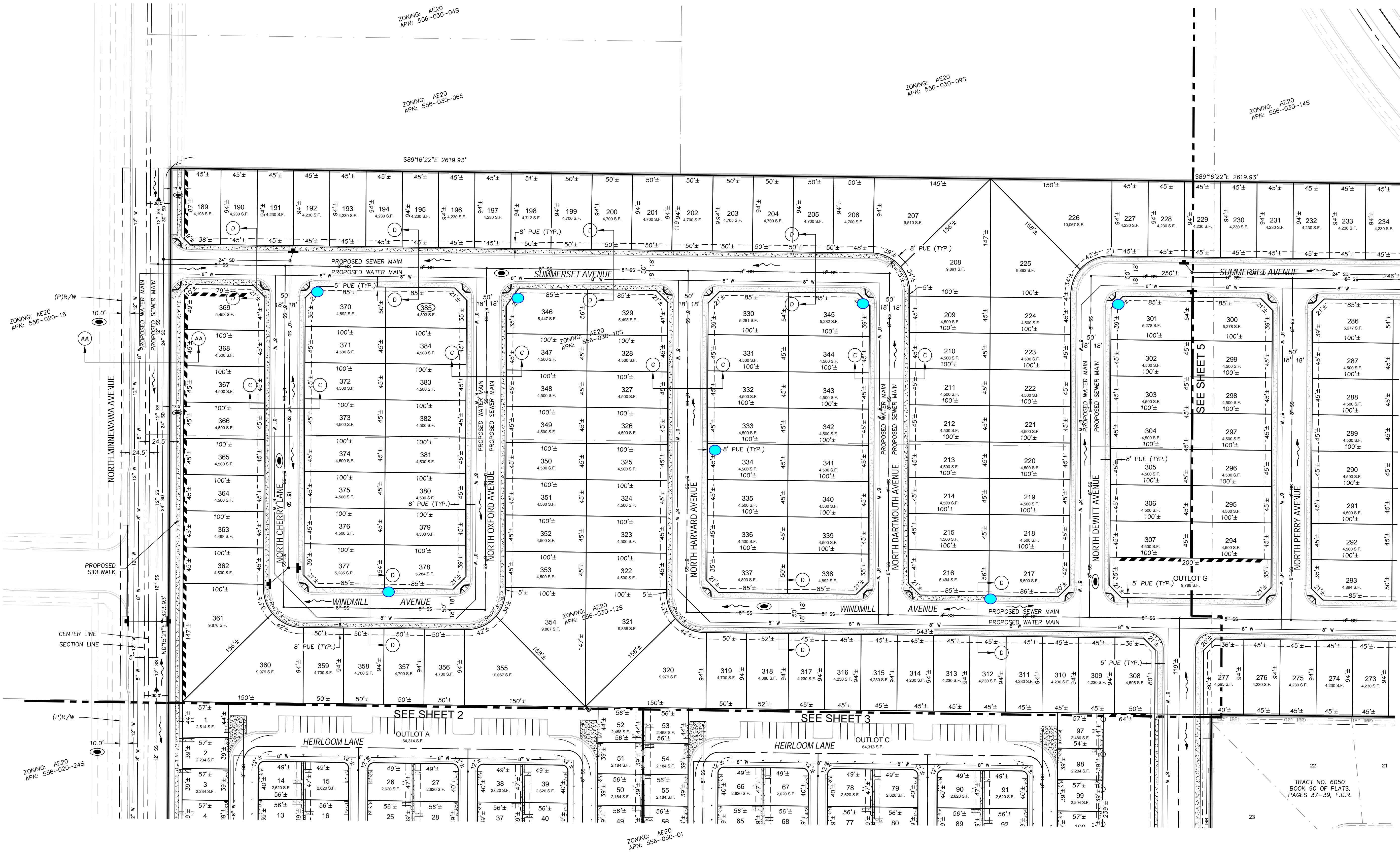
Y&H No. <u>21-156</u>	Project No.
Dr. By: <u>CR</u>	
Ch. By: <u>BB</u>	Sheet No. <u>3</u>
Date: <u>8/8/2023</u>	

Fire Hydrant Markings
Page 3 of 4

LEGEND



PUBLIC STREET TO BE OFFERED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC USE.
CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED DEC. 14, 1976, IN BOOK 6706, PAGE 288 C.R.F.C., AS DOCUMENT NO. 111542.



Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2901 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDENG.COM

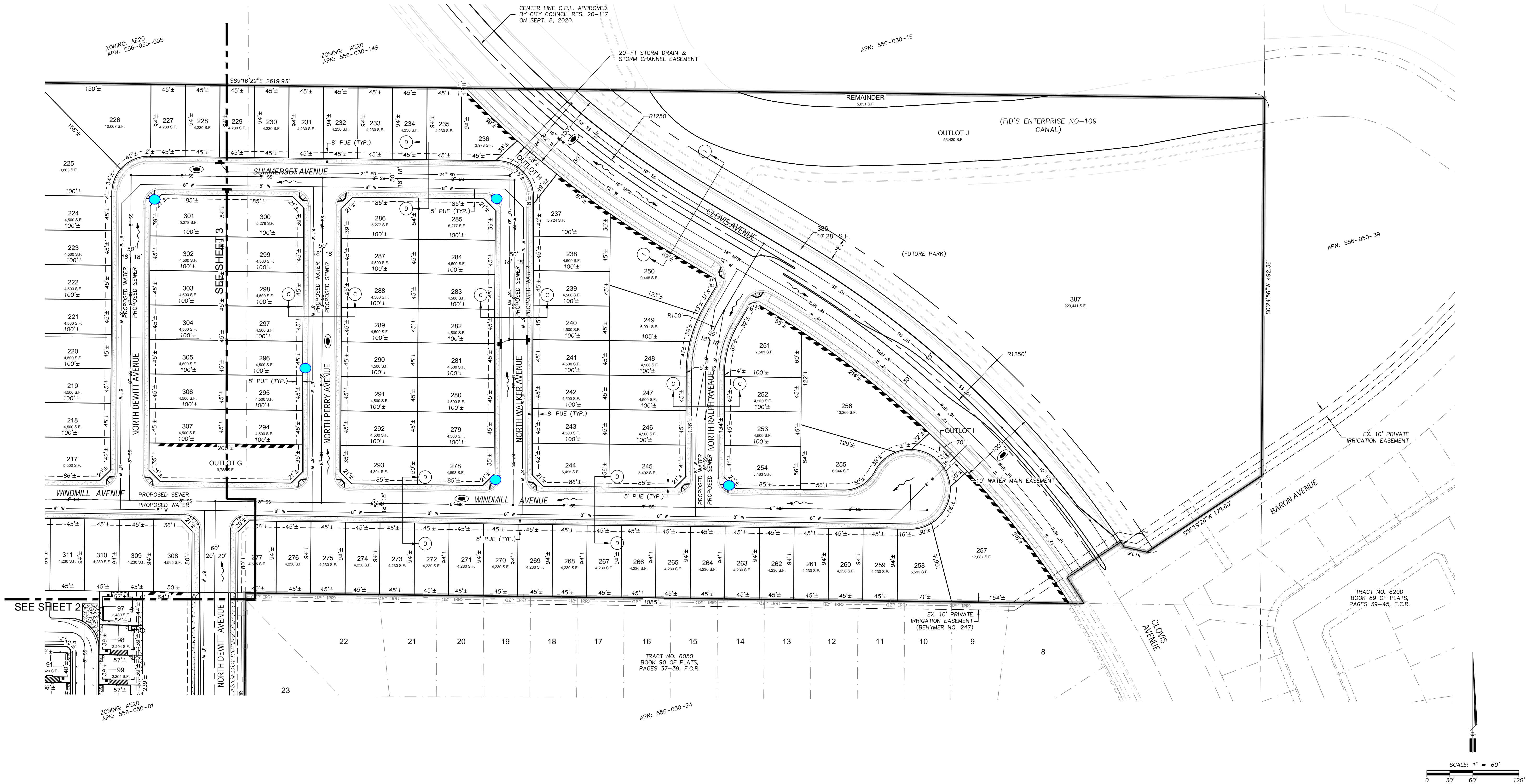
APPROVALS	
CONSTRUCTION MANAGEMENT	_____
FEE ADMINISTRATION	_____
DEVELOPMENT REVIEW	_____
STREETS	_____
PARKS	_____
SOLID WASTE	_____
UTILITIES	_____

REVISIONS	
DATE	APPROVED
_____	_____
_____	_____
_____	_____
_____	_____

CITY OF CLOVIS	
PROJECT TITLE	TRACT NO. 6375 MINNEWAWA & SHEPHERD
SHEET DESCRIPTION	RESIDENTIAL

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
Y&H No. 21-156	Project No.
Dr. By: CR	
Ch. By: BB	Sheet No. 4
Date: 8/8/2023	of 6 Sheets

Fire Hydrant Markings
Page 4 of 4





2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

October 7, 2024

Liz Salazar
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Tract Map 6375
N/W Shepherd and Clovis avenues
FID's Enterprise No. 109

Dear Ms. Salazar:

The Fresno Irrigation District (FID) has reviewed the Tract Map 6375 for which the applicant request approval for a 387-lot single-family planned residential development, APNS: 556-030-10S, 12S, 556-050-01, 35S. This entitlement is being processed concurrently with RO310, R2024-005, and PDP2024-001. FID has the following comment:

1. FID previously reviewed and commented on the subject property on March 8, 2022, as Development Review Committee Application no. 2022-009. Those comments and conditions still apply, and a copy has been attached for your reference.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 8, 2022

Kelsey George
Planning and Development Services Dept.
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2022-009
N/W Clovis and Shepherd avenues
FID's Enterprise No. 109

Dear Ms. George:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2022-009 for which the applicant proposes a 369-lot single-family development (TTM 6375) in Heritage Grove, APNs: 556-030-10S, 12S, 556-050-01, 35S. FID has the following comments:

Summary of Requirements:

- Grant of Easement w/ 20-feet full width drive banks
- Canal Bank Improvements
- Channel Improvements
- Drive Approaches per FID Detail No. 1-02
- Existing Encroachments removed and/or relocated if any
- Review and Approval of all Plans
- Execute additional Agreement(s), if necessary
- Project Fees
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.)

Area of Concern 1

1. FID's active Enterprise No. 109 Canal runs northwesterly, crosses Shepherd Avenue and Sunnyside Avenue approximately 2,600 feet southeast of the subject property, Baron Avenue approximately 360 feet east of the subject property and traverses the subject property as shown on the attached FID exhibit map and will be impacted by the future development. Records do not show a recorded easement; however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 1-01. Should this project include any street and or utility improvements along Shepherd Avenue, Sunnyside Avenue, Baron Avenue or in the vicinity of the canal, FID requires it review and approve all plans.

Kelsey George
 Re: DRC2022-009
 March 8, 2022
 Page 2 of 6

2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.
3. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet at all points along the top of the canal bank. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.
4. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
 - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
 - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water, unless separated by a roadway with curb and gutter.
 - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
 - iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out.

Kelsey George
 Re: DRC2022-009
 March 8, 2022
 Page 3 of 6

Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Shepherd Avenue bridge and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

- b. Drive banks/maintenance roads and encroachments (both banks):
 - i. Both banks must be of full-width cross section to the outside limits of the canal easement.
 - ii. One or both of the drive banks must be sloped a minimum of 2% away from the canal, 4% maximum, with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.
 - iii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
 - iv. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
- 5. Trail - It is FID's understanding that a trail is master-planned along the Enterprise canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:
 - a. FID will not allow the trail easement to be in common use with FID-owned property or easements.
 - b. FID requires all trail improvements be placed outside of FID-owned properties and easements.
 - c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.
 - d. FID's canals will not accept any drainage from the trail or the canal bank.

Kelsey George
 Re: DRC2022-009
 March 8, 2022
 Page 4 of 6

- e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.
6. A Trail fence between Trail and Canal is required unless an agreement is in place between City of Clovis and FID.
7. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.
8. Should a trail or walkway be placed adjacent to the canal, FID will require a minimum 4 feet tall pedestrian barrier for this development, located outside of its right-of-way, on both sides of the canal, for the length of the development. FID is open to suggestions regarding design.
9. Canal Access – FID will require access from future Clovis Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 1-02). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

Impacted Private Facilities

1. For informational purposes, a Private pipeline known as the Behymer No. 427 traverses the subject property as shown on the attached FID exhibit map and will be impacted by the proposed project. FID's records indicate this Private pipeline is active and should be treated as such. FID can supply the City with a list of known users upon request.

Fresno Metropolitan Flood Control District

1. FMFCD's Hewitt Creek No. 496 traverses the subject property as shown on the attached FID exhibit map and will be impacted by the proposes project. FID's recommends contacting FMFCD for further comments/requirements.

General Comments

1. FID requires the applicant and or the applicant's engineer contact FID at their earliest convenience to discuss specific requirements.
2. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.

Kelsey George
Re: DRC2022-009
March 8, 2022
Page 5 of 6

3. FID does not allow FID owned property or easements to be in common use with public utility easements but will in certain instances allow for its property to be in common use with landscape easements and trails if the City of Clovis enters into the appropriate agreement.
4. FID requires the applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
5. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
6. Footings of retaining walls shall not encroach onto FID property/easement areas.
7. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
8. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
9. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
10. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Kelsey George
Re: DRC2022-009
March 8, 2022
Page 6 of 6

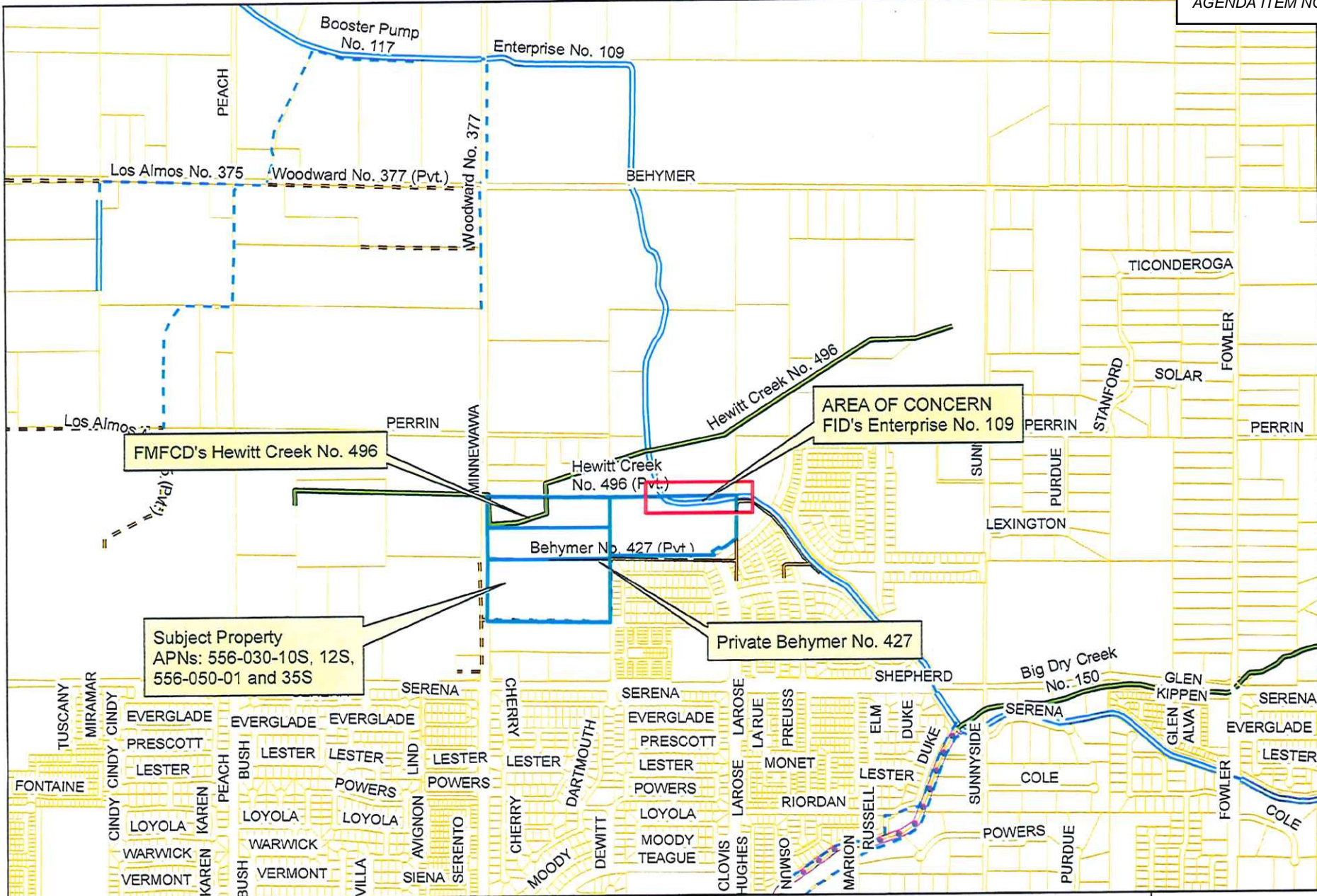
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



FMFCD's Hewitt Creek No. 496

AREA OF CONCERN
FID's Enterprise No. 109

Subject Property
APNs: 556-030-10S, 12S,
556-050-01 and 35S

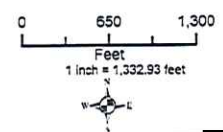
Private Behymer No. 427

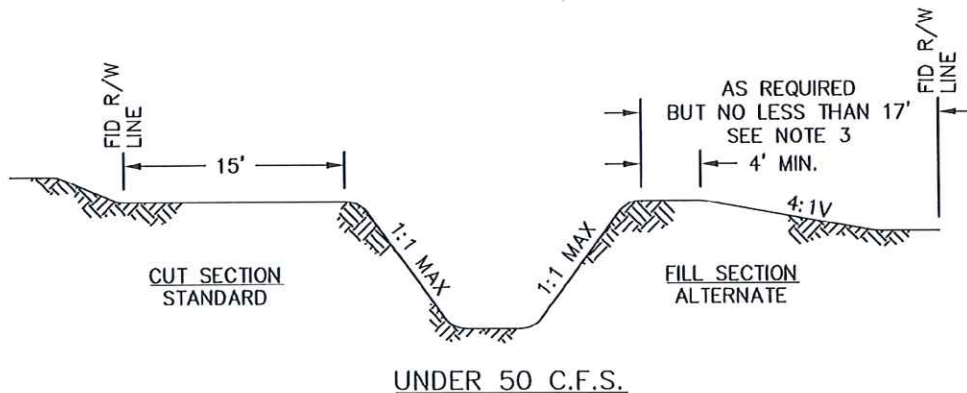
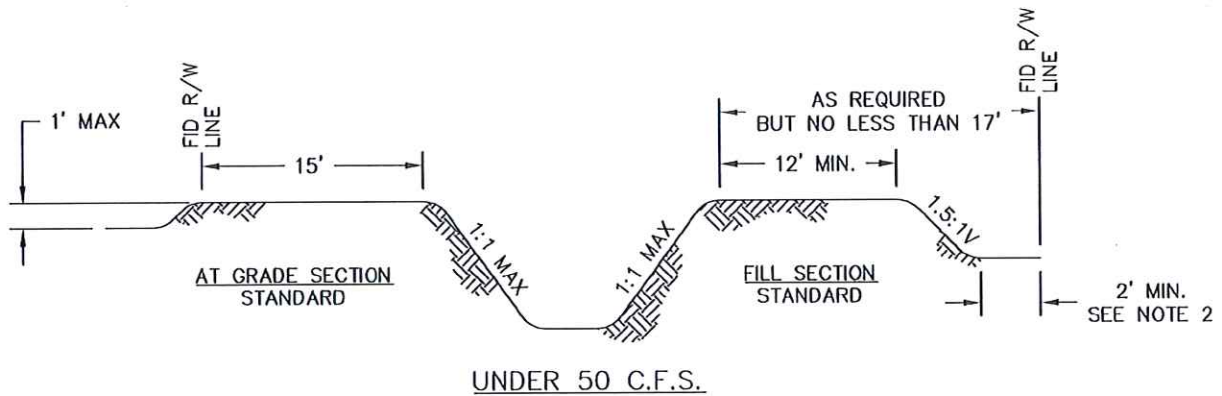
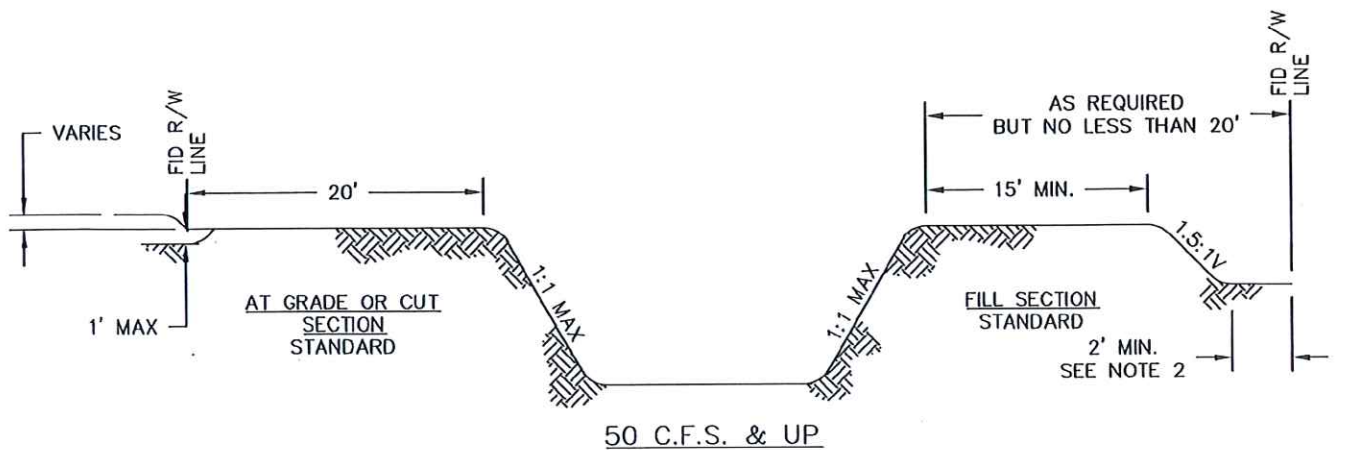


- Legend**
- | | | | | |
|-----------------|--------------------|-------------------|----------------|-----------------------|
| FID Canal | FID Pipeline | Stream Group | FID Boundary | Parcel |
| Private Canal | Private Pipeline | Other-Creek/River | Railroad | FMFCD Acquired Basins |
| Abandoned Canal | Abandoned Pipeline | Other-Pipeline | Streets & Hwys | FMFCD Proposed Basins |

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Figs\20220228 FID Master.mxd
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 3404





NOTES:

1. ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.
2. ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.
3. THE ALTERNATE SECTION CANNOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.



FRESNO IRRIGATION DISTRICT

CANAL RIGHT-OF-WAY

SCALE: NOT TO SCALE
DATE: JANUARY 2018

STANDARD DETAIL

1-01

SHEET 1 OF 1

STANDARD EASEMENT WIDTHS FOR OPEN CANALS AND PIPELINES

SOURCE:

Board Policy No. 155

Rev. 5/29/02

Section 22438 of the California Water Code, attached as Exhibit "A" hereto, entitles the District to a secondary easement on each side of any open canal for which the District holds a prescriptive easement, with the width of the secondary easement to be whatever is reasonably required by the District for maintenance, repair, cleaning and operations of the secondary easement and open canal with equipment owned by or available to the District for that use at the time the rights are exercised. Exhibit "B" attached hereto, sets forth the dimensions of secondary easements for Fresno Irrigation District canals which are deemed to be reasonably required and which are claimed by the District under Section 22438.

Easements for pipelines or for open canals for which the District holds a written grant or judgement providing a legal description of the easement are not subject to the secondary easement provisions of Section 22438. District activities and the locations of canal facilities are therefore restricted to the limits established by the legal description of the easement.

For the purposes of acquiring easements for pipelines by grant or condemnation, the standard easement requirements are shown on Exhibit "C", attached hereto. Extraordinary conditions or circumstances may dictate modification of the standard easement, but such modification shall be subject to approval of the Board of Directors.



FRESNO IRRIGATION DISTRICT

"Your Most Valuable Resource – Water"

STANDARD EASEMENT WIDTHS FOR
OPEN CANALS AND PIPELINES

SCALE: NOT TO SCALE

DATE: JANUARY 2018

STANDARD DETAIL

P-03

SHEET 1 OF 1

**STANDARD EASEMENT WIDTHS FOR
OPEN CANALS AND PIPELINES**

EXHIBIT "A"

SENATE BILL No. 891

An act to add Section 22438 to the Water Code, relating to irrigation districts.

Approved by the Governor on July 5, 1989.

Filed with the Secretary of State July 5, 1989.

LEGISLATIVE COUNSEL'S DIGEST

SB 891, Vuich. Irrigation Districts: canal easements.

Under existing law, an irrigation district may acquire by any means any property or interest in property to carry out its purposes.

This bill would declare that whenever any irrigation district is the owner of an easement for an open canal for the transportation of water across lands not owned by it, other than as specified, the district shall have a secondary easement on each side of the open canal for the maintenance, repair, cleaning, operation, and control of the open canal, as prescribed, and would specify related matters.

The people of the State of California do enact as follows:

SECTION 1. Section 22438 is added to the Water Code, to read:

22438. (a) Whenever any district is the owner of an easement for an open canal for the transportation of water across lands not owned by it, other than an easement evidenced by a written grant or judgement providing a legal description of the easement, the district shall have a secondary easement on each side of the open canal for the maintenance, repair, cleaning, operation, and control of the open canal and such other use thereof as may be reasonably be required by the district in exercising those rights and in the maintenance, repair, cleaning, and operation of that easement and open canal with equipment owned by or available to the district for that use at the time the rights are exercised. The duration of the secondary easement shall be for so long as the district, or its successors or assigns, continues to own the open canal easement regardless of what use has or has not been made of the secondary easement.

(b) The owner of the land upon which a secondary easement is located, or any lessee of the land, shall have the right to use the surface of the land upon which the secondary easement is located for his or her own purposes to the extent that the use does not unreasonably interfere with the district's ownership or use of the secondary easement, or upon the open canal easement. Any encroachment or obstruction placed or permitted upon the secondary easement by the owner of the land or any lessee of the land, which unreasonably interferes with the secondary easement or the open canal easement, may be removed by the district at the owner's or lessee's expense, or by legal action filed by the district.

This section shall not be construed to limit the right of a district or of any person to acquire any easement by prescriptive or condemnation or to enter into a written agreement concerning an easement or secondary easement upon such terms as are agreed upon the parties.



FRESNO IRRIGATION DISTRICT

"Your Most Valuable Resource — Water"

STANDARD EASEMENT WIDTHS FOR OPEN
CANALS AND PIPELINES EXHIBIT A

SCALE: NOT TO SCALE

DATE: JANUARY 2018

STANDARD DETAIL

P-04

SHEET 1 OF 1

STANDARD EASEMENT WIDTHS FOR OPEN CANALS AND PIPELINES EXHIBIT "B"

(Page 1 of 2)

GENERAL REQUIREMENTS

The following requirements have been approved and adopted by the Board of Directors to provide a guideline for establishing adequate Right-of-Way widths for canals and ditches owned, operated, and maintained by the Fresno Irrigation District. Any extraordinary conditions, circumstances, misunderstandings, failure or refusal of a property owner to accept or comply with the general requirements described below should be brought to the immediate attention of the General Manager.

1. When establishing top of bank width required for operation and maintenance purposes, some existing top of bank widths may be more than required by the District, but in most cases, will be less. Therefore, the Right-of-Way line should be established in accordance with the requirements for future improvements, operations, and maintenance of the canal.
2. To determine the requirements for top of bank widths, canals and ditches shall be classified into two different categories. First, canals with banks which are not more than one foot (1.0') above the surrounding ground level will be classified in a "cut" category. Second, canals with banks which are more than one foot (1.0') above the adjacent ground level will be classified as "fill".
3. Required top of bank widths shall be measured on a level plane from the inside edge of the canal or ditch bank.
4. Canals with capacity of 50 C.F.S or more:
 - a). Canals which are in a "cut" or at grade shall require a top of bank width no less than twenty feet (20') wide.
 - b). Canals which are in a "fill" shall require a top of bank width of no less than fifteen feet (15') plus one and one-half feet (1.5') for each vertical foot outside of the bank slope plus and an additional two feet (2') to establish the Right-of-Way line beyond the outside toe of the canal bank. Easement width will be as required or no less than twenty feet (20') from the top inside bank to Right-of-Way line.
5. Canals with a capacity of less than 50 C.F.S:
 - a). Canals which are in a "cut" shall require a top of bank width no less than fifteen feet (15') wide.
 - b). Canals which are in a "fill" shall require a top of bank width of no less than twelve feet (12') plus one and one-half feet (1.5') for each vertical foot outside of the bank slope. "Fill" canals also require an additional two feet (2.0') to establish the Right-of-Way line beyond the outside toe of the canal.



FRESNO IRRIGATION DISTRICT

"Your Most Valuable Resource – Water"

STANDARD EASEMENT WIDTHS FOR OPEN
CANALS AND PIPELINES EXHIBIT B

SCALE: NOT TO SCALE

DATE: JANUARY 2018

STANDARD DETAIL

P-05

SHEET 1 OF 2

**STANDARD EASEMENT WIDTH FOR
OPEN CANALS AND PIPELINES EXHIBIT "B"**

(Page 2 of 2)

6. Canals with a capacity less than 50 C.F.S: (Alternate)

- a). Canals which are in a "cut" shall require a top of bank width no less than fifteen feet (15') wide.
- b). Canals which are in a "fill" shall require a top of bank width of no less than four feet (4') plus four feet (4.0') for each vertical foot outside of the bank slope.
- c). On smaller sloper type ditches, it may be necessary to resort to access along and outside the ditch, but in all cases the requirements should be established to prevent encroachments on the Right-of-Way.
- d). The alternate section cannot be used if the overall width exceeds the standard width and is permitted only when the District operations and maintenance functions do not require a standard road Right-of-Way.



FRESNO IRRIGATION DISTRICT

"Your Most Valuable Resource – Water"

STANDARD EASEMENT WIDTHS FOR OPEN
CANALS AND PIPELINES EXHIBIT B

SCALE: NOT TO SCALE

DATE: JANUARY 2018

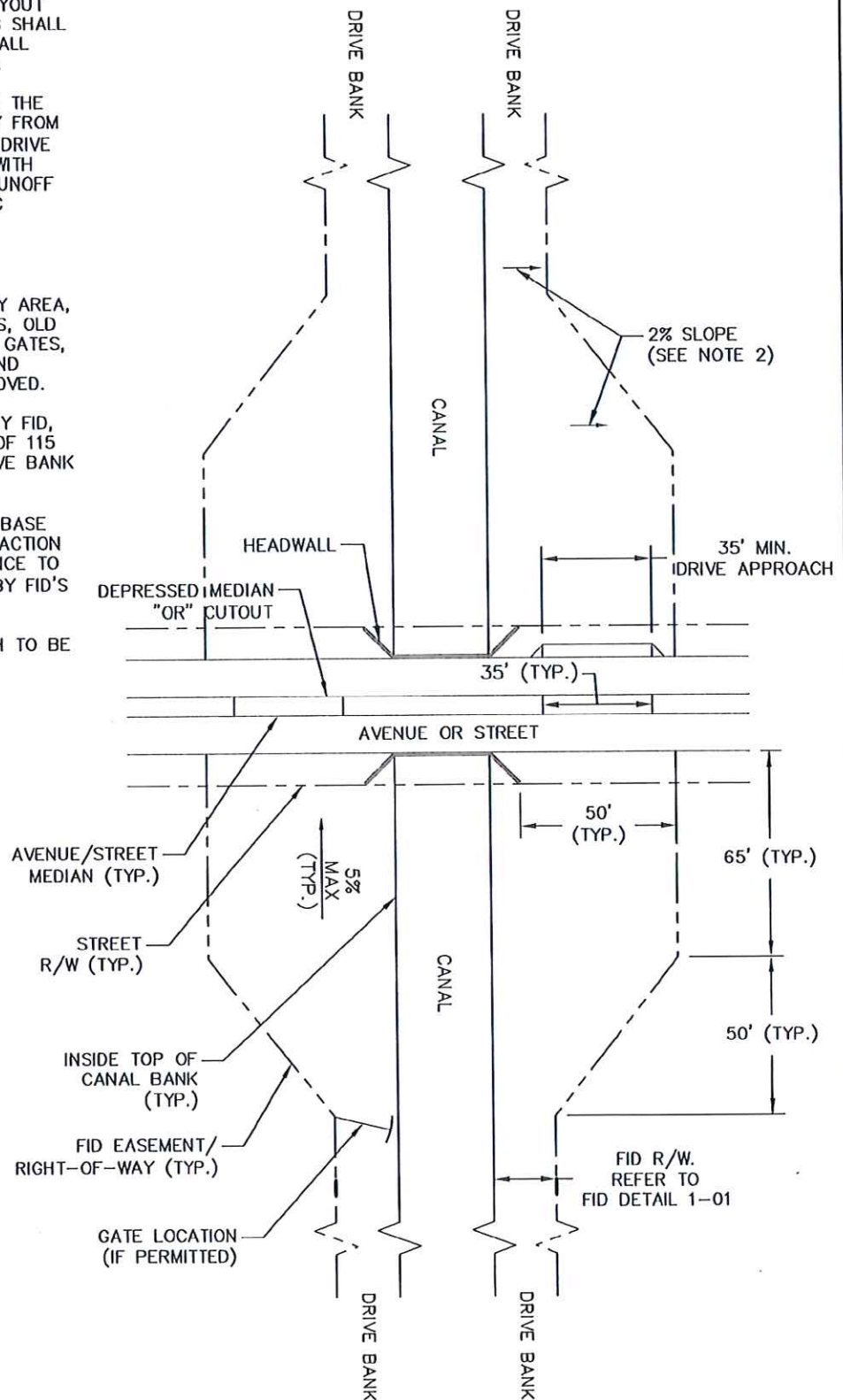
STANDARD DETAIL

P-05

SHEET 2 OF 2

NOTES:

1. DIMENSIONS AND NOTES ARE FOR LAYOUT PURPOSES ONLY. A SCALED DRAWING SHALL BE PREPARED AND SUBMITTED WITH ALL PLAN SETS PRIOR TO CONSTRUCTION.
2. DRAINAGE WILL NOT BE ACCEPTED IN THE CANAL AND SHALL BE ROUTED AWAY FROM FID PROPERTY/DRIVE BANKS. SLOPE DRIVE BANKS 2% AWAY FROM THE CANAL WITH PROVISIONS MADE FOR RAINFALL. RUNOFF TO BE CONVEYED TO NEARBY PUBLIC STREETS OR DRAINAGE SYSTEM BY DRAINAGE SWALES OR OTHER FID ACCEPTABLE ALTERNATIVES.
3. WITHIN FID EASEMENT/RIGHT-OF-WAY AREA, ALL EXISTING TREES, BUSHES, DEBRIS, OLD CANAL STRUCTURES, PUMPS, CANAL GATES, AND OTHER NON OR INACTIVE FID AND PRIVATE STRUCTURES MUST BE REMOVED.
4. IF AN ACCESS GATE IS PERMITTED BY FID, GATE MUST BE PLACED A MINIMUM OF 115 FEET AWAY FROM ROAD, WHERE DRIVE BANK NARROWS TO 20 FEET.
5. THREE INCH (3") THICK AGGREGATE BASE COMPACTED TO 93% RELATIVE COMPACTION SHALL BE REQUIRED AT THE ENTRANCE TO EACH DRIVE BANK AS DETERMINED BY FID'S ENGINEER. NO REGRIND ASPHALT.
6. DRIVEWAY APPROACH MINIMUM WIDTH TO BE 35 FEET.



FRESNO IRRIGATION DISTRICT

DRIVE APPROACH - URBAN AREAS

"Your Most Valuable Resource - Water"

SCALE: NOT TO SCALE

DATE: JANUARY 2018

STANDARD DETAIL

1-02

SHEET 1 OF 1



City of Clovis DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

City Hall - 1033 Fifth Street, Clovis, California 93612 | (559) 324-2340

The Development Review Committee is a pre-application meeting scheduled between developers and City Staff. It is a service provided, without cost, which is intended to encourage discussion on potential development projects. City representatives on the Development Review Committee include representatives from the Fire, Police, Planning, Building, and Public Works Departments, in addition to the Clovis Community Development Agency. The Fresno Metropolitan Flood Control District, as well as other outside agencies, may also be invited to attend the Development Review Committee meeting.

As a general rule, the Development Review Committee meets on Wednesday mornings by appointment only. If you wish to have your proposal reviewed with the Development Review Committee, you should submit one (1) copy of your plans (**preferably .pdf**) and the application form. Your item will be scheduled approximately two weeks from the application date. Please note that the more detailed the submittal the more complete the City's response will be.

A written list of comments will be presented to you at the DRC meeting and development fees may be also requested at that time. Please keep in mind the list of comments is meant to be informational and may not include all requirements for your particular project. The DRC process provides a list of suggestions, which may be in your best interest to help you with a successful project.

NAME: Lennar Homes of California, Inc (Jeff Callaway)
MAILING ADDRESS: 8080 N. Palm Ave. Ste. 110
CITY: Fresno ST: CA ZIP: 93711
PHONE: (559) 447-3400 E-MAIL: jeff.callaway@lennar.com

PROPERTY OWNER: Lennar Homes of California, Inc and Ricchiuti Patrick Vincent Trustee
PROPOSED USE (be specific - use separate sheet if necessary): See attached project description.

SIZE OF PROPERTY: 4 Parcels (Approx. 58.91 acres)
ASSESSOR'S PARCEL NUMBER: 556-030-10S and 12s, 556-050-01 and 35S
PROJECT LOCATION: North of Shepherd, between Minnewawa and Clovis Avenues.

All submitted plans should try to include the following items:

1. Scale of drawing (Engineering or Architectural scale).
2. North arrow (pointing to top of paper).
3. Existing uses and structures on the property.
4. Names of adjacent streets.
5. Correct location of property line.
6. If available, one copy of floor plans and elevations.
7. Any existing off-site improvements (i.e. driveway approaches, fire hydrants, etc.).

(OFFICE USE ONLY)

File No: DRC 2022-009

Date: 3/9/22 at 9am

RHNA Site: N/A

Should you have any questions, please feel free to contact the Planning Division at (559) 324-2340.

Lennar Homes of California

Project Description - TTM #6375

Lennar Homes is proposing a single-family development project consisting of 369 homes in Heritage Grove. The project is located north of Shepherd, between Minnewawa and Clovis Avenues. The project includes two product types and is consistent with the City of Clovis General Plan land use.

Project Details

- Project site address – 58.91 acres (4 APNS)
- Assessor's parcel numbers
 - o 556-050-35S (19.57 acres)
 - Legal owner: Ricchiuti Patrick V Trustee
 - o 556-050-01 (19.55 acres)
 - Legal owner: Ricchiuti Patrick Vincent Trustee
 - o 556-030-12S (9.77 acres)
 - Legal owner: Lennar Homes of California, Inc.
 - o 556-030-10S (9.63 acres)
 - Legal owner: Legal Owner: Lennar Homes of California, Inc.
- Existing General Plan land use designation: M – Medium Density Residential (4.1 – 7 DU/Ac)
- Existing zone district: AE-20
- Community plan: Heritage Grove
- Current use: Agricultural Uses/Vacant Land/Rural Residential

Detailed Description of Project Uses

The proposed development consists of 2 single-family product types, totaling 369 units, providing for a variety of housing offerings and a range of housing densities. The current version of the tract map (dated 2-3-2022) is as follows:

- Northern portion – a total of 167 homes 50 by 100 feet plus, non-gated with a park
- Southern portion - a total of 202 homes 39 by 51 feet plus, gated with private open space

The northern portion of the project includes a gateway landscape area on Minnewawa (outlot B) and a pedestrian access to Clovis Avenue (outlot C). There is also a park planned near the center of the overall project (outlot D). There are vehicular access points off of Minnewawa and Clovis Avenues, as well as a stub road to future development to the north.

The southern portion of the project is gated with a main entrance off of Minnewawa Avenue and a secondary entrance off of Dewitt Avenue. There will be common area amenities that include a pool, restrooms, and seating areas for the residences of the gated community (outlot A). There will also be a gate for pedestrian access to the central park (outlot D). These homes are alley loaded connected by paseo areas.



County of Fresno
DEPARTMENT OF PUBLIC HEALTH
Environmental Health Division

September 24, 2024

LU0021631
2604

Liz Salazar, Assistant Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Salazar:

PROJECT NUMBER: **RO310, R2024-005, PDP2024-001, TM6375**

RO310; a resolution of application for the annexation of approximately 193.02 acres into the City of Clovis. **R2024-005**; A request to prezone approximately 193.02 acres from Fresno County AE-20 to Clovis R-1 and R-1-MD Zone Districts. **PDP2024-001**; A planned development permit request for a 387-lot single-family planned residential development for land located north of Shepherd Avenue, between Minnewawa and Clovis Avenues. **TM6375**; A request to approve a vesting tentative tract map for a 387-lot single-family planned residential development.

APN: Multiple **ZONING: AE-20 to R-1-PRD**
ADDRESS: N. of Shepherd btw Minnewawa & Clovis Avenues

Recommended Conditions of Approval:

- Construction permits for 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 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.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the Fresno County Ordinance Code the 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.

Promotion, preservation and protection of the community's health

1221 Fulton Street /P. O. Box 11867, Fresno, CA 93775

(559) 600-3357 • FAX (559) 455-4646

The County of Fresno is an Equal Employment Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

The following comments pertain to the demolition of any existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), 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 structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition 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, R.E.H.S.
Environmental Health Specialist II

(559) 600-33271

KT

cc: Deep Sidhu- Environmental Health Division (CT. 55.25)
Jeff Callaway- Applicant (jeff.callaway@lennar.com)



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

October 8, 2024

Liz Salazar, Assistant Planner
City of Clovis Planning and Development Services
1033 Fifth Street Clovis, CA 93612

SUBJECT: City of Clovis TM6375, R2024-005, PDP2024-001, and RO310- 387-lot single-family planned residential development.

Dear Ms. Salazar,

The County of Fresno appreciates the opportunity to review and comment on the subject project being reviewed by the City of Clovis. The proposed 387-lot single-family planned residential development on land north of Shepherd Avenue, between Minnewawa and Clovis Avenues.

The documents received for this review were circulated to our various Fresno County Public Works and Planning divisions. See comments below.

Fresno County Policy Planning:

Williamson Act:

Parcel identified as APN 556-030-17S and APN 556-040-05s on the Assessor's map is considered one legal parcel and is 17.81-acres in size. A notice of contract non-renewal was recorded on a 5.30-acre portion of the 17.81-acre parcel known as APN 556-040-05S on July 16, 2007, and the contract on that portion the parcel expired in in 2017 (Document Number 07-0136149.) The balance of the 17.81-acre parcel known as APN 556-030-17S and is 12.51 acres, is currently enrolled in the Williamson Act Program under Contract No. AP 4826.

A Notice of Nonrenewal was recorded on the 12.51-acre balance on April 29, 2022, as Document No. 22-0056293 and the contract on the 12.51-acres will expire on the last day of December 2031 Prior to any development on this 12.51 acres known as APN 556-030-17S, the contract nonrenewal must either expire which is the last day of December 2031, or a Cancellation Petition must be filed, processed, and approved by the governing body having jurisdiction over the subject parcel.

The subject parcel will be removed from the Williamson Act program if the governing body approves the cancellation petition, and a Certificate of Cancellation is approved and recorded at the Fresno County Recorder's Office.

Fresno County Transportation Planning:

This project will impact county facilities and should require a TIS, please include the county in all future routings best point of contact is bhines@fresnocountyca.gov. Using ITE trip Generation Manual (11th Edition) trips are calculated to be over the county's threshold.

City of Clovis
Page 2

The county would Like the request the following intersections be included in the traffic impact study:

- The intersection of Behymer Avenue and Minnewawa Avenue
- Behymer Avenue, from Peach Avenue to Minnewawa Avenue
- The newly constructed segment of Peach Avenue adjacent to the subject site
- The segment of Minnewawa Avenue adjacent to the subject site

The entire right-of-way of the following street segments and intersection should be incorporated into the City of Clovis as part of the annexation process:

- The intersection of Behymer Avenue and Minnewawa Avenue
- Behymer Avenue, adjacent to the annexation area
- Shepherd Avenue from Peach Avenue to the east boundary of the annexation area

Fresno County Road Maintenance and Operations Division:

Pending receipt of Road Maintenance and Operations comment.

Minnewawa Avenue is a county-maintained road classified as a collector road with an existing 60' total road right-of-way, 30' east of section line fronting the subject parcel. Ultimate right-of-way is 84' per the Fresno County General Plan. Minnewawa Ave has a total pavement width of 32.2', an AADT of 5600 VPD, and a PCI of 100. Roadway is in good condition.

Mason is not a county-maintained road, but it does have a 20' right-of-way for a distance east of Minnewawa.

RMO Comments:

- 1) City of Clovis should be required to annex the full road right-of-way of Minnewawa Ave and any roads along parcel frontage.
- 2) Road Maintenance and Operations requests to be included in any traffic impact studies performed as part of this project.
- 3) The right of way along Mason should be vacated if not annexed or not used for road purposes.

Sincerely,

Arianna Brown

Arianna Brown, Planner -- Development Services and Capital Projects Division

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October 8, 2024

Liz Salazar
City of Clovis
Planning and Development Services
1033 Fifth St
Clovis, CA 93612

Project: Planning Application for RO310, R2024-005, TM6375, PDP2024-001

District CEQA Reference No: 20241058

Dear Ms. Salazar

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Planning Application (PA) from the City of Clovis (City) for the projects listed above. Per the PA, the project consists of the development of 387 single-family residential lots and the annexation of 193.02 acres into the City of Clovis (Project). The Project is located north of Shepherd Ave between Minnewawa Ave and Clovis Ave, in Clovis, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

1b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts:

<https://ww2.valleyair.org/media/q4nl3p0g/gamaqi.pdf>.

Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels below the District's significance thresholds through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at:

<https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf>

1c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) 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.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District’s established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:
<https://ww2.valleyair.org/permitting/ceqa/>.

4) Voluntary Emission Reduction Agreement

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs.

The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

5) Vegetative Barriers and Urban Greening

There are residential units located near the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) 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 NO_x and PM_{2.5} 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: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/>

7) On-Site Solar Deployment

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 incorporating solar power systems as an emission reduction strategy for the Project.

8) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

8b) District Rule 9510 - Indirect Source Review (ISR)

The 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.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

8c) 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: <https://ww2.valleyair.org/compliance/demolition-renovation/>

8d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

8e) 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*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

8f) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:
<https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

8g) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

9) 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 Ryan Grossman by e-mail at Ryan.grossman@valleyair.org or by phone at (559) 230-6569.

Sincerely,

Tom Jordan
Director of Policy and Government Affairs



Mark Montelongo
Program Manager



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Central Region
 1234 East Shaw Avenue
 Fresno, California 93710
 (559) 243-4005
www.wildlife.ca.gov

GAVIN NEWSOM
CHARLTON H. BONHAM, Director

AGENDA ITEM NO. 4.



October 8, 2024

Liz Salazar, Assistant Planner
 City of Clovis, Planning Department
 1033 Fifth Street
 Clovis, California 93612
 (559) 324-2305
lzs@cityofclovis.com

**Subject: Lennar Homes of California, Inc. Project (Project)
 TTM 6375, Early Consultation (CON)**

Dear Liz Salazar:

The California Department of Fish and Wildlife (CDFW) received an Early Consultation (CON) request from the City of Clovis for the above-referenced Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish and Game Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id.*, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish and Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code may be required.

Nesting Birds: CDFW has jurisdiction over actions with potential to result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections that protect birds, their eggs and nests include, sections 3503 (regarding unlawful take, possession or needless destruction of the nest or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird).

PROJECT DESCRIPTION SUMMARY

Proponent: Jeff Callaway

Objective: Lennar Homes is proposing a single-family development Project consisting of 369 homes in Heritage Grove, in the City of Clovis. The Project contains four parcels with a total of approximately 58.91-acres, and is consistent with the City of Clovis General Plan land use. The northern portion of the development will total 167 homes, and will be non-gated with a park. The southern portion will total 202 homes, and will be gated with private open space. There will be common area amenities including a park, pool, restrooms, seating areas for the residences of the gated community, and alley loaded and connected by paseo (shops, restaurants, etc.) areas.

Location: The Project Site is located north of East Shepherd Ave., between North Minnewawa and North Clovis Avenues. on Assessor's Parcel Numbers (APNs) 556-030-10S, 556-030-12S, 556-050-01, and 556-050-35S.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City of Clovis in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

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Editorial comments or other suggestions may also be included to improve the CEQA document.

The Project Site contains an orchard and had previously contained rural residential homes and fallowed lands but were graded and disturbed in 2023 per Google Streetview and historical imagery information. Most of the trees have been removed aside from a few large eucalyptus trees on the southwest corner of the parcel that may contain potential nesting habitat for birds and raptors as well as scattered trees on the parcel just north of the Project Site. Orchards are present to the west, southwest, and northwest of the Project Site across North Minnewawa Ave.

The area adjacent to the east of the Enterprise Canal (just outside of Project limits) shows a large area that is completely disturbed and appears to be in the process of constructing an additional housing development. Also, per aerial imagery, there is a new residential neighborhood in construction immediately east and southeast of the proposed Project Site. The earth-lined Enterprise Canal is present in the very northeast portion of the Project Site.

There is the potential that special-status species may be present at the Project Site. These resources may need to be evaluated and addressed prior to any approvals that would allow ground-disturbing activities or land use changes. CDFW is concerned regarding potential impacts to special-status species including, but not limited to the State threatened (ST) Swainson's hawk (*Buteo swainsoni*), the ST and federally endangered (FE) California tiger salamander (*Ambystoma californiense*), the State candidate endangered (SCE) Crotch's bumble bee (*Bombus crotchii*), and the State Species of Special Concern (SSC) burrowing owl (*Athene cunicularia*).

In order to adequately assess potential impacts to biological resources, a qualified biologist should perform database and other research of the Project Site, then conduct focused habitat assessments and/or focused biological surveys during the appropriate survey period(s) in order to determine whether any special-status species may be present within the Project Site. CDFW recommends this initial work be documented and used to inform further efforts that may be needed thereafter including the need for additional protocol surveys; and the development of avoidance, minimization, and mitigation measures. This information and analysis should also be used to consider the development of modified or new Project alternatives to avoid and minimize potentially significant environmental impacts on the biological environment. This information is critical to make an informed decision during the CEQA process and to ensure Project compliance with CESA, Fish and Game code, and other applicable State and federal laws and regulations.

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Swainson's hawk

After review of the provided documents, aerial imagery of the Project Site, and a review of the California Natural Diversity Database (CNDDDB) records of the surrounding area, the Project Site and surrounding area contains both viable nesting trees and foraging habitat for Swainson's hawk (SWHA). As such, CDFW recommends the following:

Recommended Mitigation Measure 1: SWHA Surveys Prior to Construction

Depending on the time between the previously recommended habitat assessment and Project construction, CDFW recommends that additional surveys, following the survey methodology developed by the SWHA Technical Advisory Committee (SWHA TAC 2000), be repeated the survey season immediately prior to construction.

Recommended Mitigation Measure 2: SWHA Avoidance Buffer

If Project-specific activities will take place during the SWHA nesting season (i.e., March 1 through September 15), and active SWHA nests are present, CDFW recommends a minimum ½-mile no-disturbance buffer be delineated and maintained around each nest, regardless of whether it was detected by surveys or observed incidentally. These buffers would remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival, to prevent nest abandonment and other take of SWHA as a result of Project activities.

Recommended Mitigation Measure 3: SWHA Take Authorization

CDFW also recommends that in the event an active SWHA nest is detected, and a ½-mile no-disturbance buffer is not feasible, consultation with CDFW is warranted to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of a State Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA.

California tiger salamander

The Project Site is within the range of California tiger salamander (CTS) and the species has been documented within the vicinity of the Project (CDFW 2024a). CTS are known to breed and develop in vernal and seasonal pools and stock ponds in grassland habitat types and have been determined to be physiologically capable of dispersing up to approximately 1.5 miles from these habitats. As CTS have been documented in the Project vicinity, and have the potential to utilize the habitat within the Project Site, CDFW recommends the following:

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Recommended Mitigation Measure 4: Focused CTS Protocol-level Surveys

CDFW recommends that a qualified biologist conduct protocol-level surveys in accordance with the USFWS “Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander” (USFWS 2003) at the appropriate time of year to determine the existence and extent of CTS breeding and refugia habitat. The protocol-level surveys for CTS require more than one survey season and are dependent upon sufficient rainfall to complete. As a result, consultation with CDFW and the USFWS is recommended well in advance of beginning the surveys and prior to any planned vegetation- or ground-disturbing activities. CDFW advises that the protocol-level survey include a 100-foot buffer around the Project Site in all areas of wetland and upland habitat that could support CTS. Please be advised that protocol-level survey results are viable for two years after the results are reviewed by CDFW.

Recommended Mitigation Measure 5: CTS Avoidance

If CTS protocol-level surveys are not conducted, CDFW advises that a minimum 50-foot no-disturbance buffer be delineated around all small mammal burrows in suitable upland refugia habitat within and/or adjacent to the Project Site. Further, CDFW recommends potential or known breeding habitat within and/or adjacent to the Project site be delineated with a minimum 250-foot no-disturbance buffer. Both upland burrow and wetland breeding no-disturbance buffers are intended to minimize impacts to CTS habitat and avoid take of individuals. Alternatively, the applicant can assume presence of CTS within the Project Site and obtain from CDFW a State ITP in accordance with Fish and Game Code section 2081(b).

Recommended Mitigation Measure 6: CTS Take Authorization

If through surveys it is determined that CTS are occupying or have the potential to occupy the Project Site, consultation with CDFW is warranted to determine if the Project can avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP, pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA. As stated above, in the absence of protocol surveys, the applicant can assume presence of CTS within the Project site and obtain an ITP from CDFW.

Crotch’s bumble bee

The Project Site is within the range of Crotch’s bumblebee (CBB) and historical occurrences have been documented within the Project vicinity. CBB are known to inhabit areas of grasslands and scrub that contain requisite habitat elements for nesting,

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such as small mammal burrows and bunch/thatched grasses, and these habitat elements appear to be present within the Project Site. As such, CDFW recommends the following:

Recommended Mitigation Measure 7: CBB Habitat Assessment

CDFW recommends a qualified biologist conduct a habitat assessment to determine if the Project Site and the surrounding vicinity contain habitat suitable to support CBB. Potential nesting sites, which include all small mammal burrows, perennial bunch grasses, thatched annual grasses, brush piles, old bird nests, dead trees, and hollow logs would need to be documented as part of the assessment.

Recommended Mitigation Measure 8: CBB Surveys

If potentially suitable habitat is identified, CDFW recommends that a qualified biologist conduct focused surveys for CBB, and their requisite habitat features following the methodology outlined in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2024b). Xerces Society for Invertebrate Conservation, 2018.

Recommended Mitigation Measure 9: CBB Avoidance

If CBB is detected, then CDFW recommends that all small mammal burrows and thatched/bunch grasses be avoided by a minimum of 50 feet to avoid take and potentially significant impacts. If ground-disturbing activities will occur during the overwintering period (October through February), consultation with CDFW is warranted to discuss how to implement Project activities and avoid take. Any detection of CBB prior to or during Project implementation warrants consultation with CDFW to discuss how to avoid take.

Recommended Mitigation Measure 10: CBB Take Authorization

If take cannot be avoided, CDFW recommends acquiring an ITP pursuant to Fish and Game Code Section 2081(b), prior to initiating ground-disturbing activities.

Burrowing owl

The Project Site is within the historic range of burrowing owl (BUOW), and since the species is known to occupy grassland and agricultural habitats, there is the potential for BUOW within the vicinity of the Project Site.

As BUOW have the potential to nest and/or forage within the Project Site, CDFW recommends the following:

Recommended Mitigation Measure 11: BUOW Surveys Prior to Construction

CDFW recommends that surveys, following the “Burrowing Owl Survey Protocol and Mitigation Guidelines” (CBOC 1993) and CDFW’s “Staff Report on Burrowing Owl Mitigation” (CDFG 2012) be conducted the survey season immediately prior to construction.

Recommended Mitigation Measure 12: BUOW Avoidance Buffer

Should a BUOW be detected, CDFW recommends that no-disturbance buffers, as outlined in the “Staff Report on Burrowing Owl Mitigation” (CDFG 2012), be implemented prior to and during any ground-disturbing activities. Specifically, CDFW’s Staff Report recommends that impacts to occupied burrows be avoided in accordance with the following table unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting sites	April 1-Aug 15	200 m*	500 m	500 m
Nesting sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting sites	Oct 16-Mar 31	50 m	100 m	500 m

* meters (m)

Recommended Mitigation Measure 13: BUOW Consultation

If BUOW are found within these recommended buffers and avoidance is not possible, consultation with the CDFW is recommended for guidance on the development of mitigation measures such as take avoidance, minimization, and mitigation.

Editorial Comments and/or Suggestions

Nesting Birds

CDFW encourages that Project construction occur during the bird non-nesting season; however, if ground-disturbing or vegetation-disturbing activities must occur during the breeding season (February 1 through September 15), the Project applicant is responsible for ensuring that construction of the Project does not result in violation of the Migratory Bird Treaty Act or relevant Fish and Game Code.

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To evaluate Project-related impacts on nesting birds, CDFW recommends that a qualified biologist conduct pre-activity surveys for active nests, no more than 10 days prior to the start of ground or vegetation disturbance to maximize the probability that nests that could potentially be impacted are detected. CDFW also recommends that surveys cover a sufficient area around the Project Site to identify nests and determine their status. A sufficient area means any area potentially affected, either directly or indirectly, by the Project. In addition to direct impacts (i.e., nest destruction), noise, vibration, and movement of workers or equipment could also affect nests. Prior to initiation of construction activities, CDFW recommends that a qualified biologist conduct a survey to establish a behavioral baseline of all identified nests. Once Project activities begin, CDFW recommends having a qualified biologist continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, CDFW recommends halting the work causing that change.

If continuous monitoring of identified nests by a qualified biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is compelling biological or ecological reason to do so, such as when the Project Site would be concealed from a nest site by topography. CDFW recommends that a qualified biologist advise and support any variance from these buffers and notify CDFW in advance of implementing a variance.

Federally Listed Species: CDFW also recommends consulting with the USFWS on potential impacts to Federally listed species, including, but not limited to, the California tiger salamander. Take under the Federal Endangered Species Act (FESA) is more broadly defined than CESA; take under FESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. Consultation with the USFWS in order to comply with FESA is advised well in advance of any ground disturbing activities.

Waters of the State and U.S.: A portion of the proposed Project is adjacent to the dirt-lined Enterprise Canal located in the northeast area of the Project Site. Pursuant to Fish and Game Code section 5650, it is unlawful to deposit in, permit to pass into, or place where it can pass into "Waters of the State" any substance or material deleterious to fish, plant life, or bird life, including non-native species. It is possible that without mitigation measures this Project could result in pollution of Waters of the State from storm water runoff or construction-related erosion. Potential impacts to the wildlife

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resources that utilize watercourses in the Project vicinity include the following: increased sediment input from road or structure runoff; construction-related activity runoff associated with Project-related activities and implementation; and/or impairment of wildlife movement through the area. The Regional Water Quality Control Board and United States Army Corps of Engineers (USACE) also have jurisdiction regarding discharge and pollution to Waters of the State.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database. The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

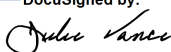
CONCLUSION

CDFW appreciates the opportunity to comment and assist the City of Clovis in identifying and mitigating Project impacts on biological resources.

If you have any questions, please contact Kelley Nelson, Environmental Scientist, at the address provided on this letterhead, by telephone at (559) 580-3194, or by electronic mail at Kelley.Nelson@wildlife.ca.gov.

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Sincerely,

DocuSigned by:

FA83F09FE08945A...

Julie A. Vance
Regional Manager

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REFERENCES

- California Burrowing Owl Consortium. 1993. Burrowing owl survey protocol and mitigation guidelines. Pages 171-177 in Lincer, J. and K. Steenhof (editors). 1993. The burrowing owl, its biology and management. Raptor Research Report Number 9.
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- California Department of Fish and Wildlife. 2024a. Biogeographic information and observation system. <https://www.wildlife.ca.gov/Data/BIOS>. Accessed September 26, 2024. *
- California Department of Fish and Wildlife. 2024b. Survey considerations for California Endangered Species Act candidate bumble bee species. California Department of Fish and Wildlife, Sacramento, California, USA.
- Swainson's Hawk Technical Advisory Committee. 2000. Recommended timing and methodology for Swainson's hawk nesting surveys in California's Central Valley. Swainson's Hawk Technical Advisory Committee.
- United States Fish and Wildlife Service. 2003. Interim guidance on site assessment and field surveys for determining presence or a negative finding of the California tiger salamander. Sacramento, California, USA.*
- Xerces Society for Invertebrate Conservation, Defenders of Wildlife, and Center for Food Safety. 2018. A petition to the state of California fish and game commission to list the Crotch's bumble bee (*Bombus crotchii*), Franklin's bumble bee (*Bombus franklini*), Suckley cuckoo bumble bee (*Bombus suckleyi*), and western bumble bee (*Bombus occidentalis occidentalis*) as Endangered under the California Endangered Species Act. October 2018.

Attachment 1

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
RECOMMENDED MITIGATION MONITORING AND REPORTING PROGRAM
(MMRP)**

PROJECT: Lennar Homes of California Project

RECOMMENDED MEASURE	MITIGATION	STATUS/DATE/INITIALS
<i>Before Disturbing Soil or Vegetation</i>		
SWHA		
Recommended Mitigation Measure 1: SWHA pre-construction surveys		
Recommended Mitigation Measure 2: SWHA avoidance buffer		
Recommended Mitigation Measure 3: SWHA Take Authorization		
CTS		
Recommended Mitigation Measure 4: Focused CTS protocol-level surveys		
Recommended Mitigation Measure 5: CTS Avoidance		
Recommended Mitigation Measure 6: CTS take authorization		
CBB		
Recommended Mitigation Measure 7: CBB habitat assessment		
Recommended Mitigation Measure 8: CBB surveys		
Recommended Mitigation Measure 9: CBB Avoidance		
Recommended Mitigation Measure 10: CBB take authorization		
BUOW		
Recommended Mitigation Measure 11: BUOW surveys prior to construction		
Recommended Mitigation Measure 12: BUOW avoidance buffer		
Recommended Mitigation Measure 13: BUOW consultation		

<i>During Construction</i>	
SWHA	
Recommended Mitigation Measure 2: SWHA Avoidance Buffer	
CTS	
Recommended Mitigation Measure 5: CTS avoidance	
CBB	
Recommended Mitigation Measure 9: CBB avoidance	
BUOW	
Recommended Mitigation Measure 12: BUOW Avoidance Buffer	



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

SPECIFIC SERVICE PLAN SHEPHERD-MINNEWAWA NORTHEAST REORGANIZATION RO310

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 November 21, 2024, the Clovis Planning Commission conducted a noticed public hearing and adopted a resolution recommending approval of the following applications:

- a. Adoption of an environmental finding of a mitigated negative declaration and a mitigation monitoring and reporting program for Reorganization (RO) 310, Prezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001.
- b. Rezone 2024-005, approving a request to prezone the properties within the annexation area (201 acres) from the Fresno County AE-20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts.
- c. Vesting Tentative Tract Map 6375, approving a request for a 385-lot single-family planned residential development on approximately 58.9 acres of land subject to the City Council's approval of the annexation.
- d. Planned Development Permit 2024-001, approving a request to approve a planned development permit for a 385-lot single-family residential development.

On December 16, 2024, the Clovis City Council conducted a noticed public hearing and took action to approve the following applications:

- a. Adoption of an environmental finding of a mitigated negative declaration and a mitigation monitoring and reporting program for Reorganization (RO) 310, Prezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001.
- b. Rezone 2024-005, approving a request to prezone the properties within the annexation area (201 acres) from the Fresno County AE-20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts.

On January 21, 2025, the Clovis City Council conducted a noticed public hearing and took action to approve the following applications:

- a. Vesting Tentative Tract Map 6375, approving a request for a 385-lot single-family planned residential development on approximately 58.9 acres of land.
- b. Planned Development Permit 2024-001, approving a request to approve a planned development permit for a 385-lot single-family residential development.
- c. RO310, A resolution of the City Council approving an application for the annexation of the territory known as the Shepherd-Minnewawa Northeast Reorganization area (approximately 201 acres).

On January 21, 2025 the Clovis City Council adopted a resolution addressing Reorganization RO310, requesting the Fresno Local Agency Formation Commission (LAFCo) take proceedings for the reorganization of the territory known as the Shepherd-Minnewawa Northeast 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.

2. Water

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. North Minnewawa Avenue – install 12" main along frontage.
 - b. North Clovis Avenue – install 12" main along frontage.
 - c. Interior Streets – install 8" mains.
 - d. Install facilities to provide separation between Pressure Zone 2 east of North Minnewawa Avenue and Pressure Zone 1 west of North Minnewawa Avenue.
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. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.
5. 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.
6. 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.
7. Applicant acknowledges that water distribution and treatment capacity for the area within which the proposed subdivision is located is extremely limited, and that distribution may not be available to provide service for the proposed subdivision at such time as applicant is ready to seek approval of a final map. Applicant acknowledges, understands, and agrees that if such water distribution and treatment capacity is not available to serve the proposed subdivision, as determined in the sole and absolute discretion of the City of Clovis, the final map may not be approved. Notwithstanding the foregoing, applicant has freely and voluntarily chosen to proceed with the submittal and processing of the tentative map, intends to expend money, time and effort in connection therewith, and accepts the risks that the final map approval may be delayed until sufficient distribution is available as determined in the sole and absolute discretion of the City of Clovis. Applicant agrees to hold harmless and indemnify the City of Clovis from any and all claims, costs, expenses, and damages incurred or suffered by applicant, its principals, officers, employees, agents, or contractors, caused by, in connection with, or arising

out of the unavailability of water distribution or treatment capacity to serve the proposed subdivision, or the City's refusal or failure to approve a final map for the proposed subdivision because of the unavailability of water distribution or treatment capacity.

- a. The Project requires the improvements indicated below in accordance with the Water Master Plan. The City Engineer shall determine the timing of the improvements in the event they are installed by a City CIP project or development.
- b. P-3 (16" Water Main)
- c. P-4 (12" Water Main)
- d. T-6 (3.5 MG Tank)
- e. T-9 (7 MG Tank)

3. Recycled Water

The following recycled water conditions have been placed on the project:

8. 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. North Minnewawa Avenue – install 8" main along frontage.
 - b. North Clovis Avenue – install 16" main along the property.
 - c. Paseos, Trails, and Neighborhood Parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.

4. 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:

9. The applicant shall identify and abandon all septic systems to City standards.
10. 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. The

improvements indicated below will provide temporary service until the improvements are installed that provide permanent service.

- a. North Minnewawa Avenue – install 12" main along frontage.
 - b. North Clovis Avenue – install 10" main along frontage.
 - c. Interior Streets – install 8" mains.
11. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
12. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.
13. 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.
14. The City cannot guarantee at this time that sewer capacity will be available for this development when site construction occurs. The applicant, therefore, waives any claim or demand against the City for any delay in availability of sewer capacity for this subdivision.
15. Applicant acknowledges that sewage collection and treatment capacity for the area within which the proposed subdivision is located is extremely limited, and that capacity may not be available to provide service for the proposed subdivision at such time as applicant is ready to seek approval of a final map. Applicant acknowledges, understands, and agrees that if such sewage collection and treatment capacity is not available to serve the proposed subdivision, as determined in the sole and absolute discretion of the City of Clovis, the final map may not be approved. Notwithstanding the foregoing, applicant has freely and voluntarily chosen to proceed with the submittal and processing of the tentative map, intends to expend money, time and effort in connection therewith, and accepts the risks that the final map approval may be delayed until sufficient capacity is available as determined in the sole and absolute discretion of the City of Clovis. Applicant agrees to hold harmless and indemnify the City of Clovis from any and all claims, costs, expenses, and damages incurred or suffered by applicant, its principals, officers, employees, agents, or contractors, caused by, in connection with, or arising out of the unavailability of sewage collection or treatment capacity to serve the proposed subdivision, or the City's refusal or failure to approve a final map for the proposed subdivision because of the unavailability of sewage collection or treatment.
 - a. Permanent service to the Project requires the improvements indicated below in accordance with the Sewer Master Plan. The City Engineer shall determine the timing of the improvements in the event they are installed by a City CIP project or development.
 - b. CIP Project 6-B (DeWolf Trunk Sewer System).
 - c. CIP Project 6-A (Shepherd / Willow Pump Station and Force Main System).
 - d. CIP Project AA (Phase 2 STWRF Expansion).

5. Dedications and Street Improvements

The following street conditions have been placed on the project:

16. 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. North Minnewawa Avenue – dedicate to provide right-of-way acquisition for 42.5' (exist varies) east of centerline and 24.5' (existing 20') west of centerline, and improve with curb, gutter, sidewalk, curb return ramps, street lights, fiber optic conduit, landscape strip, 43' (20.5' west + 22.5' east) permanent paving, permanent paving and overlay as necessary to match the existing permanent pavement, 3' paved swale, and transitional paving as needed.
 - b. North Clovis Avenue – dedicate to provide right-of-way acquisition for 106' (exist 0'), and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, fiber optic conduit, median island, median island landscaping and irrigation, landscape strip, 56' (28' west + 28 east') permanent paving, permanent paving and overlay as necessary to match the existing permanent pavement, 3' paved swale, and transitional paving as needed.
 - c. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.
 - d. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
 - e. Install a traffic signal at North Baron and North Clovis Avenues and provide the necessary right-of-way for the signal in its ultimate location.
 - f. The applicant shall relinquish all access to Clovis and Minnewawa Avenues.
 - g. Median island turn pockets require the approval of the City Engineer.
17. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all public frontages. The applicant shall be responsible for obtaining approval by the utilities companies where alternate widths are provided. The applicant shall provide to the City copies of all final easements prior to final map acceptance.
18. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.
19. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.
20. The applicant shall not install any fences, temporary or permanent in public right-of-way.
21. 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.

22. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
23. 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.
24. 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.
25. 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.

6. 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.

7. 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:

26. 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. Developments of one- or two-family dwellings

where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

27. Street Width for Single Family Residences: Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
28. 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.
29. 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).
30. Turning Radius: All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45’).
31. 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.
32. 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 or #1.3.
33. Private Street Names: Private street names shall be consistent with public street names to the north and south or to the east and west alignments as approved by the Fire Department.
34. Fire Access – Landscape Obstruction: Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.
35. Residential Fire Hydrant: 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 shall be installed 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 hydrants 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.
36. 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.

8. 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.

The following Police Department conditions have been placed on the project:

37. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.27.604.)
38. It shall be the responsibility of the property owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 48 hours. (CMC §§ 5.27.101.)
39. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
40. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.

9. 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.

10. 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.

11. 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. As development occurs, applicants will be required to construct storm drainage facilities in accordance with the standard and requirements of the Fresno Metropolitan Flood Control District. Specific conditions for improvements to the storm drainage system will be issued as development projects are proposed and approved.

12. 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 light condition has been placed on the project:

41. The applicant shall install street lights. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights 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.

13. 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 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.

14. 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.

15. 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.

16. 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. A Mitigated Negative Declaration was approved and adopted by the Clovis City Council in conjunction with its approval of the Project.



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: January 21, 2025

SUBJECT: Consider Introduction – Ord. 25-___, an Ordinance Repealing Ordinance 24-16 Amending Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code Relating to City Council Meeting Day and Time Adopted on November 12, 2024. (Continued from the meeting of January 6, 2025).

Staff: Andrew Haussler, City Manager

Recommendation: Approve

ATTACHMENTS: 1. Ord. 25-___
2. Ord. 24-16

RECOMMENDATION

For the City Council to consider action to repeal Ordinance 24-16 adopted on November 12, 2024, which amended Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code to change regular City Council meeting days and times to Tuesdays at 6:00 p.m. beginning February 2025. To repeal Ordinance 24-16 requires adopting an Ordinance to repeal, and if Ordinance 24-16 is repealed the schedule of regular City Council meetings will remain on the first three Mondays of each month at 6:00 p.m.

EXECUTIVE SUMMARY

Section 2.1.01 of the Clovis Municipal Code establishes that the City Council shall meet in regular session three times each month. These meetings are scheduled for the first, second, and third Mondays of each month at 6:00 p.m. If a Monday falls on a legal holiday, the meeting will be held on the next business day. On November 12, 2024, the City Council adopted Ordinance 24-16, amending this section to change regular meeting days from Mondays to Tuesdays at 6:00 p.m. beginning February 2025.

At the December 16, 2024, City Council meeting, Council requested to reconsider the change to Tuesday meetings. If Council desires to keep the regular City Council meetings on the first three Mondays each month, it is recommended that Ordinance 24-16 be repealed, which will reinstate regular City Council meetings on Mondays at 6:00 p.m.

BACKGROUND

Section 2.1.01 of the Clovis Municipal Code requires that the City Council meet in regular session three times each month. Since April 1, 2010, these meetings have been held on the first, second, and third Mondays of each month at 6:00 p.m., except when a Monday falls on a legal holiday, in which case the meeting is held on the next business day. The City Council has historically met on Mondays since 1912.

On November 12, 2024, the Council adopted Ordinance 24-16, amending the Municipal Code to change regular meeting days to the first three Tuesdays each month at 6:00 p.m. beginning February 2025.

On December 16, 2024, by Council consensus in accordance with the City Council's adopted Protocols, the City Council requested the meeting schedule change be reconsidered. Since meeting days and times are codified, retaining regular Council meetings on the first three Mondays each month requires repealing Ordinance 24-16 and reinstating the applicable provisions of Municipal Code as existed before Ordinance 24-16 was adopted.

Approval of Ordinance 25-__ will repeal Ordinance. 24-16, restore regular City Council meetings to Mondays at 6:00 p.m. If desired, the change will be effective immediately to avoid a temporary change to Tuesday meetings in February.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

The recommendation is to consider Ordinance 25-__ repealing Ordinance No. 24-16 and returning regular City Council meetings to the first three Mondays of each month at 6:00 p.m.

ACTIONS FOLLOWING APPROVAL

Staff will implement the direction of the City Council.

CONFLICT OF INTEREST

None.

Prepared by: Briana Parra, City Clerk

Reviewed by: City Manager AA

ORDINANCE 25-____

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS REPEALING
ORDINANCE 24-16 AMENDING SECTION 2.1.01 OF CHAPTER 2 OF TITLE 2 OF
THE CLOVIS MUNICIPAL CODE RELATING TO CITY COUNCIL MEETING TIME**

The City Council of the City of Clovis does ordain as follows:

WHEREAS, the City Council adopted Ordinance 24-16 on November 12, 2024, amending Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code to change the regular City Council meeting schedule from the first, second, and third Mondays of each month to the first, second, and third Tuesdays of each month; and

WHEREAS, after receiving input from the public about the changed City Council meeting schedule to be effective in February 2025, the City Council desires to repeal Ordinance 24-16 and keep the scheduled regular City Council meetings as the first, second, and third Mondays of each month.

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

Section 1. Ordinance 24-26 is hereby repealed effective immediately, and the schedule of regular City Council meetings shall remain as set forth in Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code as it existed prior to the adoption of Ordinance 24-16, as follows:

2.1.01 Meetings: Time:

The Council shall meet three times (3) each month in regular session. Such meetings shall be held on the first, second, and third Mondays of each month beginning at 6:00 p.m., unless such Monday is a legal holiday, in which event such meeting shall be held on the next business day beginning at 6:00 p.m. and be a regular meeting for all purposes.

Section 2. This Ordinance repeals Ordinance 24-16 and shall be effective immediately to avoid a temporary change in the regular meeting schedule as otherwise required by Ordinance 24-16.

APPROVED: January 13, 2025

Mayor

City Clerk

* * * * *

The foregoing ordinance was introduced at a regular meeting of the City Council held on January 13, 2025, and was adopted at a regular meeting of said Council held on February 3, 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: February 3, 2025

City Clerk

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING
SECTION 2.1.01 OF CHAPTER 2 OF TITLE 2 OF THE CLOVIS MUNICIPAL CODE
RELATING TO CITY COUNCIL MEETING TIME**

The City Council of the City of Clovis does ordain as follows:

Section 1 Section 2.1.01 of Chapter 2 of Title 2 of the Clovis Municipal Code is hereby amended to read as follows:

2.1.01 Meetings: Time:

The Council shall meet three times (3) each month in regular session. Such meetings shall be held on the first, second, and third Tuesdays of each month beginning at 6:00 p.m, unless such Tuesday is a legal holiday, in which event such meeting shall be held on the next business day beginning at 6:00 p.m. and be a regular meeting for all purposes.

Section 3 This Ordinance shall go into effect and be in full force beginning on February 1, 2025.

APPROVED: November 4, 2024



Mayor



City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on November 4, 2024, and was adopted at a regular meeting of said Council held on November 12, 2024, by the following vote, to wit:

AYES: Councilmembers Basgall, Bessinger, Pearce
NOES: Councilmember Mouanoutoua, Mayor Ashbeck
ABSENT: None
ABSTAIN: None

DATED: November 12, 2024



City Clerk





CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services Department
DATE: January 21, 2025
SUBJECT: Update council on the plan to improve the area on the south side of Ashlan Avenue just west of Leonard Avenue with missing sidewalk.

Staff: Thad Avery, City Engineer

Recommendation: Update

ATTACHMENTS: 1. Vicinity Map

During Council comments at the December 9, 2024, City Council meeting, there was consensus to bring back an agenda item regarding safe routes to school, specifically addressing the project on Ashlan across from Reagan Elementary. City Council's concern is the timing of the installation of missing sidewalk at the unwidened section of Ashlan Avenue west of Leonard Avenue

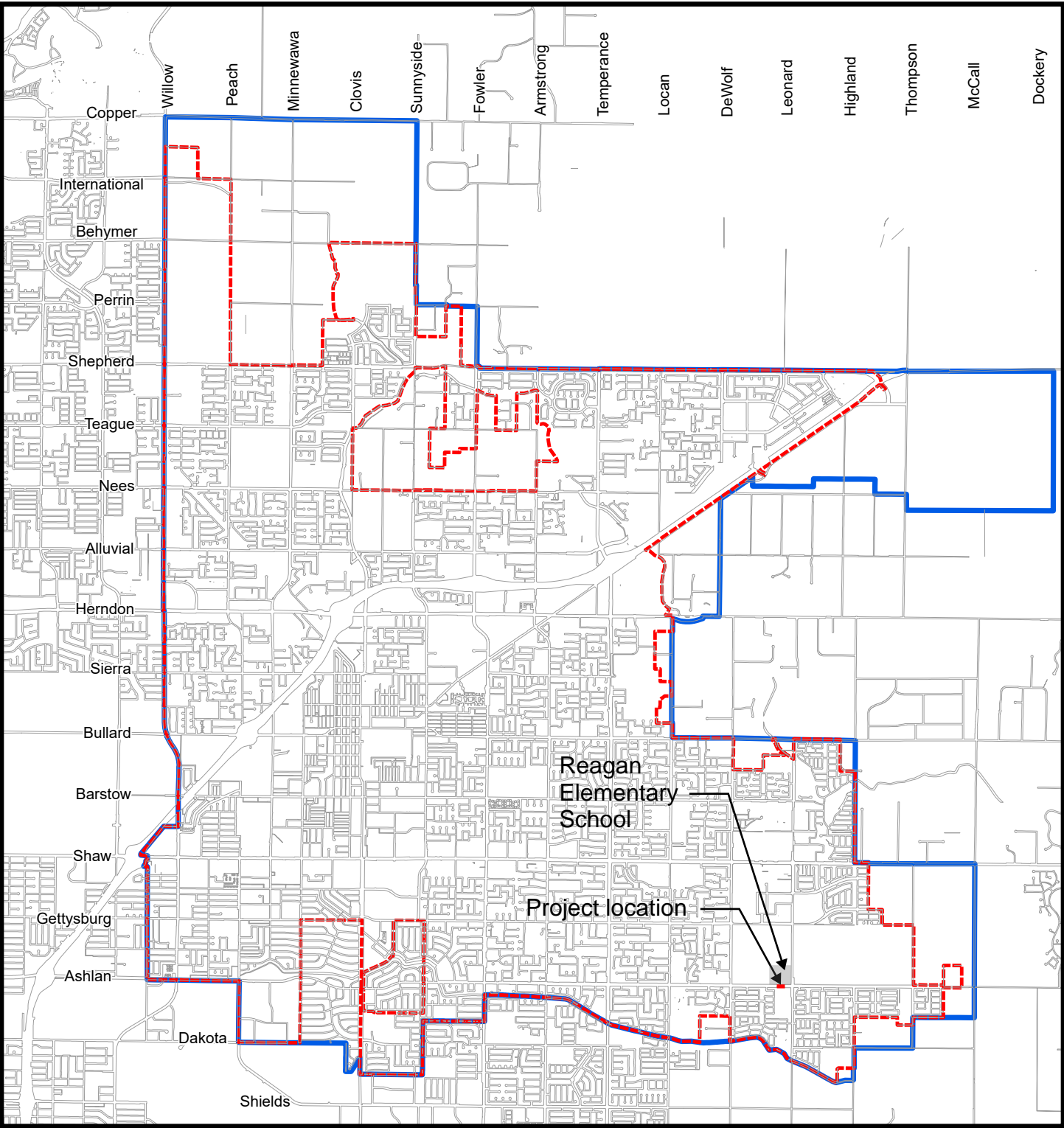
City Engineer Thad Avery will give a verbal update on this item.

Prepared by: Thad Avery, City Engineer

Reviewed by: City Manager AA

VICINITY MAP

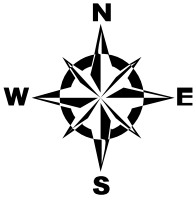
Missing section of Sidewalk on Ashlan Avenue



Attachment 1



 CITY LIMITS  SPHERE OF INFLUENCE





CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: January 21, 2025

SUBJECT: Consider and Provide Direction on future 2024-2025 Budget Amendments to reach the Goals of Measure Y and the 2025-2026 Budget Process.

Staff: Andy Haussler, City Manager
Recommendation: Provide Direction

ATTACHMENTS: None.

RECOMMENDATION

Consider and Provide Direction on future 2024-2025 Budget Amendments to reach the Goals of Measure Y and the 2025-2026 Budget Process.

EXECUTIVE SUMMARY

On November 5, 2024, the voters of Clovis approved Measure Y, a 1 cent sales and use tax. The measure will be implemented on April 1, 2025. It is estimated that the measure will provide \$28 million annually in revenue to the General Fund. City Council directed staff to develop potential investments that could be made in the 2024-2025 fiscal year to accelerate addressing the priorities of the voters. Staff has initial investment proposals for consideration, which include the addition of 8 positions and the reclassification of 4 additional positions. These positions impact the Police Department, Fire Department, and General Services Department.

In addition, staff is providing a plan for the development of the 2025-26 Budget which includes study sessions on each Department, financial-forecasting, City Council input, and Budget hearings with a goal of increasing engagement on the use of Measure Y funds and the City's budgeting process in general.

BACKGROUND

On November 5, 2024, the voters of Clovis approved Measure Y, a 1 cent sales and use tax. The measure will be implemented on April 1, 2025, and it is estimated the measure will provide \$28 million annually in General Fund revenue. This is a significant investment by Clovis residents, and it is expected these funds will make an equally significant contribution towards

maintaining Clovis' high standards and quality of life. On November 12, 2024, City Council directed staff to develop potential investments that could be made in the 2024-2025 fiscal year to accelerate addressing the priorities of the voters.

To achieve Council direction and develop the 2025-2026 budget, staff is proposing a plan as detailed below to provide for near term budget amendments, long-term fiscal planning, and robust input into the 2025-26 Budget.

Initial Investment Proposals:

Staff has developed the following proposals, some of which act on prior Council action and others will need future Council action. The positions below and any necessary budget amendments are planned to come to City Council on the Consent Calendar in February and March of 2025. The proposals allow for hiring momentum to be maintained, the infrastructure for expected growth to be built with support staff, the acceleration of improved services, and succession planning in critical areas. This positions the City for the full implementation of Measure Y in the 2025-26 Budget.

Previously Added Position:

- Senior Center Supervisor (Approved November 18, 2024)

Add the following positions to the 2024-25 budget:

Police Department:

- 3 Sworn Police Officers
- 1 Animal Service Officer
- 1 Community Service Officer
- 1 Police Records Specialist

Fire Department:

- 1 Deputy Fire Chief

Reclassify the following positions:

Police Department:

- 1 Management Analyst to Senior Management Analyst
- 3 Community Service Officers to Lead Community Service Officers

Restructuring the following positions:

The Police Department is ready to implement a plan to prepare the Police Records Division for growth. While this is cost neutral it demonstrates efforts being made to increase capacity and succession planning. This involves:

- Deleting seven Principal Office Assistants and two Administrative Assistant positions
- Adding seven Police Records Specialists and two Senior Police Records Specialists.

The net number of positions is the same. This is on the January 21, 2025, City Council consent agenda.

Department study sessions

In order to provide City Council and the community background on the needs of the City, study sessions have been scheduled for all Departments. The Department heads will provide a brief background and discuss opportunities and challenges.

Tentative Council Meeting schedule is:

- 2/4/2025: Police Department and Fire Department
- 2/11/2025: Public Utilities Department and General Services Department
- 2/18/2025: Planning and Development Services Department and Finance Department
- 3/4/2025: Administration Department and Economic Development, Housing, and Communications Department

Financial Forecast

The five-year forecast is scheduled for March 11, 2025. The forecast will include estimated Measure Y revenues and potential investments of those funds. This analysis is used to develop the budget and analyze the sustainability of the City's fiscal condition, and determine the ability to improve service levels.

City Council Input Session

It is planned to return to Council with an input session on the priorities for the 2025-26 Budget from Council and the community on March 18, 2025.

Development of the 2025-26 Budget

The Initial 2025-26 proposed budget is planned to be presented at the May 20, 2025, Council meeting where departmental presentations will occur. The final adoption of the 2025-26 Budget is planned to be considered at the June 9, 2025, City Council Meeting.

Further Public Engagement

Staff would also like any direction on further engagement with the public on the use of Measure Y funds and the budget process in general.

FISCAL IMPACT

This item is not a budget amendment or position allocation request. At future City Council meetings those items will be considered, likely in February and March of 2025, and financial impacts will be documented. All proposed positions above are expected to be well within the City's financial means and will not require the use of emergency reserve funds with the expectation of Measure Y revenues.

REASON FOR RECOMMENDATION

Provides an update to Council and allows for Council direction on the initial positions being considered for the 2024-25 fiscal year and the plan to develop the 2025-26 Budget and stakeholder engagement.

ACTIONS FOLLOWING APPROVAL

Staff will bring back the positions indicated and schedule the planned Council items for further discussion and consideration.

CONFLICT OF INTEREST

None.

Prepared by: Andrew Haussler, City Manager

Reviewed by: City Manager AH