



AGENDA

CLOVIS CITY COUNCIL

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

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.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

November 7, 2016

6:00 PM

Council Chamber

The City Council welcomes participation at Council Meetings. Members of the public may address the Council on any item of interest to the public that is scheduled on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic.

Meeting called to order by Mayor Magsig
Flag salute led by Councilmember Ashbeck

ROLL CALL

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

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

CONSENT CALENDAR Consent Calendar items are considered routine in nature and voted upon as one item unless a request is made to give individual consideration to a specific item. (See Attached Consent Agenda.)

1. PUBLIC HEARINGS

- A. Consider Approval – Res. 16-____, Making and Adopting Express Findings Reasonably Required Based on Local Climatic, Geological and Topographical Conditions; and Consider Introduction – Ord. 16-____, Amending various sections of Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code. (Staff: J. Binaski)
- B. Consider items associated with 676 acres of property generally bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north. City of Clovis, applicant. (Staff: D. Kroll / G. González)
 - 1. Consider Approval - Res. 16-____, A request to approve the 2016 Central Clovis Specific Plan and Final Report.
 - 2. Consider Introduction - Ord. 16-____, R2016-13, A request to approve a Master Plan Community (M-P-C) Zoning District.

2. ADMINISTRATIVE ITEMS

- A. **ADMINISTRATION** (City Manager, City Clerk, Finance)
 - 1. Adopt – Ord. 16-25, An Ordinance of the City Council of the City of Clovis Amending Sections 8.1.02, 8.2.101, 8.5.101, 8.6.101, and Adding Chapters 8.15, 8.16, 8.17 of Title 8 of The Clovis Municipal Code Pertaining to Adoption of the 2016 California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. (Vote: 4-0-1 with Councilmember Armstrong absent)

3. CITY MANAGER COMMENTS

4. COUNCIL ITEMS

- A. Consider Approval – Change of Council Meeting Schedule. (Staff: R. Woolley)
- B. Council Comments

ADJOURNMENT

Meetings and Key Issues			
Nov. 14, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Nov. 21, 2016 (Mon.)	6:00 P.M.	Regular Meeting (To Be Cancelled)	Council Chamber
Dec. 5, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Dec. 12, 2016 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Dec. 19, 2016 (Mon.)	6:00 P.M.	Regular Meeting (To Be Cancelled)	Council Chamber
Jan. 3, 2017 (Tue.)	6:00 P.M.	Regular Meeting (To Be Cancelled)	Council Chamber
Jan. 9, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jan. 16, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber

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.

A. CITY CLERK

- 1) Approval - Minutes for the October 17, 2016 Council meeting.

B. ADMINISTRATION

- 1) No items.

C. COMMUNITY AND ECONOMIC DEVELOPMENT

- 1) Approval – Big Wins Day Vehicle Rebate Program.
- 2) Receive and File – Business Organization of Old Town (BOOT) First Quarter Report, July through September 2016.

D. FINANCE

- 1) Receive and File - Investment Report for the month of July 2016.
- 2) Receive and File - Treasurer's Report for the month of July 2016.

E. GENERAL SERVICES

- 1) Approval – Res. 16-____, Renewing the Retiree Medical Plan Option for Eligible Retirees and Restating Eligibility Requirements for Participation in the Plan.
- 2) Approval – Res. 16-____, Amending the City's FY16-17 Classification and Compensation Plans to Adopt a Digital Forensic Analyst Classification and Salary Range; and Approval - Res. 16-____, Amending the City's FY16-17 Position Allocation Plan.
- 3) Approval – Claim Rejection of the General Liability claim submitted by Kristen Robinson on behalf of Adam Jasiah Smith.
- 4) Approval – Claim Rejection of the General Liability claim submitted by DeYoung Properties, LLP.

F. PLANNING AND DEVELOPMENT SERVICES

- 1) Approval – Bid Award for CIP 15-18, Shaw and Sunnyside Traffic Signal and, Authorize City Manager to execute the contract on behalf of the City.
- 2) Approval - Final Acceptance for CIP 12-16, Shaw and DeWolf Traffic Signal.
- 3) Approval - Bid Award for CIP 15-14, Hughes-Osmun Alley Water Main Replacement, South of Fourth and authorize the City Manager to execute the contract on behalf of the City.
- 4) Approval - Final Acceptance for CIP 14-05, Fowler Avenue Street Improvements - Herndon to SR168.
- 5) Approval – Res. 16-____, Final Map Tract 6107, located at the southwest corner of Shaw and Highland Avenues (Lennar Homes of California).
- 6) Approval – Res. 16-____, Annexation of Proposed Final Map Tract 6107, located at the southwest corner of Shaw and Highland Avenues to the Landscape Maintenance District No. 1 of the City of Clovis (Lennar Homes of California).

G. PUBLIC SAFETY

- 1) No items.

H. PUBLIC UTILITIES

1) No items.

I. REDEVELOPMENT SUCCESSOR AGENCY

1) No items.

CLOVIS CITY COUNCIL MEETING

October 17, 2016

6:12 P.M.

Council Chamber

Meeting called to order by Mayor Magsig
Flag Salute led by Councilmember Armstrong

Roll Call: Present: Councilmembers Armstrong, Ashbeck, Flores, Whalen,
 Mayor Magsig
 Absent: None

6:15 P.M. - PRESENTATION AND PROCLAMATIONS TO RETIRING COUNCILMEMBER WILLIAM "HARRY" ARMSTRONG.

Numerous members of community presented gifts, proclamations, and presentations to outgoing Councilmember Harry Armstrong upon his retirement after serving the City of Clovis for 50 years. Presenters included Clovis City Council, Mayor Magsig presenting city awards, reading Governor Brown's letter, Assembly Member Jim Patterson, Congressman Jim Costa, Fresno County Board of Supervisor Buddy Mendez, Fresno City Council Members Paul Capriolio and Sal Quintero, Clovis Unified School District, Clovis Veterans Memorial District, Layla Forstedt from the Fresno / Clovis Convention and Visitors Bureau, Luke Serpa Clovis Public Utilities, Tom Fonville, Clovis Public Works Employee Association, and Tom Armstrong.

Recess: 6:55

Reconvene: 7:00

7:00 ITEM 1a - APPROVED - RES. 16-148, CALLING THE MARCH 7, 2017 GENERAL MUNICIPAL ELECTION FOR THE PURPOSE OF ELECTING TWO MEMBERS OF THE CITY COUNCIL FOR THE FULL TERM OF FOUR YEARS; AND ITEM 1c - APPROVED - RES. 16-149, ESTABLISHING CONDITIONS FOR THE FILING OF CANDIDATES' STATEMENTS; AND ITEM 1d - APPROVED - RES. 16-150, AUTHORIZING THE FRESNO COUNTY ELECTIONS DIVISION TO CONDUCT THE ELECTION

Assistant City Manager John Holt presented a report on various item associated with the March 2017 Clovis General Municipal election. On March 7, 2017, an election will be held in the City of Clovis for two City Council seats. In accordance with the California Elections Code, several things must occur to successfully conduct the election. Approval of staff's recommendations and the attached resolutions will call the election; call a special election to fill a vacancy due to a resignation, establish conditions for filing of candidates' statements; and authorize the Fresno County Elections Division to conduct the election. In addition, staff is in receipt of a letter of resignation from Councilmember Harry Armstrong effective October 16, 2017. Staff is recommending City Council call a special election for the short term office for March 2017 through March 2019. If approved, the special election will be consolidated with the March 7, 2017 election. A candidate would be required to declare which office (either the two four year terms or the one two year term) when they pick up their candidate paperwork.

There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council.

Motion by Councilmember Armstrong, seconded by Councilmember Whalen, for the Council to approve **Resolution 16-148**, calling the March 7, 2017 General Municipal Election for the purpose of electing two members of the City Council for the full term of four years. Motion carried by unanimous vote.

Motion by Councilmember Armstrong, seconded by Councilmember Whalen, for the Council to approve **Resolution 16-149**, establishing conditions for the filing of Candidates' Statements. Motion carried by unanimous vote.

Motion by Councilmember Armstrong, seconded by Councilmember Whalen, for the Council to approve **Resolution 16-150**, authorizing the Fresno County Elections Division to conduct the election. Motion carried by unanimous vote.

7:10 ITEM - 1b - APPROVED - RES. 16-151, CALLING A SPECIAL MUNICIPAL ELECTION FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE CITY COUNCIL FOR A TWO YEAR TERM CREATED DUE TO A VACANCY

Assistant City Manager John Holt indicated that staff is recommending City Council call a special election for the short term office for March 2017 through March 2019. If approved, the special election will be consolidated with the March 7, 2017 election. A candidate would be required to declare which office (either the two four year terms or the one two year term) when they pick up their candidate paperwork. John Holt provided an overview of what is being proposed with the election due to Councilmember Armstrong's resignation. Staff is recommending the calling of a Special Municipal Election for the purpose of electing one member of the City Council for a two year term created due to a vacancy. Options to consider when a vacancy occurs:

Within 60 days appoint someone to fill the vacancy or call a Special Election.

- i. If a vacancy were to occur October 17, 2016, the Council would have 60 days (16 December 2016 – GC Section 36512) to either call an election or appoint.
- ii. Special Election - There must be at least 114 days (13 November 2016 – GC Section 36512) prior to the next election which would put it on the ballot for March 7, 2017.
- iii. Appointment – If appointed by October 28, 2016, appointee would serve through March 7, 2017 (130 days prior to election – GC Section 36512). If appointed after October 28, 2016, appointee would serve through March 2019. If Council should choose to appoint, staff would develop a process to advertise and set up interviews for Council noting the 60 day period ending December 17, 2016. An appointee is required to be a registered voter of the City of Clovis.

- iv. Special Election and appointment: Council could choose to appoint someone and call a special election for March 2017. The appointment would only be through the election in 2017.

Josh Pederson, representing Wathan Castanos, raised concerns with having a three member council for the first few months of 2017 and the possibility of not being able to conduct business should one of the three remaining not be able to attend a meeting. Drew Bessinger, resident, raised questions about the election which were addressed by staff. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to call a Special Municipal Election for the purpose of electing one member of the City Council for a two year term created due to a vacancy. Motion carried by unanimous vote.

7:18 Recess 7:22: Reconvene

Councilmember Armstrong left the meeting during the recess.

7:22 - PUBLIC COMMENT

Molly Annala, resident, commented on UHS mental health facility and complained about lack of proper noticing on the proposed facility.

Sherry Tarisco, resident, commented on the UHS mental health facility and raised concerns.

Bryan Annala, resident, commented on the UHS mental health facility and raised concerns.

7:33 ITEM 1A - APPROVED – **RES. 16-152**, APPROVING AN ENVIRONMENTAL FINDING OF A NEGATIVE DECLARATION FOR THE CITY OF CLOVIS ACTIVE TRANSPORTATION PLAN, AND CONSIDER APPROVAL - **RES. 16-153**, APPROVING THE CITY OF CLOVIS ACTIVE TRANSPORTATION PLAN

Engineering Supervisor Renee Mathis presented a report requesting approval of an Environmental Finding of a Negative Declaration for the City of Clovis Active Transportation Plan, and approval of Resolution 16-152 approving the City of Clovis Active Transportation Plan. The City's 2016 Draft Active Transportation Plan (Plan) is a comprehensive City-wide document that outlines the future of walking and bicycling in Clovis. The main highlights of the Plan include: a vision for walking and bicycling in Clovis; policies to achieve this vision; planned bicycle and pedestrian networks; guidelines for elements such as wayfinding signs and bicycle parking; and, a prioritized list of projects to develop these networks. The Plan ultimately seeks to increase non-motorized modes of travel in Clovis for both utilitarian and recreational purposes. The Draft City of Clovis Active Transportation Plan updates many elements of the City's 2011 Clovis Bicycle Transportation Master Plan, and also adds plans for improved walking

opportunities throughout the City. An approved Active Transportation Plan for the City will increase access to future state and federal competitive funding opportunities.

Nick Paladino, Fresno County Bicycle Coalition, commented and spoke in support of the plan. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to **Resolution 16-152**, approving of an Environmental Finding of a Negative Declaration for the City of Clovis Active Transportation Plan, and Approve - **Res. 16-153**, approving the City of Clovis Active Transportation Plan. Motion carried 4-0-1 with Councilmember Armstrong absent.

7:58 ITEM1B - APPROVED - **RES. 16-154**, SPR2006-37A, APPROVING A SITE PLAN REVIEW AMENDMENT FOR THE INSTALLATION OF GROUND MOUNTED SOLAR PANELS AT THE EXISTING CITY OF CLOVIS SEWAGE TREATMENT/WATER REUSE FACILITY LOCATED ON THE NORTH SIDE OF ASHLAN AVENUE BETWEEN THOMPSON AND MCCALL AVENUES. CITY OF CLOVIS, OWNER; COMPASS ENERGY SOLUTIONS, APPLICANT

City Planner Bryan Araki presented a report on a request to approve a site plan review amendment for the installation of ground mounted solar panels at the existing City of Clovis Sewage Treatment/Water Reuse Facility located on the north side of Ashlan Avenue between Thompson and McCall Avenues. The City of Clovis Sewage Treatment/Water Reuse Facility (ST/WRF) is located within the Loma Vista Specific Plan area constructed in 2008, on the north side of Ashlan Avenue west of McCall Avenue. On September 7, 2015, the City Council approved a request from the General Services Division to contract with Compass Energy Solutions to install a ground mounted solar system on the southeast portion of the ST/WRF site (along Ashlan Avenue) to provide renewable energy for the facility. Some of the issues related to this proposal include the location of the panels and the architectural integration of the improvements. Approval of this site plan review will allow the applicant to move forward with execution of a contract and building permits. There being no public comment, Mayor Magsig closed the public portion. Discussion by Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 16-154**, approving a site plan review amendment for the installation of ground mounted solar panels at the existing City of Clovis Sewage Treatment/Water Reuse Facility located on the north side of Ashlan Avenue between Thompson and McCall Avenues. Motion carried 4-0-1 with Councilmember Armstrong absent.

8:05 ITEM 1C1 - APPROVED - **RES. 16-155**, A RESOLUTION ANNEXING TERRITORY (ANNEXATION #47 - PM2016-01, T6143, T6137, T6068, T6102, T6134, T5720A, T6128, VARIOUS LOCATIONS) TO THE CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES) AND CALLING A SPECIAL LANDOWNER ELECTION TO ANNEX TERRITORY (ANNEXATION #47) TO CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES), AND ITEM 1C2 - APPROVED - **RES. 16-156**, A RESOLUTION OF THE CITY OF CLOVIS DECLARING THE RESULTS OF A SPECIAL LANDOWNER

ELECTION AND DIRECTING RECORDING OF THE NOTICE OF SPECIAL TAX LIEN FOR CITY OF CLOVIS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES)

Assistant Finance Director Jay Schengel presented a report on various actions related to Annexation of Territory (Annexation #47 - PM2016-01, T6143, T6137, T6068, T6102, T6134, T5720A, T6128, various locations) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. This action is required to begin the process of annexation provided by the conditions of approval of the development entitlements. Jay Schengel provided an overview of Annexation #47. There being no comment, Mayor Magsig closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 16-155**, for the Council to approve a Resolution annexing territory (Annexation #47 - PM2016-01, T6143, T6137, T6068, T6102, T6134, T5720A, T6128, various locations) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #45) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Motion carried 4-0-1 with Councilmember Armstrong absent.

City Clerk John Holt reported out that he was in receipt of 10 ballot representing 83 votes all in favor and noted passage of the ballot measure. There being no comment, Mayor Magsig closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve **Resolution 16-156**, a Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). Motion carried 4-0-1 with Councilmember Armstrong absent.

8:08 ITEM 1D - APPROVED INTRODUCTION – **ORD. 16-25**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING SECTIONS 8.1.02, 8.2.101, 8.5.101, 8.6.101, AND ADDING CHAPTERS 8.15, 8.16, 8.17 OF TITLE 8 OF THE CLOVIS MUNICIPAL CODE PERTAINING TO ADOPTION OF THE 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, RESIDENTIAL, ENERGY, AND GREEN BUILDING STANDARDS CODES.

City Building Official Doug Staworski presented a report on a request to approve the introduction of an ordinance amending Sections 8.1.02, 8.2.101, 8.5.101, 8.6.101, and Adding Chapters 8.15, 8.16, 8.17 of Title 8 of The Clovis Municipal Code Pertaining to Adoption of the 2016 California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. Every three years, the California Building Standards Commission ("Commission") reviews and modifies the California Building Codes, which consist of the California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. The 2016 editions were published July 1, 2016 and local jurisdictions have 180 days in which to adopt the 2016

edition of the Codes. The City of Clovis Municipal Code, Chapters 8.1, 8.2, 8.5, 8.6, 8.15, 8.16 and 8.17 contain these Codes, which are adopted or modified as necessary to ensure the safety of the community. The Building Department is proposing no new local amendments. The only substantive change is formal adoption of the Residential, Energy, and Green Building Standards Codes. While the City previously enforced these Codes, as required, they were never formally adopted as part of the Municipal Code. Formal adoption gives the City more flexibility with enforcement should someone fail to comply with the codes. There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to approve the introduction of an ordinance amending Sections 8.1.02, 8.2.101, 8.5.101, 8.6.101, and Adding Chapters 8.15, 8.16, 8.17 of Title 8 of The Clovis Municipal Code Pertaining to Adoption of the 2016 California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. Every three years, the California Building Standards Commission ("Commission") reviews and modifies the California Building Codes, which consist of the California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. Motion carried 4-0-1 with Councilmember Armstrong absent.

8:10 - CONSENT CALENDAR

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved, including the waiver of the reading of the ordinance. Motion carried 4-0-1 with Councilmember Armstrong absent.

- A1) Approved - Minutes for the October 3, 2016 Council meeting.
- B1) Approved – Change of Council Meeting Schedule.
- C1) Approved – Temporary Closure of Veterans Parkway for Holiday Activities.
- C2) Approved – Request from Old Town Clovis Kiwanis for Extended Route for 2016 Children's Electric Christmas Parade.
- E1) Approved – **Res. 16-157**, Authorizing the City to Join CSAC Excess Insurance Authority for Provision of Employee Health Plans During 2017-2019; and, Authorizing the City Manager to Execute Required Membership Documents.
- F1) Approved – **Res. 16-158**, Final Map for Tract 5720A, located at the southwest corner of DeWolf and Loyola Avenues (Teague 6121, LLC, Manny Penn).
- F2) Approved – **Res. 16-159**, Annexation of Proposed Tract 5720A, located at the southwest corner of DeWolf and Loyola Avenues to the Landscape Maintenance District No. 1 of the City of Clovis (Teague 6121, LLC).
- G1) Approved – **Res. 16-160**, Amending the Police Department's Budget for FY 2016-2017 to reflect the award from the Office of Traffic Safety Selective Enforcement Traffic Program grant in the amount of \$70,000.00.
- G2) Received and Filed – Police Department Report for the month of July 2016.
- H1) Received and Filed – Public Utilities Report for the month of July 2016.

8:11 - COUNCIL COMMENTS

Councilmember Whalen commented on and showed a picture of use of trail pedestrian / bicycle counter in Long Beach, CA

ADJOURNMENT

Mayor Magsig adjourned the meeting of the Council to November 7, 2016

Meeting adjourned: 8:14 p.m.

Mayor

City Clerk



AGENDA ITEM NO: **CC-C-1**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Community and Economic Development
DATE: November 7, 2016
SUBJECT: Approval – Big Wins Day Vehicle Rebate Program

CONFLICT OF INTEREST

None

RECOMMENDATION

That the City Council approve Big Wins Day Vehicle Rebate Program.

EXECUTIVE SUMMARY

As part of the 2016/2017 Community & Economic Development budget, \$25,000 was allocated for the planning and implementation of an event or promotion to support retailers, restaurants, and automobile dealers in Clovis. The Big Wins Day Vehicle Rebate Program will attract customers to Clovis to make automobile purchases, and then to Clovis restaurants and retailers to spend additional funds.

BACKGROUND

As part of the 2016/2017 Community & Economic Development budget, \$25,000 was allocated for the planning and implementation of an event or promotion to support retailers, restaurants, and automobile dealers in Clovis. The Big Wins Day Vehicle Rebate Program will attract customers to Clovis to make automobile purchases, and then to Clovis restaurants and retailers to spend additional funds. This program, last done in May, 2009, provides an opportunity for the City to work with participating City of Clovis auto dealers to create an exciting program to encourage Central Valley car buyers to buy now and to buy in Clovis. The program would work as follows:

- Starting on Wednesday, November 23, 2016 the "Big Wins Day Auto Promotion" will be launched.
- Consumers purchasing a car from one of the participating auto dealers will qualify for a 1% rebate of their purchase price, the rough equivalent of the City of Clovis' portion of their sales taxes on their purchase.
- The rebate will be in the form of Shop & Dine Clovis gift cards.
 - If a customer buys a car for \$30,000, they will receive \$300 in Shop & Dine Clovis gift cards for use in any of the participating retailers and restaurants in Clovis.
- Virtually every licensed business in the City of Clovis is eligible to participate.
- The promotion will be limited to the first 70 cars sold. Although the program involves an initial subsidy, it should be looked at as an aggressive "loss leader" as the funds would only be paid when the Shop & Dine Clovis cards are redeemed at Clovis businesses.
- The program would be launched as the next "Big Wins Day" event and includes a well-planned publicity program.

FISCAL IMPACT

The median automobile price is \$33,000. The City of Clovis' portion of the sales tax is roughly \$330 per car. Based on this, the City of Clovis can fund rebates on 70 cars.

As part of the 2016/2017 Community & Economic Development budget, \$25,000 was allocated for the planning and implementation of this event.

REASON FOR RECOMMENDATION

The Big Wins Day Vehicle Rebate Program is built on the success of the Big Wins Day series of sales promotions which have taken place in Clovis since December, 2008. As with all Big Wins Day events, this promotion will build excitement and encourage consumers to buy an automobile and then spend their rebate at participating Clovis businesses.

This program is intended to position the City resources to directly assist the business community by driving traffic directly to Clovis. The program provides clear evidence of the commitment the City is making to work with the business community for community-wide success.

ACTIONS FOLLOWING APPROVAL

1. Upon approval, City staff will continue working on the details of the Big Wins Day Vehicle Rebate Program and provide Council with progress updates.

Prepared by: Shawn Miller, Business Development Manager

Submitted by: Andrew Haussler, Community and Economic Development Director





AGENDA ITEM NO: **CC-C-2**
City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: November 7, 2016

SUBJECT: Receive and File – Business Organization of Old Town (B.O.O.T.) First Quarter Report, July through September 2016

ATTACHMENTS: (A) Business Organization of Old Town (B.O.O.T.) First Quarter Report, July through September 2016

CONFLICT OF INTEREST

None

RECOMMENDATION

That the City Council receive and file the B.O.O.T. First Quarter Report, July through September 2016.

EXECUTIVE SUMMARY

According to the 2016–2017 agreement between the City of Clovis and the Business Organization of Old Town, B.O.O.T. is to submit quarterly reports to the City Manager and City Council. The amount to be funded is \$11,250.

BACKGROUND

According to the 2016-2017 agreement between the City of Clovis and the Business Organization of Old Town, B.O.O.T. is to submit quarterly reports to the City Manager and City Council detailing progress of B.O.O.T.'s promotional and marketing activity. Attached, as Attachment "A", is the First Quarter Report covering July through September 2016 activities. The amount to be funded is \$11,250.

FISCAL IMPACT

The amount to be funded is \$11,250, which is called out in the 2016-2017 Budget.

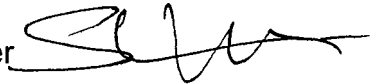
REASON FOR RECOMMENDATION

The attached report meets the requirement established in the 2016-2017 agreement between the City of Clovis and the Business Organization of Old Town.

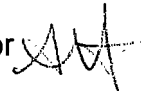
ACTIONS FOLLOWING APPROVAL

Staff will process payment to B.O.O.T.

Prepared by: Shawn Miller, Business Development Manager



Submitted by: Andrew Haussler, Community & Economic Development Director





Business Organization of Old Town

Quarterly Agreement/Compliance Report

1st Quarter – July 1 through September 30, 2016

In accordance with the Agreement between City of Clovis/Community & Economic Development Department and the Business Organization of Old Town Clovis for the fiscal year 2016-2017, the following items have been accomplished to date.

Goal #1:

Maintain a viable organization with membership reflective of the diversity of Old Town Clovis.

Objective:

- To maintain current level of membership and seek new members each year.
- To unite the merchants of Old Town as a group of businesses working together for the betterment of the whole downtown district.

Strategy:

- Provide information on the website about B.O.O.T., B.O.O.T. membership, benefits of membership and application forms year round.
- Personal visits to businesses in the PBIA to recruit and retain memberships.
- Contact with businesses outside the PBIA to recruit and retain Associate Memberships/"Friends of B.O.O.T."
- Allow members to pay dues monthly, quarterly or semi annually.
- Create a benefits package to attract both regular and associate members.
- Design benefits that will be exclusive to B.O.O.T. membership.
- Attract Members to a co-op advertising program that runs in the 4th quarter of the calendar year and at other times if funds are available.
- Plan and post meeting notices for monthly B.O.O.T. membership meetings.
- Advertise frequently to promote Old Town Clovis on behalf of all merchants.
- Enhance existing programs to draw more people to Old Town.

Results:

- A membership and organization characteristic of Old Town Clovis.
- New Members are sought throughout the year and new businesses are invited to join.
- The 2016 campaign started in November 2015. Members meet at a local restaurant on the 4th Wednesday of each month.
- The Board of Directors meets monthly on the 3rd Wednesday of each month to discuss issues pertinent to the organization, i.e. status of B.O.O.T members, review of finances and report on events.
- Board Members represent our diverse merchant groups—office/professional, property owners, antique, gift and specialty store owners. The 2016 Board of Directors is as follows:

- ◆ Cora Shipley, President (through 2016)
- ◆ Tom Frost, Vice President (through 2017)
- ◆ Larry Baumeister, Secretary (through 2017)
- ◆ Sheryl Michael, Treasurer (through 2016)
- ◆ Brian Smart, Director at Large (through 2017)
- ◆ Karen Chisum, Director at Large (through 2016)
- ◆ Ronnie Silva, Director at Large (through 2016)
- The Marketing/Events Committee continues to create new events and activities specifically designed to bring customers directly into the businesses.

Goal #2:

Maintain Old Town Clovis' promotional activities

Objective:

- Successfully manage, promote, and operate events in Old Town Clovis, as well as create new events on an ongoing basis that attract visitors to Old Town Clovis.
- To provide a quality event giving people a reason to visit the downtown district.
- To showcase Old Town Clovis as a shopping and dining destination.
- To develop marketing strategies to keep Old Town competitive with malls and other shopping areas.
- To attract customers and visitors, both old and new, to the downtown district.
- To present Old Town Clovis as an attractive, appealing, friendly, and inviting business community.

Strategy:

- Develop, operate, promote, maintain and pay for events that bring people to Old Town Clovis.
- Establish and maintain events that highlight Old Town Clovis locally, nationally and internationally.
- Meet all requirements set by City, State and other agencies for activities, events and attractions.
- Develop new events and activities like One Enchanted Evening, the Wine Walks and the Craft Beer Crawls to bring visitors directly into the businesses.
- Create and pay for multi-media advertising campaigns for general advertising such as generic "Shop & Dine in Old Town Clovis".
- Continue to evolve events so they continue to attract new people.
- Contract with entertainers that have a following that will bring new people to Old Town.

Results:

- Summer and early Fall events included the Peach Party, The NAPVA Pole Vault Championships, the Eye Q Party and the Pistachio Party at the Friday Farmers Market; the Antiques & Collectibles Fair, the Craft Beer Crawl, Wine Walk, and Glorious Junk Days. These events bring thousands of people to Old Town to shop and dine.

- The year-round Saturday morning Farmers Market has moved permanently to Pollasky at 5th Street. This location is excellent for better visibility and we have seen an increase in customers.

Goal #3:

Maintain marketing strategies, including safety and appearance, and advertising techniques to position the image of Clovis through Old Town Clovis' unique character.

Objective:

- Create a broad awareness of Old Town Clovis.
- Establish Old Town Clovis as an immediate, intermediate and end destination.
- Retain the established customer base.
- Reach out to Central California so that more people become aware of what Clovis offers.
- Work with City Officials to maintain a safe, crime free area where people feel safe and like bringing their families to Old Town.

Strategy:

- An ad agency has been hired to handle all marketing for B.O.O.T.
- Secure multi-media advertising campaigns to promote Old Town Clovis along with event generated advertising.
- Submit calendar of events to community and online calendars.
- Use Twitter, Instagram, Pinterest and Facebook to promote Old Town Clovis in general, merchant businesses and specific events.
- Secure interview segments on radio and television.
- Contribute to the cost of the Clovis Appliance/General Electric ABC/30 Skycam at 5th and Pollasky when B.O.O.T. has sufficient funds (co-op advertising).
- Advertise antique events in focused publications that are regional and national in scope for our four annual antique events. Advertise in classified ad section of regional papers as well as Craigslist to further reach surrounding areas.
- Print and distribute more than 20,000 event-specific postcards, as well as over 30,000 Calendar of Events cards. Merchants distribute these very popular cards to customers. Merchants and B.O.O.T. staff go to out-of-the-area antique events to solicit dealers to come to Old Town antique shows.
- Ongoing outreach to businesses to locate to Old Town Clovis.
- Work with City of Clovis Police Department to create a safe atmosphere in Old Town.
- Work with City of Clovis department heads to create a clean, well maintained streetscape in Old Town.

Results:

- Archer & Hound has been retained as our advertising agency. They used non-traditional advertising avenues for our spring and fall events, including Cable TV, Digital Ads on Social Media platforms and on Pandora. They also took over BOOT's social media postings from April through the end of the calendar year which resulted in a consistent message and branding.

- Archer and Hound created many traditional TV opportunities with “stories” that were carried by local TV and Radio and Print.
- Facilitated wide exposure for Old Town Clovis, its events, character and appeal.
- Event generated advertising was assigned in cable TV, Pandora Radio and social media to improve event attendance, vendor participation, as well as awareness of Old Town Clovis.
- The Clovis Appliance/General Electric skycam with ABC-30 Action News reaches approximately 684,700 people every week and approximately 400,000 monthly unique visitors online at abc30.com. Old Town Clovis is mentioned a minimum of 3 to 4 times per day on the news program during weather reports and if we have anything special going on in Old Town, i.e. Farmers Market, the camera will show the activity. B.O.O.T. contributes co-op advertising dollars when available.
- Stimulated customer and visitor traffic in Old Town, as evidenced by increase number of customers in town for all of B.O.O.T.’s events.
- A serendipitous occurrence materialized this summer with the launch of Pokémon Go, a free-to-play, location-based augmented reality game developed by Niantic for iOS, Android, and Apple Watch devices. It was initially released in selected countries in July 2016. Old Town saw crowds of all ages walking around with mobile devices playing the game, after school, during events and even on quiet Sunday evenings. The players were friendly and helped each other learn the game and merchants felt it was good for Old Town. Old Town has many Pokémon’s to collect as well as Gyms and PokéStops to collect more Poké Balls etc.

Goal #4:

Provide information on activities to the Tourism Advisory Committee.

Objective:

- Communicate information to sources essential for tourism opportunities, capturing disposable money from customers who have an option to spend it elsewhere.

Strategy:

- Participate as an active member of the Tourism Advisory Committee.
- Supply the Clovis Visitors Center with information regarding events, activities and leads for tour groups.
- Publish names and dates of tour groups through B.O.O.T. newsletter and email so businesses are prepared to show Old Town Clovis’ hospitality.
- Provided information to merchants of Old Town regarding activities conducted in and around Old Town through the B.O.O.T. newsletter. The newsletter is emailed to those who sign up for the electronic newsletter on B.O.O.T.’s website. It is mailed to all known businesses within the PBIA twice a year.
- Communicate information to merchants on activities at the monthly B.O.O.T. membership meetings and with eBlasts.
- Post events for all organizations in Clovis on B.O.O.T. Website and insure that if someone searches for an event, B.O.O.T.’s website is in the top results.
- Provide event information for visitclovis.com, the City of Clovis event page.

- Actively promote Old Town Clovis and Member Businesses on Facebook, Twitter, Instagram, Pinterest and B.O.O.T.'s website.

Results:

- Insured Old Town Clovis is recognized as a tourism destination.
- Businesses in Old Town were showcased as friendly, safe and inviting throughout the summer and fall months.
- B.O.O.T. works directly with the Visitors Center to be sure they have current event information.
- Executive Director writes a monthly column promoting Old Town activities in the Clovis Independent distributed in the Fresno Bee.

Goal #5:

Obtain and maintain Workers Compensation, State Disability, and Directors and Officers Policy as well as any other insurance coverage as required by law.

Objective:

- Qualify for Workers Compensation, State Disability coverage, General Liability and any and all required insurances.

Strategy:

- To meet all requirements of renewal; indemnify, hold harmless and defend the City of Clovis, Community and Economic Development Department, its officers, agents or employees.
- Submit for renewal Directors and Officers Insurance Policy through Philadelphia Insurance.
- Complete and submit for renewal the State Fund Compensation Insurance Fund policy information update to Valley Regional Insurance Services, Agent Ron Petersen.
- Submit for approval General Liability Insurance through Charity First an "A" rated Insurance company through Agent Ron Petersen, Valley Regional.

Results:

- Obtained General Liability Policy coverage period April 21, 2016 to April 21, 2017.
- State Fund Compensation Policy renewed for period April 1 2016 to April 1, 2017.
- Directors and Officers Policy renewed for period August 4, 2016 to August 4, 2017.
- Certificates of Insurance with Endorsements provided to the City of Clovis.

Goal #6:

Annual compliance audit

Objective:

- To successfully complete a compliance audit conducted by an independent auditor.

Strategy:

- Efficiently maintain and preserve all records needed to demonstrate full compliance.

Results:

- The annual compliance audit is taking place in October. The audit will be conducted by Steve Cauthen, Classic Professional Services. The agreement between the City of Clovis, Community and Economic Development Department and the Business Organization of Old Town for July 1, 2015 through June 30, 2016 will be reviewed. A letter from Classic Professional Services will confirm contract compliance and will be submitted to the City of Clovis, Community and Economic Development Department.

Financial Status:

- See Balance Sheet Attached

SUMMARY:

Old Town Clovis plays a significant role in creating a favorable image for the City of Clovis. Growth within Old Town Clovis is one of the more important priorities to ensure the future and well-being of Clovis' Redevelopment Project Area. In order to continue the economic vitality of the central trading district, considerable time and effort has been invested in an effort to encourage new businesses to locate and expand in Old Town Clovis.

UPDATES TO THE PBIA:

- The Business Organization of Old Town represents many business and property owners and operators, within the central business district, who will be affected directly or indirectly by future business promotion efforts and seeks to strengthen the promotion of Old Town Clovis, thereby assuring its continued influence on economic growth in both Old Town Clovis and the City as a whole.
- The Centennial Plaza is now being developed by private owners for the two building pads on the north and south of the Plaza.
- City of Clovis, BOOT and owners along the Shaw Corridor are in consult with a firm out of Sacramento in looking at two separate PBIDs for the two areas. This will provide an assessment that can be used to enhance Old Town.
- There are always changes taking place in Old Town Clovis. The following details most of these changes:
 - **New Businesses within the PBIA**
 - The Urban Umbrella has moved into 519 4th Street
 - Outlaw Screen Printing is no longer at 344 Clovis Avenue

4:35 PM
10/19/16
Cash Basis

Business Organization of Old Town
Balance Sheet
As of September 30, 2016

	<u>Sep 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
CVCB	17,142.59
Petty Cash	343.00
Total Checking/Savings	<u>17,485.59</u>
Total Current Assets	<u>17,485.59</u>
TOTAL ASSETS	<u>17,485.59</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
CVCB Loan	-4,034.87
Payroll Liabilities	3,188.71
Total Other Current Liabilities	<u>-846.16</u>
Total Current Liabilities	<u>-846.16</u>
Long Term Liabilities	
Other Liabilities	<u>-1,832.61</u>
Total Long Term Liabilities	<u>-1,832.61</u>
Total Liabilities	<u>-2,678.77</u>
Equity	
Opening Balance Equity	1,225.23
Unrestricted Net Assets	-21,203.54
Net Income	<u>40,142.67</u>
Total Equity	<u>20,164.36</u>
TOTAL LIABILITIES & EQUITY	<u>17,485.59</u>



AGENDA ITEM NO: **CC-D-1**

City Manager: 

CITY OF CLOVIS REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: November 7, 2016

SUBJECT: Receive and File - Investment Report for the Month July 2016

Exhibits:

- (A) Distribution of Investments
- (B) Monthly Investment Transactions
- (C) Certificates of Deposit
- (D) Graph of July 31, 2016 Treasury Rates

Attached is the Investment Report for the month of July 2016. Shown in Exhibit A is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Exhibit B reflects the monthly investment transactions for the month of July 2016. Exhibit C lists the certificates of deposit. Exhibit D is a graph of Treasury rates on July 31, 2016.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in a manner consistent with the safeguards and diversity that a prudent investor would adhere to.
2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.
3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90 day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates the City of Clovis portfolio return may be less than that of the annualized 90 day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90 day Treasury bill. The current 90 day Treasury bill rate (annualized) is 0.21%. The rate of return for the City of Clovis portfolio is 0.76%. The goal for the City of Clovis investment return is 120% of the 90 day Treasury bill rate. The current rate of return is 364% of the Treasury bill rate.

In accordance with the Investment Policy the investment period on each investment does not exceed three years and can be extended to five years with the City Manager's approval. As of July 2016 the average investment life of the City's investment portfolio is 0.86 years.

Current Investment Environment and Philosophy

During the month of July 2016 the Federal Reserve did not adjust the federal funds rate and it remained at 0.25 - 0.50%.

On July 31, 2016 the Treasury yield curve shows a steady increase in yields for three month treasuries through six month treasuries. As the holding period extended out beyond six months higher yields are realized.

Certificates of Deposit (CD's)

The city purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CD's are held by U.S. Bank, a third party custodian. Non-negotiable CD's are held in the City's safe.

Purchases and Maturities

- \$6,000,000 of government securities was purchased.
- \$3,000,000 of government securities were called or matured.
- 2 certificates of deposit totaling \$490,000.00 were purchased.
- 3 certificates of deposit totaling \$735,000.00 were called or matured.

Market Environment

- During June, the federal funds rate was maintained at .25% - .50%.
- On July 31, the yield curve increased steadily for shorter term treasuries (through six months) and shows larger increases beyond six month treasuries. See Exhibit D, Graph of Treasury Rates on July 31, 2016.

Prepared by: Haley Lynch, Deputy Finance Director

Submitted by: Jamie G. Hughson, Finance Director

A handwritten signature in black ink, appearing to read "Jamie G. Hughson", written over a horizontal line.

Exhibit A

**CITY OF CLOVIS
DISTRIBUTION OF INVESTMENTS
AS OF JULY 31, 2016**

	COST	NET BOOK VALUE	MARKET VALUE *	YIELD TO MATURITY	STATED INTEREST RATE	INVEST DATE	MATURITY DATE	DAYS TO MATURITY FROM 7/31/2016
GOV'T SECURITIES								
FFCB	2,999,163	2,999,163	3,000,120	0.450%	0.450%	04/23/15	09/16/16	47
FFCB	2,001,120	2,001,120	2,000,300	0.480%	0.480%	05/19/15	10/19/16	80
FHLMCMTN	3,010,053	3,010,053	3,008,520	1.000%	1.000%	12/01/15	03/08/17	433
FHLMC	3,007,944	3,007,944	3,010,800	1.000%	1.000%	12/01/15	07/28/17	575
FHLB	3,015,870	3,015,870	3,016,050	1.125%	1.125%	07/02/15	12/08/17	495
FFCB	1,000,000	1,000,000	1,000,000	1.080%	1.080%	04/13/15	04/13/18	621
FNMA	2,998,479	2,998,479	3,006,270	0.875%	0.875%	09/29/15	05/21/18	659
FHLMCMTN	3,000,000	3,000,000	3,001,950	1.250%	1.250%	04/29/16	01/29/19	912
FHLB	3,000,000	3,000,000	3,000,030	1.250%	1.250%	04/29/16	04/29/19	1,002
FNMA	3,018,480	3,018,480	3,021,030	1.125%	1.125%	06/09/16	12/14/18	866
FFCB	3,007,560	3,007,560	3,008,520	1.300%	1.300%	06/09/16	06/06/19	1,040
FNMA	3,006,150	3,006,150	3,001,680	1.250%	1.250%	07/13/16	06/28/19	1,062
FNMA	3,002,400	3,002,400	2,998,890	1.250%	1.250%	07/26/16	07/26/19	1,090
SECURITIES TOTAL	\$ 36,067,219	\$ 36,067,219	\$36,074,160					
LAIF		\$ 50,138,032	\$ 50,138,032					
MONEY MARKET		\$ 9,691,963	\$ 9,691,963					
PREMIUM-IOC		\$ -	\$ -					
TOTAL CD'S		\$ 16,234,000	\$ 16,313,527					
TOTAL INVESTMENTS		\$ 112,131,214	\$ 112,217,682					

* Market values for securities obtained from BNY Western Trust Company

**CITY OF CLOVIS
MONTHLY INVESTMENT TRANSACTIONS
FOR THE MONTH OF JULY 2016**

Exhibit B

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
Discover Bank	CD	Purchase	245,000	245,000	1.200%	07/01/16	07/01/19
TCF National Bank	CD	Maturity	(245,000)	(245,000)	0.450%	07/01/16	07/01/16
Sterns Bank	CD	Maturity	(245,000)	(245,000)	0.500%	07/01/16	07/01/16
FHLB	Gov't Security	Full Call	(3,000,000)	(3,000,000)	1.140%	07/11/16	09/28/18
North Bank	CD	Purchase	245,000	245,000	1.100%	07/12/16	07/12/19
FNMA	Gov't Security	Purchase	3,000,000	3,006,150	1.250%	07/13/16	06/28/19
Ally Bank Midval	CD	Maturity	(245,000)	(245,000)	1.050%	07/18/16	07/18/16
FNMA	Gov't Security	Purchase	3,000,000	3,002,400	1.250%	07/18/16	07/29/16
Union Bank	LAIF	Interest	68,119			07/31/16	

PORTFOLIO DATA

Current Month (07/16)

	Book	Market
CD'S	\$ 16,234,000	\$16,313,527
Gov't Securities*	36,067,219	36,074,160
LAIF	50,138,032	50,138,032
Money Market	9,691,963	9,691,963
Premium IOC	0	0
TOTAL	\$ 112,131,214	\$ 112,217,682

One Month Previous (6/16)

	Book	Market
CD'S	\$ 16,479,000	\$16,552,311
Gov't Securities*	33,058,669	33,094,870
LAIF	50,069,913	50,069,913
Money Market	9,691,963	9,691,963
Premium IOC	0	0
TOTAL	\$ 109,299,545	\$ 109,409,057

Three Months Previous (4/16)

	Book	Market
CD'S	\$ 16,969,000	\$ 17,020,568
Gov't Securities*	36,034,669	36,027,880
LAIF	50,069,913	50,069,913
Money Market	9,691,963	9,691,963
Premium IOC	899	899
TOTAL	\$ 112,766,444	\$ 112,811,223

Six Months Previous (1/16)

	Book	Market
CD'S	\$ 17,214,000	\$ 17,212,288
Gov't Securities*	33,034,669	33,034,790
LAIF	50,012,183	50,012,183
Money Market	9,691,963	9,691,963
Premium IOC	899	899
TOTAL	\$ 109,953,714	\$ 109,952,123

One Year Previous (07/15)

	Book	Market
CD'S	\$ 17,800,000	\$ 17,777,677
Gov't Securities*	38,018,093	37,999,240
LAIF	49,925,739	49,925,739
Money Market	9,691,963	9,691,963
Premium IOC	11,001,963	11,001,963
TOTAL	\$ 126,437,758	\$ 126,396,582

*Adjusted Quarterly for Premium/Discount Amortization

Exhibit B

Exhibit C

CITY OF CLOVIS
CERTIFICATES OF DEPOSIT
AS OF JULY 31, 2016

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 07/31/16	INTEREST FREQUENCY
NEEDHAM BANK	245,000	245,025	0.750%	08/13/14	08/15/16	15	SEMI-ANNUALLY
USNY BANK GENEVA	245,000	245,022	0.450%	05/26/15	08/26/16	26	SEMI-ANNUALLY
PARK NATIONAL BANK	245,000	245,081	0.900%	09/19/14	09/19/16	50	MONTHLY
G E CAPITAL RETAIL BANK	245,000	245,331	1.200%	10/11/13	10/11/16	72	SEMI-ANNUALLY
COMENITY CAPITAL BANK	245,000	245,306	1.100%	10/15/13	10/17/16	78	MONTHLY
CIT BANK	240,000	240,437	1.250%	10/30/13	10/31/16	92	SEMI-ANNUALLY
FIDELITY BANK	245,000	245,118	0.550%	05/21/15	11/21/16	113	SEMI-ANNUALLY
GRUNDY NATIONAL	245,000	245,221	0.800%	08/19/14	11/21/16	113	MONTHLY
MERCANTILE COMMUNITY BANK	245,000	245,387	1.000%	12/17/14	12/19/16	141	SEMI-ANNUALLY
MB FINANCIAL	245,000	245,247	0.700%	06/29/15	12/29/16	151	MONTHLY
FIRST NATIONAL BANK	245,000	245,421	0.800%	07/16/14	01/17/17	170	MONTHLY
UNITED REP BANK	245,000	245,216	0.550%	05/29/15	01/30/17	183	MONTHLY
COMPASS BANK	245,000	245,747	1.000%	02/26/14	02/27/17	211	SEMI-ANNUALLY
BAR HARBOR BANK	245,000	245,350	0.750%	06/30/15	02/28/17	212	MONTHLY
FIRST CITY BANK OF COMMERCE	245,000	245,076	1.000%	07/25/14	03/24/17	236	MONTHLY
MINNESOTA NATIONAL	245,000	245,473	0.800%	07/15/15	04/17/17	260	MONTHLY
TRADITION CAPITAL	245,000	245,473	0.800%	07/17/15	04/17/17	260	MONTHLY
UNITED	245,000	245,473	0.650%	07/15/15	04/17/17	260	MONTHLY
BARCLAYS BANK	245,000	245,907	1.050%	04/15/14	04/18/17	261	SEMI-ANNUALLY
NBT BANK	245,000	245,926	1.000%	05/14/14	05/15/17	288	SEMI-ANNUALLY
FRANKLIN SYNERGY	245,000	245,539	0.900%	07/17/15	05/17/17	290	MONTHLY
MERRICK BANK	245,000	245,833	0.900%	06/11/14	06/12/17	316	MONTHLY
NORTHBROOK BANK AND TRUST	245,000	245,818	1.000%	06/27/14	06/27/17	331	SEMI-ANNUALLY
FIRSTTRUST	245,000	245,662	1.000%	06/30/15	06/30/17	334	MONTHLY
APPLE BK	245,000	246,103	1.000%	01/13/16	07/13/17	347	SEMI-ANNUALLY
BANK HAPOALIM	245,000	245,909	1.150%	07/17/14	07/17/17	351	SEMI-ANNUALLY
EVERBANK FLORIDA	230,000	231,139	1.250%	06/24/14	07/17/17	351	SEMI-ANNUALLY
AMERICAN EXPRESS	245,000	246,098	1.200%	08/07/14	08/07/17	372	SEMI-ANNUALLY
CUSTOMER'S BANK	245,000	246,551	1.350%	09/10/14	09/11/17	407	SEMI-ANNUALLY
CAMBRIDGE TRUST	245,000	245,687	1.050%	07/22/15	09/22/17	418	MONTHLY
CAPITAL ONE BANK	245,000	245,916	1.350%	10/01/14	10/02/17	428	SEMI-ANNUALLY
PINNACLE BANK SCOTTSDALE	245,000	246,269	1.100%	10/30/14	10/30/17	456	MONTHLY
DOLLAR BANK FED	246,000	246,284	1.200%	11/17/14	11/17/17	474	SEMI-ANNUALLY
BANKUNITED	245,000	246,257	1.200%	11/21/14	11/21/17	478	SEMI-ANNUALLY
FLUSHING BANK	245,000	246,441	1.300%	12/12/14	12/12/17	499	MONTHLY
CATHAY BANK	245,000	246,526	1.150%	07/07/15	12/29/17	516	MONTHLY
GUARANTY BANK	245,000	245,201	0.900%	05/15/15	01/16/18	534	MONTHLY
MERCANTILE BANK	245,000	245,723	1.050%	01/30/15	01/30/18	548	MONTHLY
JP MORGAN CHASE	245,000	247,264	1.200%	02/27/15	02/27/18	576	QUARTERLY
CONNECTONE BANK	245,000	247,065	1.150%	03/13/15	03/13/18	590	MONTHLY
WEBBANK CORP	245,000	245,115	1.200%	03/27/15	03/27/18	604	MONTHLY
PEOPLES UNITED	245,000	245,649	1.050%	04/15/15	04/16/18	624	SEMI-ANNUALLY
INVESTORS BANK	245,000	247,073	1.100%	04/30/15	04/30/18	638	SEMI-ANNUALLY
YADKIN BANK	245,000	246,654	1.050%	05/08/15	05/08/18	646	MONTHLY
WORLDS FOREMOST	200,000	201,172	1.300%	05/13/15	05/14/18	652	MONTHLY
B-BAY LLC PROMI	245,000	246,431	1.300%	05/22/15	05/22/18	660	SEMI-ANNUALLY
COMMERCE BANK	245,000	245,238	1.250%	06/18/15	06/18/18	687	MONTHLY
FIRST COMMERCIAL	245,000	246,419	1.250%	06/26/15	06/26/18	695	MONTHLY
ENERBANK	245,000	247,592	1.400%	07/14/15	07/13/18	712	MONTHLY
WELCH STATE BANK	245,000	247,597	1.350%	07/17/15	07/17/18	716	MONTHLY
CAPITAL ONE N.A.	245,000	248,085	1.650%	07/29/15	07/30/18	729	SEMI-ANNUALLY
ORRSTOWN BANK	245,000	245,066	1.450%	08/14/15	08/14/18	744	MONTHLY
FIRST BUSINESS	245,000	248,614	1.400%	08/18/15	08/17/18	747	SEMI-ANNUALLY
BUCKS COUNTY BANK	245,000	248,655	1.300%	08/31/15	08/31/18	761	MONTHLY
WASHINGTON COUNTY	129,000	130,974	1.250%	09/23/15	09/24/18	785	MONTHLY
KEY BANK	245,000	248,773	1.300%	11/12/15	11/13/18	835	SEMI-ANNUALLY
WELLS FARGO BANK	245,000	248,494	1.400%	11/12/15	11/13/18	835	MONTHLY
GOLDMAN SACHS BK	245,000	250,020	1.750%	01/13/16	01/14/19	897	SEMI-ANNUALLY
FIRST SAVINGS BANK	245,000	245,076	1.250%	02/19/16	02/19/19	933	MONTHLY
FIRST WESTERN	245,000	248,628	1.150%	02/26/16	02/26/19	940	MONTHLY
KATAHDIN TRUST	245,000	246,291	1.200%	02/26/16	02/26/19	940	MONTHLY
BRYN MAWR TR	245,000	247,399	1.200%	03/30/16	03/29/19	971	MONTHLY
PRIVATE BANK	245,000	246,686	1.100%	05/20/16	05/20/19	1,023	SEMI-ANNUALLY
HORIZON BANK	245,000	245,666	1.100%	05/25/16	05/24/19	1,027	MONTHLY
QUANTUM NATIONAL BANK	245,000	245,233	1.150%	06/22/16	06/21/19	1,055	QUARTERLY
DISCOVER BANK	245,000	245,615	1.200%	07/01/16	07/01/19	1,065	SEMI-ANNUALLY
NORTHERN BANK TRUST	245,000	245,595	1.100%	07/12/16	07/12/19	1,076	QUARTERLY
Negotiable CD TOTAL	\$ 16,234,000	\$ 16,313,527					
CD TOTAL	\$ 16,234,000	\$16,313,527					

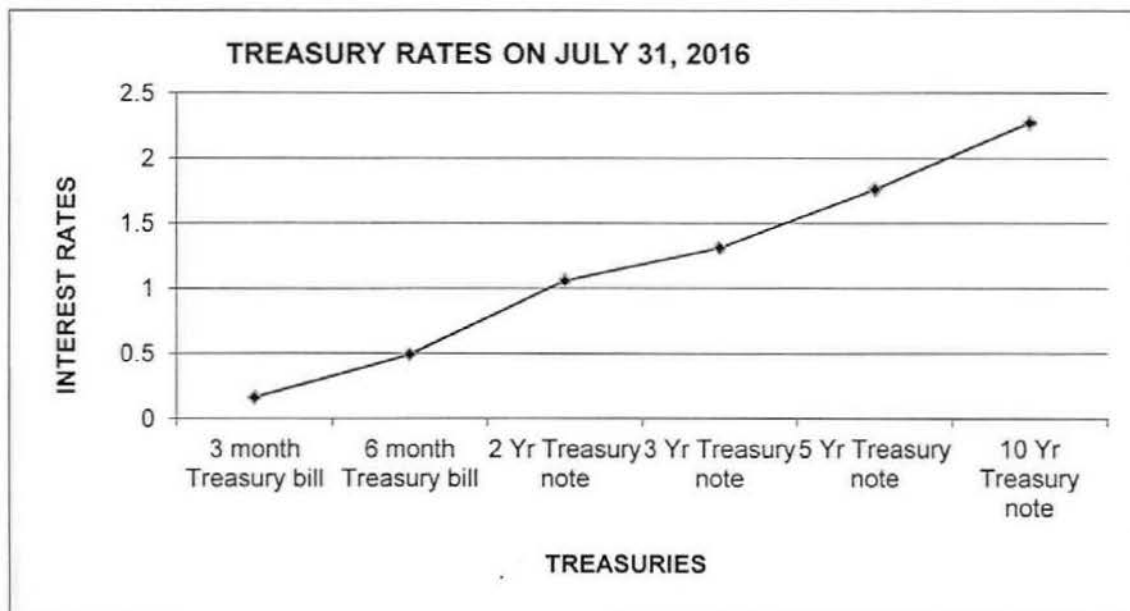
Exhibit C

**CITY OF CLOVIS
FINANCE DEPARTMENT
JULY 31, 2016 TREASURY RATES**

Exhibit D


Treasury Rates as of July 31, 2016

3 month Treasury bill	0.28
6 month Treasury bill	0.38
2 Yr Treasury note	0.67
3 Yr Treasury note	0.76
5 Yr Treasury note	1.03
10 Yr Treasury note	1.46




As indicated in the above graph, 6 month treasuries are yielding a slightly higher interest rate than 3 month treasuries. Longer term treasuries are yielding a higher interest rate than shorter term treasuries.



AGENDA ITEM NO: **CC-D-2**
City Manager: 

CITY OF CLOVIS REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department 

DATE: November 7, 2016

SUBJECT: Receive and File - Treasurer's Report for the Month of July 2016

ATTACHMENTS: (A) Statement of Cash Balances
(B) Summary of Investment Activity
(C) Investments with Original Maturities Exceeding One Year

Attached for the Council's information is the Treasurer's Report for the month ended **July 31, 2016**.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. The first page of the report provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances. The second page of the report summarizes the investment activity for the month and distribution, by type of investment, held by the City. The third page lists all investments with original maturities exceeding one year as of the month ended **July 31, 2016**.

CITY OF CLOVIS
STATEMENT OF CASH BALANCES
AS OF JULY 31, 2016

Previous Balance	\$	45,857,863.14
Deposits		14,965,060.72
Disbursements		(26,112,446.42)
Current Balance	\$	34,710,477.44

FUNDS		BALANCE
100	General Fund	\$ 7,858,243.03
201	Local Transportation	9,515,397.93
202	Parking and Business Improvements	76,987.99
203	Off Highway Use	66,260.59
205	Senior Citizen Memorial Trust	48,399.69
207	Landscape Assessment District	2,352,534.57
208	Blackhorse III (95-1) Assessment District	103,381.60
275	HCD Block Grant Fund	200,156.34
301	Park & Recreation Acquisition	4,192,863.44
305	Refuse Equipment Reserve	1,220,844.64
310	Special Street Deposit Fund	15,025,149.06
313	Successor Agency	2,058,580.79
314	Housing Successor Agency	(600,633.07)
402	1976 Fire Bond Redemption	25,591.17
404	1976 Sewer Bond Redemption Fund	381,787.36
501	Community Sanitation Fund	13,944,923.33
502	Sewer Service Fund	29,302,422.22
504	Sewer Capital Projects-Users	1,307,476.72
506	Sewer Capital Projects-Developer	(3,606,281.06)
507	Water Service Fund	25,795,598.85
508	Water Capital Projects-Users	2,989,826.22
509	Water Capital Projects-Developer	1,425,798.36
515	Transit Fund	1,389,001.87
540	Planning & Development Services	7,083,185.55
601	Property & Liability Insurance	571,605.65
602	Fleet Maintenance	8,430,013.65
603	Employee Benefit Fund	6,487,040.59
604	General Government Services	6,822,755.61
701	Curb & Gutter Fund	149,376.24
702	Sewer Revolving Fund	111,762.96
703	Payroll Tax & Withholding Fund	2,526,985.12
712	Temperance/Barstow Assmt Dist (98-1)	70,803.26
713	Shepherd/Temperance Assmt Dist (2000-1)	139,030.93
715	Supp Law Enforcement Serv	(23,723.00)
716	Asset Forfeiture	8,379.31
720	Measure A-Public Safety Facility Tax	328,657.95
736	SA Admin Trust Fund	1,421.38
741	SA Debt Service Trust Fund	(941,214.67)
747	Housing Successor Trust Fund	1,137.98
SUBTOTALS	\$	146,841,530.15
999	Invested Funds	(112,131,052.71)
TOTAL	\$	34,710,477.44

**CITY OF CLOVIS
SUMMARY OF INVESTMENT ACTIVITY
FOR THE MONTH OF JULY 2016**

<u>Balance of Investments Previous Month End</u>		<u>\$ 109,299,383.66</u>
<u>Time Certificates of Deposit Transactions</u>		
Investments	490,000.00	
Withdrawals	<u>(735,000.00)</u>	
Total CD Changes		(245,000.00)
<u>Other Changes</u>		
Government Securities	3,008,550.00	
US Treasury Notes	0.00	
Local Agency Investment Fund	68,119.05	
Money Market	0.00	
UBOC-Premium IOC	<u>0.00</u>	
Total Other Changes		<u>3,076,669.05</u>
Balance of Investments Current Month End		<u><u>\$ 112,131,052.71</u></u>

**CITY OF CLOVIS
DISTRIBUTION OF INVESTMENTS
AS OF JULY 31, 2016**

Insured CD's	16,233,938.75
Government Securities	36,067,119.00
Local Agency Investment Fund	50,138,032.13
US Treasury Notes	0.00
Medium Term Notes	0.00
Money Market	9,691,962.83
UBOC-Premium IOC	<u>0.00</u>
Investment Total	<u><u>\$ 112,131,052.71</u></u>

**CITY OF CLOVIS
ORIGINAL MATURITIES EXCEEDING ONE YEAR
AS OF JULY 31, 2016**

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
FFCB-GOVT SEC	\$3,000,000	\$2,999,063	09/16/16	0.450%
FFCB-GOVT SEC	\$2,000,000	\$2,001,120	10/19/16	0.480%
FHLMCMTN-GOVT SEC	\$3,000,000	\$3,010,053	03/08/17	1.000%
FHLMC-GOVT SEC	\$3,000,000	\$3,007,944	07/28/17	1.000%
FHLB-GOV SEC	\$3,000,000	\$3,015,870	12/08/17	1.125%
FFCB-GOVT SEC	\$1,000,000	\$1,000,000	04/13/18	1.080%
FNMA-GOVT SEC	\$3,000,000	\$2,998,479	05/21/18	0.875%
FNMA-GOVT SEC	\$3,018,480	\$3,018,480	12/14/18	1.125%
FHLMCMTN-GOVT SEC	\$3,000,000	\$3,000,000	01/29/19	1.250%
FHLB-GOV SEC	\$3,000,000	\$3,000,000	04/29/19	1.250%
FFCB-GOVT SEC	\$3,007,560	\$3,007,560	06/06/19	1.300%
FNMA-GOVT SEC	\$3,006,150	\$3,006,150	06/28/19	1.250%
FNMA-GOVT SEC	\$3,002,400	\$3,002,400	07/29/19	1.250%



AGENDA ITEM NO: CC-E-1

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: November 7, 2016

SUBJECT: Approval – Res. 16-____; Renewing the Retiree Medical Plan Option for Eligible Retirees and Restating Eligibility Requirements for Participation in the Plan

ATTACHMENTS: Resolution 2016-____
Exhibit A - Retiree Medical / Prescription Plan Summary
Exhibit B - Early Retiree Health Plan Rates

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve Resolution 2016-____; renewing the City's Retiree Medical Plan option for eligible retirees and restating eligibility requirements for participation in the plan.

EXECUTIVE SUMMARY

The City has sponsored a group retiree medical plan for retirees who meet certain eligibility requirements for many years. Approval of the attached Resolution renews the retiree medical plan for the 2017 plan year.

BACKGROUND

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

FISCAL IMPACT

The retiree medical plan option is rated separately from the active City employee medical plan. In addition, monthly premiums are paid entirely by the retirees. Consequently, there is no fiscal impact to the City for offering this program.

REASON FOR RECOMMENDATION

Council action is necessary to renew the retiree medical plan option for eligible retirees for the 2017 plan year.

ACTIONS FOLLOWING APPROVAL

Upon adoption, the program renewal will become effective with the 2017 plan year, i.e., January 1, 2017. Eligible retirees will be provided with an open enrollment notice of their available options during the City's open enrollment period (i.e., November 8 – November 30, 2016). Additionally, employees who retire and become eligible during the 2017 plan year will be provided with similar notice at the time of retirement.

Prepared by: Lori Shively, Personnel/Risk Manager

Submitted by: Robert K. Ford, General Services Director

A handwritten signature in black ink, appearing to be "RKF", enclosed within an oval-shaped scribble.

RESOLUTION 16-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
RENEWING THE RETIREE MEDICAL PLAN OPTION FOR ELIGIBLE
RETIREEES AND RESTATING THE ELIGIBILITY REQUIREMENTS FOR
PARTICIPATION IN THE PLAN**

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

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

WHEREAS, the city has established eligibility requirements for participation in the plan listed in the attached Exhibit A; and,

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

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Clovis, hereby renews the Retiree Medical Plan Option and rates effective January 1, 2017, as summarized in the attached Exhibits A - B.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on November 7, 2016, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: November 7, 2016

Mayor

City Clerk

EXHIBIT A

**Retiree Medical/Prescription Plan Summary
for the 2017 Plan Year**

Retiree Benefits

Effective January 1, 2017, retirees of the City of Clovis will be allowed to continue in a City sponsored Retiree Medical/Prescription Plan at their own expense, provided they meet the plan eligibility requirements. Enrolled retirees will participate in the annual open enrollment for the medical/prescription plans.

Eligibility Requirements

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

1. Been continuously covered in the medical/prescription portion of the City's health plan through December 31, 2016, as a full-time regular employee or a retired enrollee; or, was continuously covered by a City-approved group medical/prescription plan as a full-time regular City employee immediately preceding retirement from the City.
2. Be eligible to retire in accordance with CalPERS age and service requirements, including disability retirement.
3. Have a minimum of five (5) years of service with the City of Clovis as a full-time regular employee immediately preceding employment separation with the City of Clovis.
4. Retired employees and their dependents are eligible for City coverage ***until they become eligible for Medicare***. Retired employees and/or their dependents that become eligible for Medicare are no longer eligible to remain on the City's retiree plans, and have the option of enrolling in Medicare and may seek supplemental coverage other than through the City's plan.
 - a. If a retired employee becomes Medicare eligible, and has a spouse who is not Medicare eligible or a dependent child under the age of 26, the spouse and child may continue City coverage even after the retired employee becomes Medicare eligible and enrolls in Medicare and a supplemental plan.
 - b. A spouse who becomes Medicare eligible, or a dependent child who reaches the age of 26, will not be eligible to continue in the City's Retiree Medical/Prescription Plan.

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

A Retiree who has enrolled in the Retiree Medical/Prescription Plan and subsequently resumes employment with the City as an extra-help employee may enroll in the City's health plan as an extra-help employee, provided they meet the eligibility requirements. A Retiree who enrolls in the City's health plan as an extra-help employee will not be eligible to re-enroll in the retiree program after termination or ineligibility of coverage as an extra-help employee.

Retired employees who are no longer eligible to participate in the Retiree Medical/Prescription Plan who are employed with the City on an extra-help basis may be eligible to participate in the City plan at their own expense, consistent with the eligibility requirements of the extra-help plan.

Dental and Vision Coverage

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

EXHIBIT B

Pre 65 Retiree Health Plan Monthly Rates for the 2017 Program Year

	<u>Blue Shield HMO 15</u>	<u>Kaiser 15</u>
Retiree Only	\$ 602.00	\$ 731.00
Retiree & Spouse	\$1,264.00	\$1,515.00
Retiree & Child(ren)	\$1,084.00	\$1,301.00
Retiree & Family	\$1,806.00	\$2,156.00

	<u>Blue Shield PPO 80</u>	<u>Blue Shield HDHP 3000</u>
Retiree Only	\$ 803.00	\$ 577.00
Retiree & Spouse	\$1,686.00	\$1,211.00
Retiree & Child(ren)	\$1,448.00	\$1,058.00
Retiree & Family	\$2,409.00	\$1,731.00



AGENDA ITEM NO: **CC-E-2**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

To: Mayor and City Council

FROM: General Services Department

DATE: November 7, 2016

SUBJECT: Approval – Res. 16 - ____; Amending the City's FY16-17 Classification and Compensation Plans to Adopt a Digital Forensic Analyst Classification and Salary Range; and, Approve Res. 16-____; Amending the City's FY16-17 Position Allocation Plan

ATTACHMENTS: 1) Resolution 16-____; Adopting a Digital Forensic Analyst Classification and Salary Range
2) Exhibit A - Digital Forensic Analyst Classification
3) Resolution 16-____; Amending the City's FY16-17 Position Allocation Plan
4) Exhibit B - Position Allocation Adjustment by Department

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve Resolution 16-____; amending the City's Classification and Compensation Plans to adopt a Digital Forensic Analyst classification and salary range; and, approve Resolution 16-____; amending the FY16-17 Position Allocation Plan in the Police Department.

EXECUTIVE SUMMARY

Funds were included in the adopted FY16-17 Police Department budget for a new classification of Forensic Analyst to provide technical support for the Investigations Division. Upon further review of the needs of the Police Department, it was determined that an emphasis on digital forensics capabilities is desirable. The proposed classification will be responsible for performing confidential investigations related to digital criminal activity. Therefore, staff recommends adoption of the proposed Digital Forensics Analyst classification and salary range.

Modification of the City's Classification, Compensation, and Position Allocation Plans require the City Council's approval.

BACKGROUND

Funds were included in the adopted FY16-17 Police Department budget for a new classification of Forensic Analyst to provide technical support for the Investigations Division. Upon further review of the needs of the Police Department, it was determined that an emphasis on digital forensics capabilities is needed. The proposed Digital Forensic Analyst is a non-sworn classification that will be assigned to support the Investigation Division as the primary contact for all confidential investigations involving digital criminal activity.

Police officers currently assigned to the Investigations Division have been sharing the responsibility of performing computer crime and forensic criminal investigations. The Investigations Division has experienced staffing difficulties related to the extensive time requirements needed to complete criminal digital investigations as police officers who have acquired the expertise of performing criminal investigations are reassigned to other duties. Digital forensic investigations typically require an extensive amount of time, experience, and expertise. The proposed Digital Forensic Analyst will support the Investigations Division with the search, seizure and analysis of digital electronic property and electronic data involved in criminal activities.

It is recommended that the new classification be assigned to the Clovis Public Safety Employees Association (CPSEA) bargaining unit for employee representation. CPSEA representatives are supportive of the assignment of the classification to the CPSEA employee bargaining unit.

FISCAL IMPACT

Funding for this classification has been included in the adopted FY16-17 Police Department budget.

REASON FOR RECOMMENDATION

The Police Department has need of a Digital Forensic Analyst classification to provide technical support in the Investigations Division for computer crime and forensic investigations. Modification of the City's Classification, Compensation, and Position Allocation Plans require the City Council's approval.

ACTION FOLLOWING APPROVAL

The City's Classification, Compensation and Position Allocation Plans will be amended to include the Digital Forensic Analyst classification as specified above.

Prepared by: Melissa Paminto, Management Analyst

Submitted by: Robert K. Ford, General Services Director



RESOLUTION 16- ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING
AMENDMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLANS
BY ADOPTING A DIGITAL FORENSIC ANALYST CLASSIFICATION**

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

WHEREAS, it has been determined that the Police Department has need of a Digital Forensic Analyst classification to provide technical assistance in conducting computer crime and forensic criminal investigations in the Investigations Division; and,

WHEREAS, it has been determined that the appropriate salary range for the Digital Forensic Analyst classification is \$6,355.00 to \$7,725.00 per month; and,

WHEREAS, it has been determined that it is appropriate to assign the Digital Forensic Analyst to the Clovis Public Safety Employees Association for purposes of employee representation.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis that the City's FY16-17 Classification and Compensation Plans shall be modified to include the Digital Forensic Analyst classification (Exhibit A) with a monthly salary range of \$6,355.00 to \$7,725.00 per month.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on November 7, 2016, by the following vote to wit:

AYES:

NOES:

ABSENT:

Dated: November 7, 2016

Mayor

City Clerk

Exhibit A

Digital Forensic Analyst
SALARY RANGE
\$36.66 - \$44.57 Hourly
\$6,355.00 - \$7,725.00 Monthly
\$76,260.00 - \$92,700.00 Annually

DESCRIPTION:

DEFINITION

Under supervision, conduct computer crime and forensic criminal investigations. Search and seize digital electronic property and plan and conduct complete investigation developing facts, obtaining information, and gathering technological supporting evidence of alleged or suspected criminal activity; and to perform related work as required.

CLASS CHARACTERISTICS

The Digital Forensic Analyst supports the Investigations Division of the Police Department by working a range of confidential investigations related to allegations of digital criminal activity related to financial crimes, sex crimes and/or other violations of the law by conducting authorized and/or court-ordered computer searches and seizures, and retrieving, reviewing, and analyzing digital evidence from electronic devices. Duties include establishing and preserving the chain of custody of digital evidence, logging and securing property, assisting with computer related search warrants, and participating on a team of investigators and/or consultants to complete investigation activity. Instructions given by the supervisor generally do not provide all of the information needed to complete an assignment. Incumbents are expected to resolve most problems confronted through the application of technical knowledge, judgment, and precedent; referring to the supervisor only those problems which involve the establishment of new procedures or which involve solutions which are inconsistent with departmental procedures and policies. The incumbent has some independence in selecting work methods or procedures. Incumbents may be assigned to occasionally work outside their regular shift and infrequently may be required to work weekends and holidays.

EXAMPLES OF DUTIES:

Execute search and seizures, examine, investigate, recover, disassemble, reassemble, extract, secure, and interpret electronic data and media for evidence of illegal criminal activities executed with an electronic device including but not limited to cell phones, smart phones, mobile devices, tablets, desktop and laptop computers, personal computers, servers, closed-circuit television (CCTV) systems, security equipment, and other electronic devices; collects evidence, transfer data from evidentiary items to other forms of media for presentation in court and for long term storage as evidence; compose written reports from the completed analysis and verbally communicate and interpret discovered data and media to the Investigations Unit; testify in State and

Federal court as an expert witness on examined electronic data and media evidence; participate and assist Investigators with all types of electronic criminal activity investigations including but not limited to the Internet, online operations related to property crimes, fraud, forgery, identity theft, child exploitation, child pornography, underage prostitution, cyberstalking and person crimes related to homicides and assaults; present case electronic evidence at court proceedings and respond to questions in relation to electronic evidence examination discoveries; collect, preserve, label, catalog, and store evidentiary items for presentation in criminal proceedings in accordance to legal standards; remain current on knowledge of tools and trends in the field of Digital Forensics; operates City vehicles; responds to emergency situations during or after hours for the purpose to expedite case evidence; and performs related work as required.

TYPICAL QUALIFICATIONS:
LICENSE AND CERTIFICATION

License Required:

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

Certifications Desirable:

- EnCase (EnCE) Certified Examiner Certification;
- AccessData (ACE) Certified Examiner Certification.

EDUCATION AND EXPERIENCE

Any combination of education and experience as follows:

Education:

- Graduation from an accredited college or university with a Bachelor's Degree in Criminal Justice, Computer and Digital Forensics, Computer Information Technology, or a closely related field.

Experience:

- A minimum of two (2) years of experience in a digital forensics field or two (2) years of equivalent graduate study in Computer and Digital Forensics, Computer Information Technology, or a closely related field.

QUALIFICATIONS

Knowledge of:

- Advanced research and analytical skills;
- Operating systems, intrusion tools, and computer forensic tools;
- Applicable Federal, State, and local criminal and civil laws, codes, and regulations including laws governing the collection of evidence and admissibility into a court of law;
- Computers and associated hardware and peripheral devices;
- Computer software and operating systems and proprietary formats;

- Principles and practices of electronic data storage, data encryption, and computer security systems;
- Principles, methods, and practices of investigation, evidence collection and identification, preservation, and handling;
- Methods and techniques used to access, recover, review, validate, and preserve electronically stored data;
- A variety of forensic software programs, and available commercial forensic programs;
- Presentation of evidence in a court setting;
- General Police procedures for impounding, receiving, storing, returning, safekeeping property, and inventory control;
- Personal computer operation, database software, and word processing spreadsheets;
- Record keeping and organization skills;
- Appropriate safety precautions and procedures.

Ability to:

- Conduct thorough detailed and complete digital evidence analysis and maintain data;
- Examine and analyze computer hardware, software, and electronically stored data pertaining to law enforcement investigations;
- Safely collect, handle, transport, process, secure, and store evidential materials and property;
- Find and extract electronically stored information to be used as evidence;
- Effectively prepare detailed written documentation, reports, and investigation and conclusion correspondence with citizens, attorneys, law enforcements agencies, and private companies;
- Prepare and present clear and concise oral presentations;
- Testify as an expert witness in a court of law related to evidence;
- Type proficiently and operate a computer terminal and various computer programs related to an office environment;
- Maintain the confidentiality of privileged information;
- Work effectively in a confidential and sensitive environment related to sexually explicit and disturbing content;
- React quickly and calmly and exercise good judgment in all situations;
- Analyze situations and develop effective courses of action;
- Handle multiple work requests under pressure and with frequent interruptions;
- Remain current and learn new techniques and skills associated with evidence collection, examination, and testimony;
- Plan and organize work effectively to meet required time lines;
- Communicate effectively both orally and in writing;
- Communicate effectively with the public;
- Understand and follow oral and written instructions;
- Work cooperatively with others;
- Observe and monitor departmental practices and procedures to determine compliance with prescribed operating or safety standards;
- Work independently and as part of a team;

- Establish and maintain effective relationships with persons contacted in the course of work including working well with others in a team environment;
- Establish and maintain good internal and external relationships;
- Maintain accurate, detailed, and organized records;
- Maintain a positive behavior toward serving the public;
- Operate a vehicle observing legal and defensive driving practices.

SUPPLEMENTAL INFORMATION:

PHYSICAL DEMANDS AND WORKING CONDITIONS

- Incumbents in this class are required to successfully perform the essential functions as specified;
- Strength: Minimal work-lifting, carrying and/pushing 25 pounds maximum with infrequent lifting and/or carrying of objects weighing up to 25 pounds;
- Conceptual: Exposure to photographs of a graphic nature, evidence related to gruesome crime scenes, and evidence of a sensitive nature.

RESOLUTION 16-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING AN
AMENDMENT TO THE FY16-17 POSITION ALLOCATION PLAN**

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

WHEREAS, the FY16-17 Position Allocation Plan was approved as part of the FY16-17 City budget adoption process; and,

WHEREAS, a review of the staffing needs of the Police Department indicates that the addition of one (1) Digital Forensic Analyst position is necessary in order to provide necessary support to the Investigations Division of the Police Department; and,

WHEREAS, amending the City's adopted FY16-17 Position Allocation Plan requires City Council authorization.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis that the City's FY16-17 Position Allocation Plan shall be amended as noted in Exhibit B attached.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on November 7, 2016, by the following vote to wit:

AYES:

NOES:

ABSENT:

Dated: November 7, 2016:

Mayor

City Clerk

Exhibit B

POSITION ALLOCATION ADJUSTMENT BY DEPARTMENT FY16-17

<u>DEPARTMENT</u>	<u>NUMBER OF POSITIONS</u>
-------------------	----------------------------

Police Department

Add:	Digital Forensic Analyst	1.0
Delete:	Forensic Analyst	1.0



- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: November 7, 2016

SUBJECT: Approval – Claim Rejection of the General Liability Claim Submitted by Kristen Robinson on Behalf of Adam Jasiah Smith

CONFLICT OF INTEREST

None

RECOMMENDATION

Reject the claim submitted by Kristen Robinson on behalf of Adam Jasiah Smith.

BACKGROUND

On October 20, 2016, Kristen Robinson filed a general liability claim against the City of Clovis on behalf of Adam Jasiah Smith (a minor) for the alleged wrongful death of his father, Adam Vasser Smith. Adam Vasser Smith was killed by Clovis police on July 7, 2016, when Mr. Smith attempted to run his vehicle into Clovis police officers.

This claim does not state a specific amount for damages sought; instead, the claim has been filed as a "civil unlimited case" in Fresno Superior Court.

FISCAL IMPACT

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

REASON FOR RECOMMENDATION

It is recommended that the claim be rejected based on its merits. The City is not liable for the damages alleged in this claim. In addition, by rejecting this claim the time in which lawsuits may be filed against the City will begin to toll.

ACTIONS FOLLOWING APPROVAL

A letter will be sent to the claimant(s) informing them that the claim has been rejected.

Prepared by: Lori Shively, Personnel/Risk Manager

Submitted by: Robert K. Ford, General Services Director



AGENDA ITEM NO: CC-E-4

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: General Services Department
DATE: November 7, 2016
SUBJECT: Approval – Claim Rejection of a General Liability Claim Submitted by DeYoung Properties, LLP

CONFLICT OF INTEREST

None

RECOMMENDATION

Reject the claim submitted by DeYoung Properties, LLP.

BACKGROUND

DeYoung Properties, LLP. filed a General Liability claim against the City of Clovis for breach of contract, breach of the implied covenant of good faith and fair dealing, conversion, violation of 42 U.S.C. sections 1983 and 1985 and violation of mandatory duties. The claim appears to relate to off-site storm drain improvements required for Tracts 5657A and 6083.

The specific amount for damages being sought on this claim is \$87,886.00. DeYoung submitted the same claim to FMFCD, and FMFCD's board rejected the claim last week.

FISCAL IMPACT

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

REASON FOR RECOMMENDATION

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

ACTIONS FOLLOWING APPROVAL

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

Prepared by: Lori Shively, Personnel/Risk Manager

Submitted by: Robert K. Ford, General Services Director *[Signature]*



AGENDA ITEM NO: **CC-F-1**
City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: November 7, 2016

SUBJECT: Approval –Bid Award for CIP 15-18, Shaw and Sunnyside Traffic Signal and, Authorize City Manager to Execute the Contract on Behalf of the City

ATTACHMENT: (A) Vicinity map

CONFLICT OF INTEREST

None

RECOMMENDATION

1. For the City Council to authorize award of the subject project to Kertel Communication Inc., DBA Sebastian, in the amount of \$271,870.50, and;
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

EXECUTIVE SUMMARY

The work consists of trenching, removal and replacement of traffic signal facilities, reconstruction of sidewalk and access ramps, median island curb and cap, and adjusting irrigation at the intersection of Shaw Avenue and Sunnyside Avenue. The subject project is intended to update the aging electrical service and increase the number of signal heads for eastbound and westbound traffic on Shaw Avenue.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of June 6, 2016. The project will be ADA compliant upon completion.

BACKGROUND

On October 18, 2016, the City received bids for the subject project. The bids were conformed and validated as follows:

Bidders	Base Bid
Kertel Comm., Inc. dba Sebastian	\$271,870.50
Engineer's Estimate	\$298,203.00

All bids were examined and found to be in order. Staff contacted the California State Contractor's Board and was informed that Sebastian is properly licensed and is in good standing with no record of complaints filed against them. Staff also contacted Cal OSHA and was informed that Sebastian has no record of complaints filed against them in the last three years.

Staff informally contacted two contractors (A-C Electric Company, and Madco Electric) that commonly bid on similar type projects for the City, to determine why only one bid proposal was submitted on this job. Both contractors indicated they chose not to submit a bid proposal because they were too busy with other projects bidding at the same time.

FISCAL IMPACT

This project is approved in the current year's fiscal budget in the Community Investment Program and City and CMAQ funding is available to proceed with construction. There are sufficient funds available for the anticipated cost of this project.

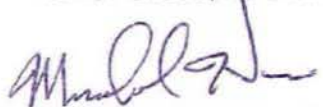
REASON FOR RECOMMENDATION

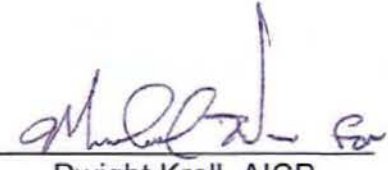
Sebastian is the lowest responsible bidder.

ACTIONS FOLLOWING APPROVAL

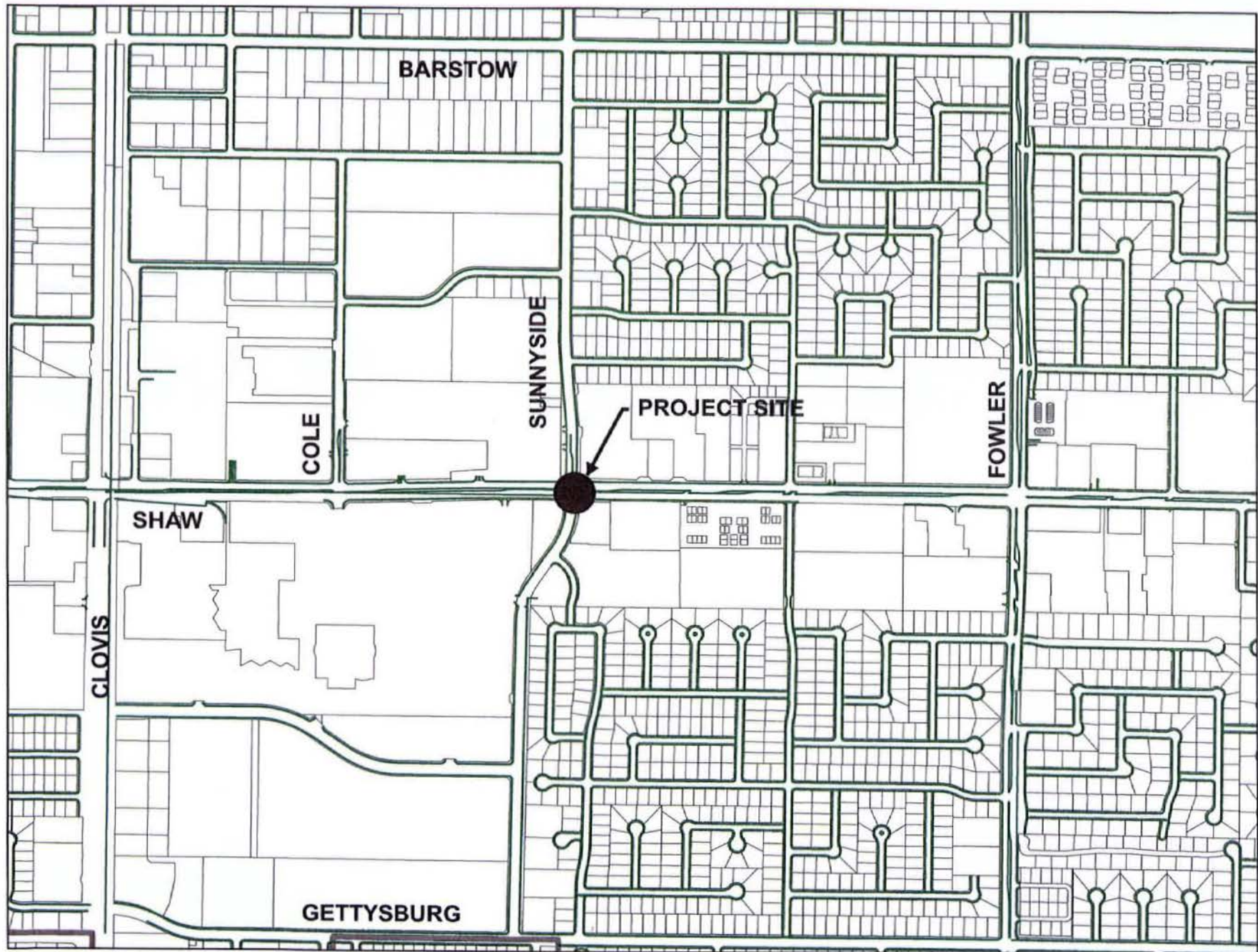
1. Staff will prepare the contract for execution.
2. Construction will begin approximately three (3) months after contract execution and be completed not more than forty (40) working days thereafter.

Prepared by: John Cross, Assistant Engineer

Submitted by: 
Michael Harrison, PE
Interim City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning and
Development Services

**SHAW & SUNNYSIDE TRAFFIC SIGNAL
VICINITY MAP**





AGENDA ITEM NO: **CC-F-2**
City Manager: *MA*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services Department
DATE: November 7, 2016
SUBJECT: Approval – Final Acceptance for CIP 12-16, Shaw and DeWolf Traffic Signal
ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

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

EXECUTIVE SUMMARY

The project consisted of installing a traffic signal at the intersection of Shaw Avenue and DeWolf Avenue. The work also included installation of transitional pavement; construction of ADA accessible concrete curb returns; relocation of recycled water facilities; installation of traffic loops; and replacement of traffic striping.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of November 7, 2016. The project was constructed to meet current ADA standards.

BACKGROUND

The bid opening date was on December 22, 2015, and the project was awarded by City Council on January 11, 2016. A-C Electric was the low bidder and was awarded the project. The project was completed in accordance with the construction documents and within the total contract time allotted.

FISCAL IMPACT

1.	Contract Award Amount	\$365,300.00
2.	Cost increase due to changes in bid item quantities	\$1,889.82
3.	Contract Change Orders	\$10,880.84
4.	Liquidated Damages Assessed	\$0.00

Final Contract Cost **\$378,070.66**

The project was approved in the Community Investment Program 2015-2016 fiscal year budget and is funded by the Congestion Mitigation and Air Quality Improvement (CMAQ) program.

REASON FOR RECOMMENDATION


The Public Utilities Department, the City Engineer, the engineering inspector, and the project engineer agree that the work performed by the contractor is in accordance with the project plans and specifications, and has been deemed acceptable. The contractor, A-C Electric, has requested final acceptance.

ACTIONS FOLLOWING APPROVAL

1. The notice of completion will be recorded; and
2. All retention funds will be released pursuant to Federal requirements and the *Prompt Payment of Funds Withheld to Subcontractors* clause of the Local Assistance Procedures Manual.

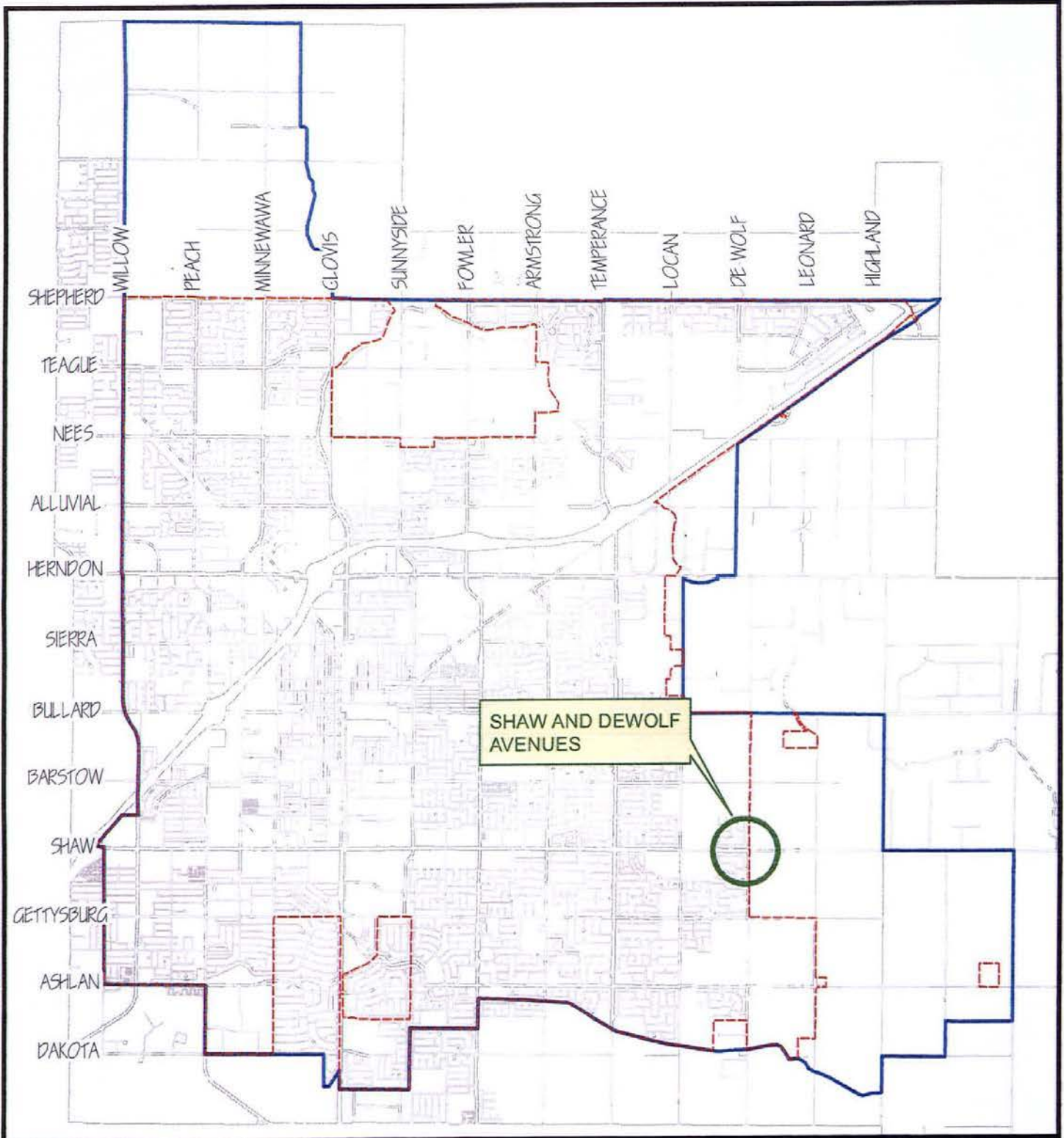
Prepared by: Colleen Vidinoff, Project Engineer

Submitted by: 
Michael Harrison
Interim City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning &
Development Services

VICINITY MAP

SHAW AND DEWOLF TRAFFIC SIGNAL



March 29, 2011

ATTACHMENT A

CITY LIMITS SPHERE OF INFLUENCE



1" = 5500'



AGENDA ITEM NO: **CC-F-3**

City Manager: *AA*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning & Development Services

DATE: November 7, 2016

SUBJECT: Approval – Approval - Bid Award for CIP 15-14, Hughes-Osmun Alley Water Main Replacement, South of Fourth and authorize the City Manager to execute the contract on behalf of the City.

ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

1. For the City Council to award a contract for CIP 15-14, Hughes-Osmun Alley Water Main Replacement, South of Fourth, to Bill Nelson GEC, Inc. in the amount of \$58,594.00 and;
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

EXECUTIVE SUMMARY

The purpose of this project is to perform improvements to the water main in the Hughes-Osmun Alley south of Fourth Street. The project includes removal and replacement of existing concrete driveway, concrete valley gutter and pavement; replacement of water mains; reconnection of water services; trench resurfacing; and replacement of concrete sidewalk.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of November 7, 2016. The project will be ADA compliant upon completion.

BACKGROUND

The following is a summary of the bid results of 10/11/2016:

BIDDERS

Bill Nelson GEC, Inc.
Steve Dovali Construction, Inc.

BASE BIDS

\$58,594.00
\$92,642.50

ENGINEER'S ESTIMATE

\$34,594.00

All bids were examined and the bidder's submittals were found to be in order. Bill Nelson GEC, Inc. is the lowest apparent bidder. Staff has validated the lowest bidder's contractor's license status; the contractor is in good standing with no record of complaints or violations recorded in the last three years. A record search for complaints or violations was performed through Cal OSHA and no violations were found.

FISCAL IMPACT

This project is budgeted in the 2016-2017 Community Investment Program and City funding is available to proceed with construction. There are sufficient funds available for the anticipated cost of this project.

REASON FOR RECOMMENDATION

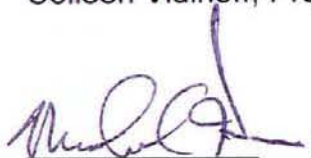
Bill Nelson GEC, Inc. is the lowest responsible bidder. There are sufficient funds available for the anticipated costs of this project.

ACTIONS FOLLOWING APPROVAL

1. The contract will be prepared and executed, subject to the contractor providing performance security that is satisfactory to the City.
2. Construction will begin approximately six (6) weeks after contract execution and will be scheduled to be completed (20) twenty working days thereafter.

Prepared by: Colleen Vidinoff, Project Engineer

Submitted by:

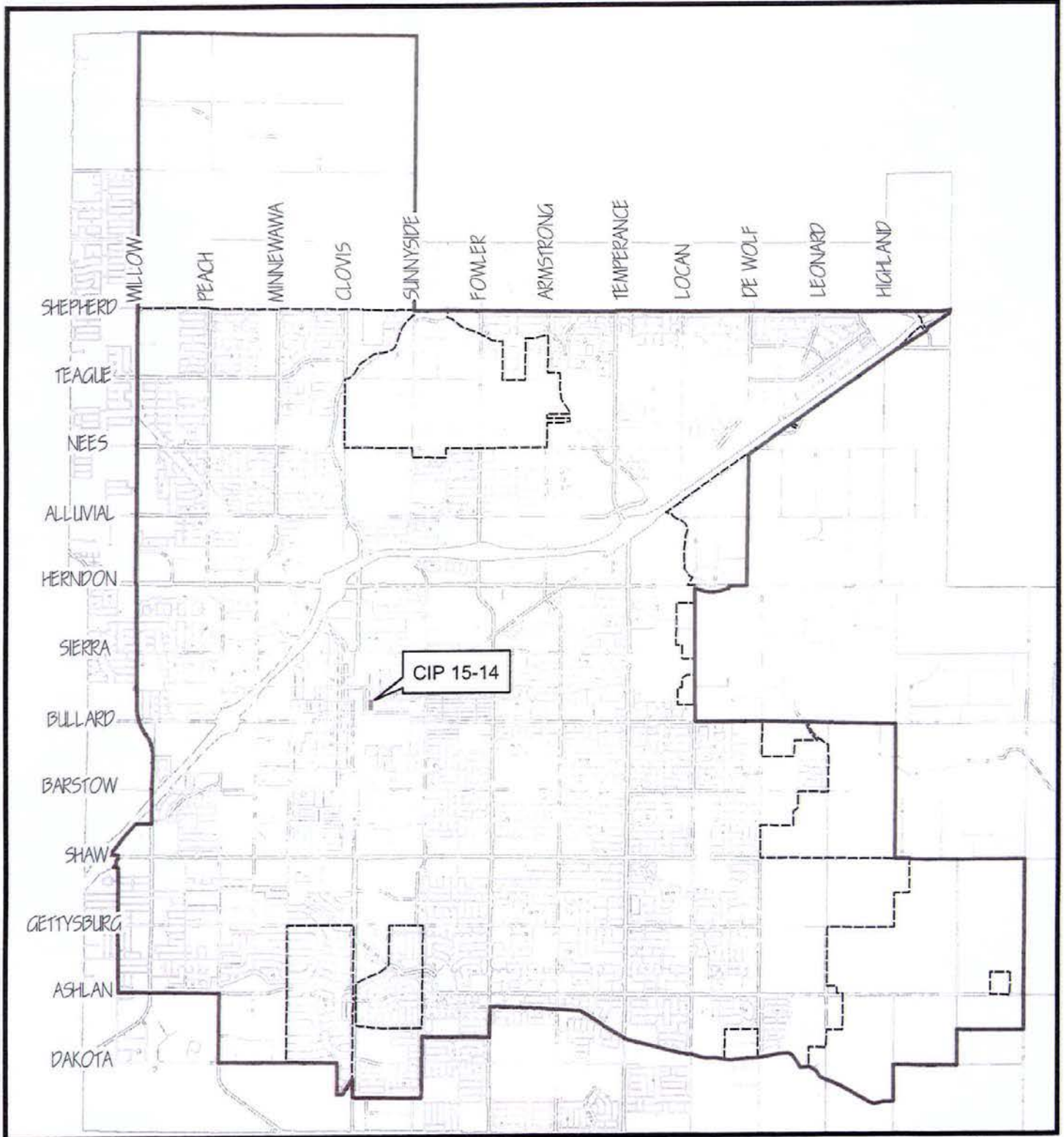

Mike Harrison
Interim City Engineer

Recommended by:


Dwight Kroll, AICP
Director of Planning &
Development Services

VICINITY MAP

CIP 15-14



JULY 15, 2015

EXHIBIT A

CITY LIMITS

SPHERE OF INFLUENCE



1" = 5500'



AGENDA ITEM NO: **CC-F-4**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: November 7, 2016

SUBJECT: Approval – Final Acceptance for CIP 14-05, Fowler Avenue Street Improvements - Herndon to State Route 168

ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

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

EXECUTIVE SUMMARY

The project consisted of performing street improvements on Fowler Avenue from Herndon Avenue to State Route 168. The work included asphalt-concrete street overlay and partial reconstruction on Fowler Ave from Herndon Ave to Freeway 168; including excavation; compaction; saw cutting; pavement grinding; overlay of asphalt concrete pavement; construction of ADA accessible concrete curb returns; adjustment of existing utility valves and manholes; installation of traffic loops, and replacement of traffic striping.

Staff has evaluated the project site and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of November 7, 2016. The project was constructed to meet current ADA standards.

BACKGROUND

The bid opening date was on May 24, 2016, and the project was awarded by City Council on June 6, 2016. Emmett's Excavation, Inc. was the low bidder and was awarded the project. The project was completed in accordance with the construction documents and within the total contract time allotted.

FISCAL IMPACT

1.	Contract Award Amount	\$290,439.00
2.	Cost increase due to changes in bid item quantities	\$4,432.40
3.	Contract Change Orders	\$1,790.94
4.	Liquidated Damages Assessed	\$0.00

Final Contract Cost **\$296,662.34**

The project was approved in the Community Investment Program 2015-2016 fiscal year budget and is funded by the Regional Surface Transportation Program (RSTP).


REASON FOR RECOMMENDATION

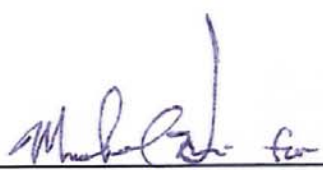
The Public Utilities Department, the City Engineer, the engineering inspector, and the project engineer agree that the work performed by the contractor is in accordance with the project plans and specifications, and has been deemed acceptable. The contractor, Emmett's Excavation, Inc., has requested final acceptance.

ACTIONS FOLLOWING APPROVAL

1. The notice of completion will be recorded; and
2. All retention funds will be released pursuant to Federal requirements and the *Prompt Payment of Funds Withheld to Subcontractors* clause of the Local Assistance Procedures Manual.

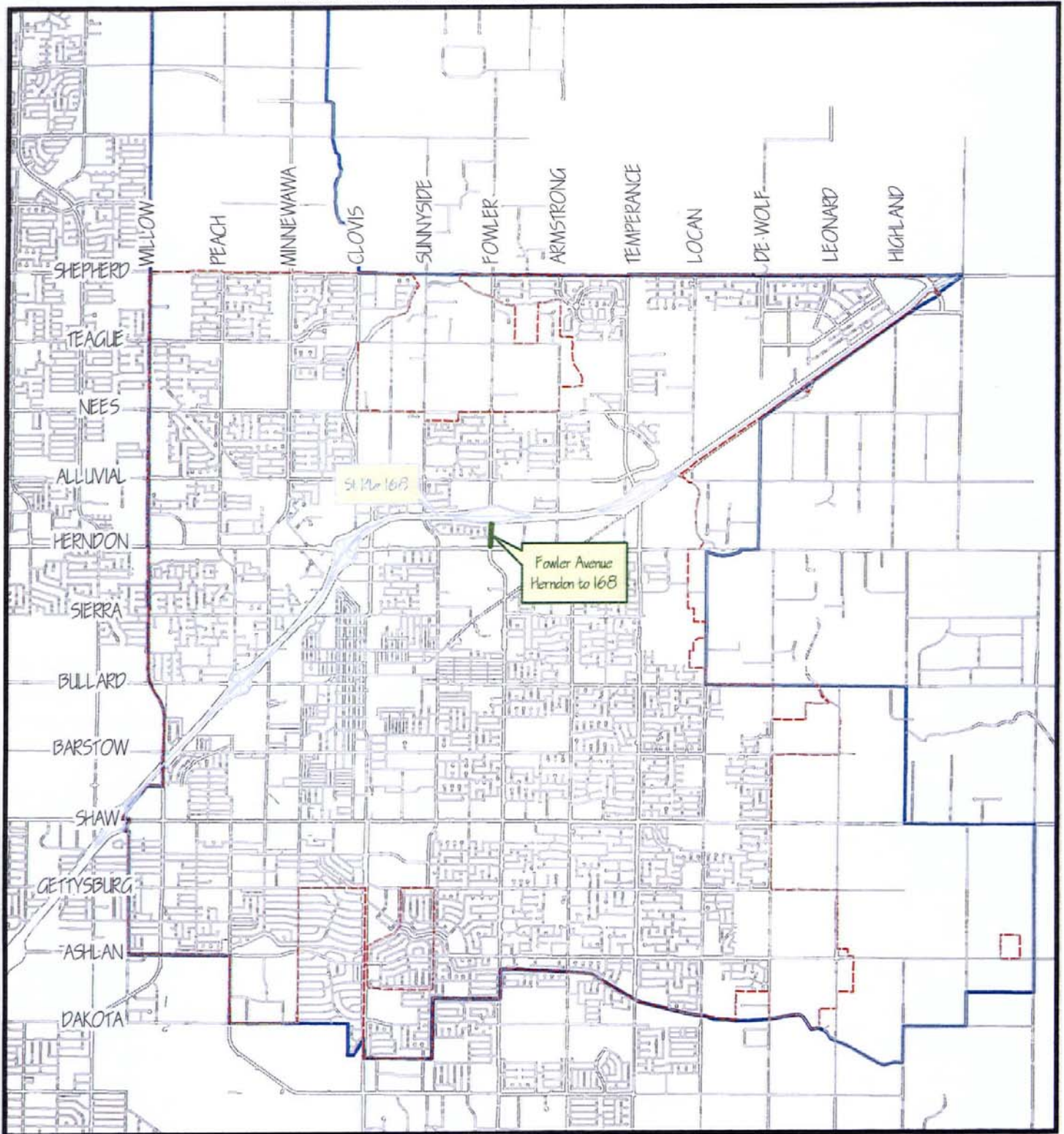
Prepared by: Colleen Vidinoff, Project Engineer

Submitted by: 
Michael Harrison
Interim City Engineer

Recommended by: 
Dwight Kroll, AICP
Director of Planning &
Development Services

VICINITY MAP

Fowler Avenue Road Rehabilitation - Herndon to 168



ATTACHMENT A



JULY 18, 2013

 CITY LIMITS

 SPHERE OF INFLUENCE



1" = 5500'



AGENDA ITEM NO: **CC-F-5**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 07, 2016

SUBJECT: Approval – Res. 16-_____, Final Map for Tract 6107, located at the southwest corner of Shaw and Highland Avenues (Lennar Homes of California)

ATTACHMENTS: Res. 16-_____

(A) Copy of Final Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, which will:

1. Accept the offer of dedication of street and public utility easements within Tract 6107 and;
2. Authorize recording of the final map.

EXECUTIVE SUMMARY

The owner, Lennar Homes of California, acting as the subdivider, has submitted a final map. The improvement plans are currently being processed for final approval. The improvements to be installed include curb, gutter, sidewalk, street paving, sanitary sewers, landscape & irrigation, and water mains. The subject tract is located at the

southwest corner of Shaw and Highland Avenues. It contains 34.44 acres and consists of 178 units, zoned R-2 (Low Density Multiple Family – 1 unit per 3,000 sq. ft.).

FISCAL IMPACT

The developer will be installing curb, gutter, sidewalk, street paving, sanitary sewers, landscape & irrigation, and water mains, which will be perpetually maintained by the City of Clovis.

REASON FOR RECOMMENDATION


The subdivision agreement has been executed by the subdivider and all development fees have since been paid or deferred in accordance with Municipal Code. The agreement provides for the developer to complete a technically correct map and improvement plans and to complete all required improvements in compliance with the conditions of approval. The improvements are adequately secured.

ACTIONS FOLLOWING APPROVAL

The final map will be filed with the Fresno County Recorder's office for recording.

Prepared by: Aastha Goyal, Engineering Intern

Submitted by:


Michael Harrison
Interim City Engineer

Recommended by:


Dwight Kroll, AICP
Director of Planning and
Development Services

RESOLUTION 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING FINAL SUBDIVISION MAP FOR TRACT NO. 6107

WHEREAS, a final map has been presented to the City Council of the City of Clovis for Tract 6107, by the City of Clovis, a Municipal Corporation, and

WHEREAS, said final tract conforms to the requirements of Chapter 2, Part 2, of Division 4 of the Business and Professions Code and to local ordinances;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis as follows:

1. The final map of Tract 6107, consisting of three (7) sheets, a copy of which is on file with the City Clerk, be and the same is hereby approved.
2. Approval of the subdivision improvement plans for said tract, consisting of fifty (50) sheets, is being completed by City Staff.
3. The preliminary Engineer's Cost Estimate of development cost of said tract, a copy of which is on file with the City Clerk, be and the same is hereby approved and adopted as the estimated cost of improvements for said subdivision in the sum of \$5,390,298.00.
4. The offer and dedication for public use of the parcels, streets and easements specified on said map are accepted by the City of Clovis and the City Clerk is authorized and directed to execute said subdivision map.
5. This Council finds that the proposed subdivision, together with the provisions for its design and improvement, are consistent with applicable general and specific plans of the City of Clovis.

6. Improvement Security, as provided hereunder and in said Subdivision Agreement, is fixed at one hundred percent (100%) or the sum of \$5,390,000.00 for guaranteeing specific performance of said agreement and fifty percent (50%) or the sum of \$2,695,000.00 for payment of labor and materials furnished by contractors, subcontractors, labormen and materialmen in connection with the improvements required to be made or constructed by said subdivider in conformity with said subdivision map or said agreement.

7. Developer shall furnish a bond in the sum of \$539,000.00 being the amount determined by the City Council of the City as necessary for the guarantee and warranty of the work for a period of one year following the completion and acceptance of the tract against any defective work or labor done, or defective materials furnished. Said bond is required to be furnished prior to acceptance of the tract by the City Council.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on November 07, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

OWNERS STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY:

MIKE MILLER, VICE PRESIDENT

NOTARY ACKNOWLEDGMENTS:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON _____, 201____, BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED MIKE MILLER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

PRINT NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES: _____ COUNTY OF: _____

COMMISSION NUMBER: _____

THIS LAND IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES," RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS FRESNO COUNTY.
2. TAXES AND ASSESSMENTS, IF ANY, OF THE FRESNO IRRIGATION DISTRICT.
3. SAID LAND LIES WITHIN THE BOUNDARIES OF SIERRA SOIL CONSERVATION DISTRICT AND IS SUBJECT TO ANY AND ALL ASSESSMENTS LEVIED THEREUNDER.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SIERRA HAVELONGA RESOURCE CONSERVATION DISTRICT CONSOLIDATION" RECORDED FEBRUARY 18, 2009 AS DOCUMENT NO. 2009-0023421, OFFICIAL RECORDS FRESNO COUNTY.
5. THE TERMS AND PROVISIONS CONTAINED IN THE INSTRUMENT ENTITLED "CERTIFICATE OF COMPLETION - FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION", RECORDED DECEMBER 16, 2013 AS DOCUMENT NO. 2013-0165721, OFFICIAL RECORDS FRESNO COUNTY.
6. PROPERTY LIES WITHIN THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2004-1, PER ANNEXATION MAP NO. 41 RECORDED JULY 10, 2015 IN BOOK 44 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 35, FRESNO COUNTY RECORDS, AND DOCUMENT NO. 2015-0066576, OFFICIAL RECORDS FRESNO COUNTY, AND IS SUBJECT TO ANY AND ALL ASSESSMENTS LEVIED THEREUNDER.

FINAL MAP OF TRACT NO. 6107

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST, 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 1 OF 7

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 1352, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 69, FRESNO COUNTY RECORDS, ALSO BEING THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE SOUTH 25.00 FEET OF THE NORTH 55.00 FEET OF SAID EAST HALF, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 31, 1977 IN BOOK 6867, PAGE 873 AS DOCUMENT NO. 93520, OFFICIAL RECORDS OF FRESNO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCELS 1, 2, 3 AND 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 1352, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, THENCE NORTH 89°47'17" WEST, 1522.09 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°02'44" EAST, 1322.24 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°44'24" EAST, 257.51 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 65°02'51" EAST, 562.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1186.00 FEET; THENCE NORTHEASTERLY, 419.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 207°7'08" TO THE INTERSECTION OF SAID CURVE WITH A LINE 150.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'19" EAST, 10.46 FEET ALONG SAID PARALLEL LINE, SAID LINE BEING NON-TANGENT TO LAST SAID CURVE; THENCE SOUTH 89°59'41" EAST, 150.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°00'18" WEST, 1880.41 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH OUTLOTS C, D, E AND F OF TRACT NO. 8086, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85 OF PLATS, AT PAGES 51 THROUGH 54, FRESNO COUNTY RECORDS.

ALSO TOGETHER WITH OUTLOTS A AND B OF TRACT NO. 6034, PHASE 1 OF TENTATIVE TRACT NO. 6034, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85 OF PLATS, AT PAGES 71 THROUGH 77, FRESNO COUNTY RECORDS.

VICINITY MAP:**SURVEYORS STATEMENT**

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR FRESNO, INC. ON APRIL 15, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



HARRY DAVID JAYNE, PLS 7923

DATE

CITY ENGINEER'S STATEMENT

I, MICHAEL J. HARRISON, CITY ENGINEER OF THE CITY OF CLOVIS, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

MICHAEL J. HARRISON, P.L.S. 8088
CITY ENGINEER

DATE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CLOVIS, BY RESOLUTION ADOPTED _____, 201____, APPROVED THE WITHIN MAP AND ACCEPTED SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

DATED _____ JOHN HEAT, CITY CLERK

RECORDERS CERTIFICATE

DOCUMENT NO. _____ FEE PAID \$ _____
FILED THIS _____ DAY OF _____, 201____, AT _____ M.
IN VOLUME _____ OF PLATS, AT PAGES _____ THROUGH _____, FRESNO COUNTY RECORDS,
AT THE REQUEST OF NORTH AMERICAN TITLE COMPANY.

PAUL DICOTS, C.P.A., COUNTY ASSESSOR-RECORDER

BY _____
DEPUTY

ATTACHMENT A

YAMABE & HORN
ENGINEERING, INC.

2008 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 844-3123
FAX (559) 844-3120

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FINAL MAP OF TRACT NO. 6107

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 2 OF 7

BOUNDARY ANALYSIS

LEGEND

- FOUND 3/4" IRON PIPE DOWN 6" TAGGED LS 7923, UNLESS OTHERWISE NOTED
 - R1 () RECORD DATA PER TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS, PAGES 88 THROUGH 91, F.C.R.
 - R2 () RECORD DATA PER TRACT NO. 6086 RECORDED IN VOLUME 83 OF PLATS, PAGES 51 THROUGH 54, F.C.R.
 - R3 () RECORD DATA PER TRACT NO. 6034 RECORDED IN VOLUME 80 OF PLATS, PAGES 71 THROUGH 77, F.C.R.
 - R4 () RECORD DATA PER PARCEL MAP NO. 1352 RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 89, F.C.R.
 - ◇ RIGHT OF WAY FOR ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION RECORDED NOVEMBER 15, 1921 IN VOLUME 145 AT PAGE 388, O.R.F.C.
 - ◇ PUBLIC UTILITY EASEMENT RESERVED IN THE RESOLUTION OF VACATION RECORDED AUGUST 6, 1992 AS DOCUMENT NO. 92109761, O.R.F.C.
 - △ PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED 8/31/1977 IN BOOK 6867, PAGE 873 AS DOCUMENT NO. 93520, O.R.F.C.
 - △ PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED 8/31/1977 IN BOOK 6867, PAGE 871 AS DOCUMENT NO. 93519, O.R.F.C.
 - OR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
 - O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
 - F.C.R. FRESNO COUNTY RECORDS
 - CFR CALCULATED FROM RECORD DATA
 - FCBM FRESNO COUNTY BRASS CAP MONUMENT
 - (R) INDICATES RADIAL BEARING
 - SECTION LINE
 - EXISTING PROPERTY LINE / RIGHT OF WAY LINE
 - EASEMENT LINE
 - LIMITS OF SUBDIVISION
 - INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
- PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF THE FOLLOWING EASEMENTS:
- ◇ PUBLIC UTILITY EASEMENT RESERVED IN THE RESOLUTION OF VACATION RECORDED AUGUST 6, 1992 AS DOCUMENT NO. 92109761, O.R.F.C.

BASIS OF BEARINGS:

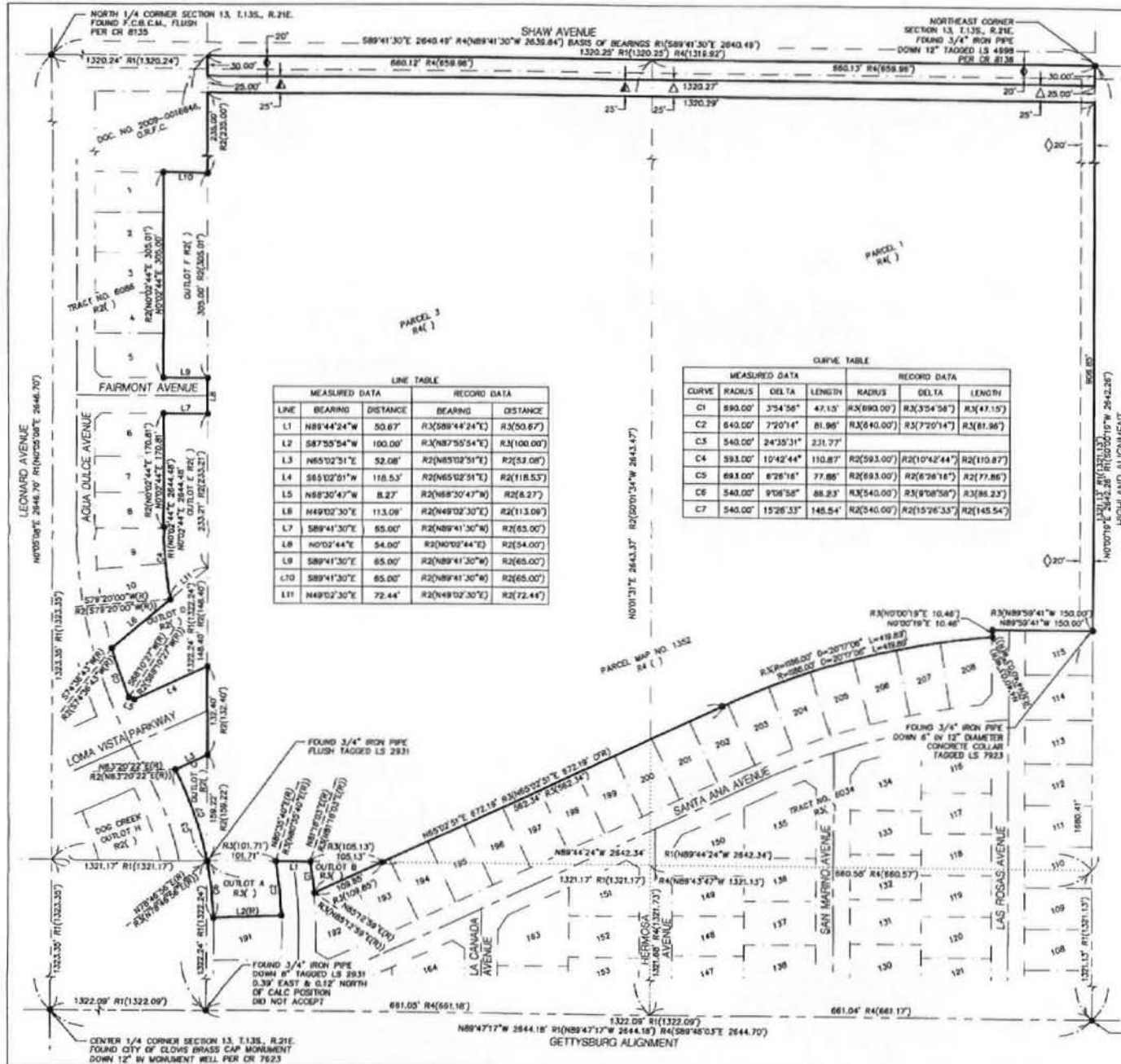
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS PAGES 88 THROUGH 91, FRESNO COUNTY RECORDS, TAKEN TO BE SOUTH 89°41'30" EAST.

SCALE: 1" = 100'

YAMABE & HORN
ENGINEERING, INC.

2860 N. BUREL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-9123
FAX (559) 244-3120

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FINAL MAP OF TRACT NO. 6107

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 3 OF 7

LEGEND

- FOUND 3/4" IRON PIPE DOWN 6" TAGGED L.S. 7923, UNLESS OTHERWISE NOTED
- R2 () RECORD DATA PER TRACT NO. 6086 RECORDED IN VOLUME 85 OF PLATS, PAGES 51 THROUGH 54, F.C.R.
- R3 () RECORD DATA PER TRACT NO. 6034 RECORDED IN VOLUME 45 OF PLATS, PAGES 71 THROUGH 77, F.C.R.
- CR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- C.F.R. CALCULATED FROM RECORD DATA
- F.C.R.M. FRESNO COUNTY BRASS CAP MONUMENT
- SECTION LINE
- - - - - EXISTING PROPERTY LINE / RIGHT OF WAY LINE
- LIMITS OF SUBDIVISION
- PROPOSED LOT LINE



**YAMABE & HORN
ENGINEERING, INC.**

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TEL (558) 844-2155
FAX (558) 844-3155

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FINAL MAP OF TRACT NO. 6107

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 4 OF 7

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- ▲ TO THE CITY OF CLOVIS FOR PUBLIC STREET PURPOSES
- OUTLOT A & B TO THE CITY OF CLOVIS FOR PUBLIC OPEN SPACE PURPOSES

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- PUE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY EASEMENT PURPOSES
- LE TO THE CITY OF CLOVIS FOR LANDSCAPE EASEMENT PURPOSES

NOTES:

1. SET 3/4" X 30" LONG IRON PIPE DOWN 6" TAGGED LS 7923 OR BRASS TAG STAMPED LS 7923 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.
2. SEE SHEET 7 FOR LINE, CURVE AND RADIAL TABLES.
3. SEE SHEET 2 FOR COMPLETE DIMENSIONS OF BLUE BORDER.

DETAIL "A"

SCALE: 1"=20'



DETAIL "B"

SCALE: 1"=20'



SCALE: 1" = 60'



**YAMABE & HORN
ENGINEERING, INC.**

2885 K. BUREL AVE.
SUITE 101
FRESNO, CA 93727

TEL (508) 244-3123
FAX (508) 244-3120

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LEGEND

- FOUND 3/4" IRON PIPE DOWN 6" TAGGED LS 7923, UNLESS OTHERWISE NOTED
- SET 3/4" X 30" LONG IRON PIPE DOWN 6" TAGGED LS 7923 AS WITNESS CORNER ON LOT LINE 4.00' FROM PROPERTY CORNER ON LINE OR 4.00' X 4.00' OFFSET FROM PROPERTY LINES AS INDICATED.
- R1 () RECORD DATA PER TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS, PAGES 68 THROUGH 91, F.C.R.
- R2 () RECORD DATA PER TRACT NO. 6086 RECORDED IN VOLUME 85 OF PLATS, PAGES 51 THROUGH 54, F.C.R.
- R3 () RECORD DATA PER TRACT NO. 6034 RECORDED IN VOLUME 85 OF PLATS, PAGES 71 THROUGH 77, F.C.R.
- R4 () RECORD DATA PER PARCEL MAP NO. 1352 RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 69, F.C.R.
- (N) DENOTES LINE AS RADIAL
- OR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- CPR CALCULATED FROM RECORD DATA

- RIGHT OF WAY FOR ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION RECORDED NOVEMBER 15, 1921 IN VOLUME 140 AT PAGE 388, O.R.F.C.
- PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED 8/31/1977 IN BOOK 5867, PAGE 873 AS DOCUMENT NO. 93520, O.R.F.C.
- PREVIOUSLY GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED 8/31/1977 IN BOOK 5867, PAGE 871 AS DOCUMENT NO. 93519, O.R.F.C.
- PREVIOUSLY DEDICATED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC STREET AND UTILITY PURPOSES PER R2 ()
- PREVIOUSLY DEDICATED EASEMENT TO THE CITY OF CLOVIS FOR PUBLIC UTILITY EASEMENT PURPOSES PER R2 ()
- SECTION LINE
- EXISTING PROPERTY LINE
- LIMITS OF SUBDIVISION
- PROPOSED LOT LINE

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS PAGES 68 THROUGH 91, FRESNO COUNTY RECORDS, TAKEN TO BE SOUTH 89°41'30" EAST.

NORTH 1/4 CORNER
SECTION 13, T.13S., R.21E.
FOUND F.C.B.C.M., FLUSH
PER CR 8135

DOC NO
2009-001846, O.R.F.C.

FINAL MAP OF TRACT NO. 6107

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 6 OF 7

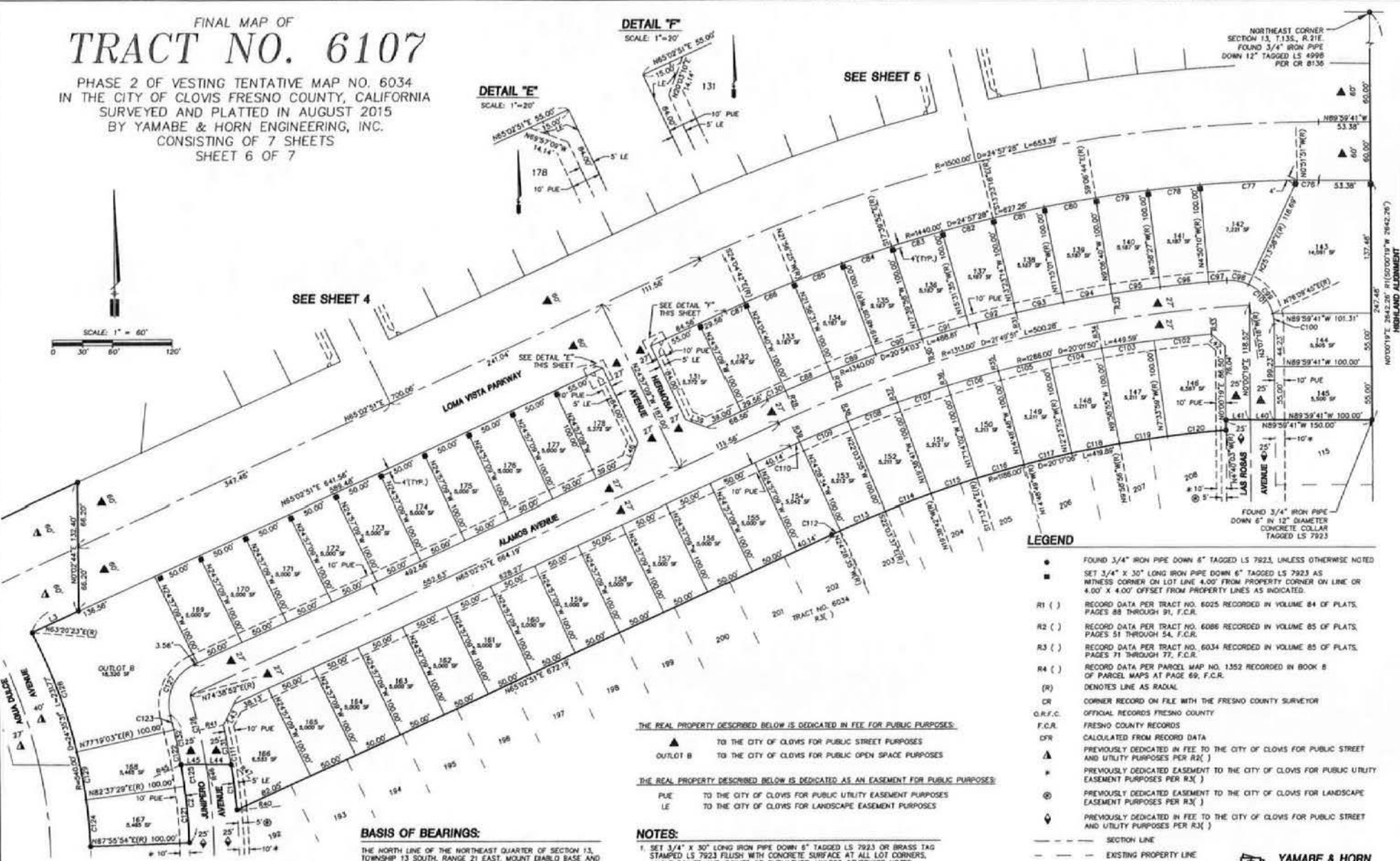
DETAIL "F"
SCALE: 1"=20'

DETAIL "E"
SCALE: 1"=20'

SEE SHEET 6

SEE SHEET 4

SCALE: 1" = 60'
0 30' 60' 120'



LEGEND

- FOUND 3/4" IRON PIPE DOWN 6" TAGGED LS 7923, UNLESS OTHERWISE NOTED
- SET 3/4" X 30" LONG IRON PIPE DOWN 6" TAGGED LS 7923 AS WITNESS CORNER ON LOT LINE 4.00' FROM PROPERTY CORNER ON LINE OR 4.00' X 4.00' OFFSET FROM PROPERTY LINES AS INDICATED
- R1 () RECORD DATA PER TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS, PAGES 88 THROUGH 91, F.C.R.
- R2 () RECORD DATA PER TRACT NO. 6086 RECORDED IN VOLUME 85 OF PLATS, PAGES 51 THROUGH 54, F.C.R.
- R3 () RECORD DATA PER TRACT NO. 6034 RECORDED IN VOLUME 85 OF PLATS, PAGES 71 THROUGH 77, F.C.R.
- R4 () RECORD DATA PER PARCEL MAP NO. 1352 RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 69, F.C.R.
- (R) DENOTES LINE AS RADIAL
- CR CORNER RECORD ON FILE WITH THE FRESNO COUNTY SURVEYOR
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS
- CFR CALCULATED FROM RECORD DATA
- ▲ PREVIOUSLY DEDICATED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC STREET AND UTILITY PURPOSES PER R2 ()
- * PREVIOUSLY DEDICATED EASEMENT TO THE CITY OF CLOVIS FOR PUBLIC UTILITY EASEMENT PURPOSES PER R3 ()
- ⊙ PREVIOUSLY DEDICATED EASEMENT TO THE CITY OF CLOVIS FOR LANDSCAPE EASEMENT PURPOSES PER R3 ()
- ◆ PREVIOUSLY DEDICATED IN FEE TO THE CITY OF CLOVIS FOR PUBLIC STREET AND UTILITY PURPOSES PER R3 ()
- SECTION LINE
- - - EXISTING PROPERTY LINE
- LIMITS OF SUBDIVISION
- PROPOSED LOT LINE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- ▲ TO THE CITY OF CLOVIS FOR PUBLIC STREET PURPOSES
- OUTLOT B TO THE CITY OF CLOVIS FOR PUBLIC OPEN SPACE PURPOSES

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- PUE TO THE CITY OF CLOVIS FOR PUBLIC UTILITY EASEMENT PURPOSES
- LE TO THE CITY OF CLOVIS FOR LANDSCAPE EASEMENT PURPOSES

NOTES:

1. SET 3/4" X 30" LONG IRON PIPE DOWN 6" TAGGED LS 7923 OR BRASS TAG STAMPED LS 7923 FLUSH WITH CONCRETE SURFACE AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.
2. SEE SHEET 7 FOR LINE, CURVE AND RADIAL TABLES.
3. SEE SHEET 2 FOR COMPLETE DIMENSIONS OF BLUE BORDER.

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT EXALTO BASE AND MERIDIAN AS SHOWN TRACT NO. 6025 RECORDED IN VOLUME 84 OF PLATS PAGES 88 THROUGH 91, FRESNO COUNTY RECORDS, TAKEN TO BE SOUTH 89°41'30" EAST.

NORTHEAST CORNER
SECTION 13, T.13S, R.21E
FOUND 3/4" IRON PIPE
DOWN 12" TAGGED LS 4998
PER CR 8136

HIGHLAND ALIGNMENT
N00°01'51"E 2643.29' R1(0000151°W 2642.76')



**YAMABE & HORN
ENGINEERING, INC.**

2985 N. BUREL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 844-3123
FAX (559) 844-3120

F:\001\13-143\Map\151\151.dwg (Phase 2)\13-143_PHASE 2_151.dwg

PHASE 2 OF VESTING TENTATIVE MAP NO. 6034
IN THE CITY OF CLOVIS FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN AUGUST 2015
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF 7 SHEETS
SHEET 7 OF 7

LINE	READING
R26	N356°47'W
R27	S132°33'W
R28	S245°43'N
R29	S151°56'25"N
R30	S173°39'51'W
R31	N52°31'18'W
R32	S90°44'47"
R33	S435°18'07"
R34	N59°58'06"W
R35	N144°48'49"
R36	S173°34'55"W
R37	N138°42'42"
R38	S220°33'28"W
R39	N24°28'35"S
R40	N85°12'59"W
R41	S77°51'55"W
R42	N59°55'02"W
R43	S65°50'58"W
R44	S16°37'55"W
R45	N80°35'40"W
R46	N80°57'40"W
R47	N81°18'03"W



AGENDA ITEM NO: **CC-F-6**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 07, 2016

SUBJECT: Approval – Res. 16-_____, Annexation of Proposed Final Map Tract 6107, located at the southwest corner of Shaw and Highland Avenues, to the Landscape Maintenance District No. 1 of the City of Clovis (Lennar Homes of California)

ATTACHMENT: Res. 16-_____

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve Res. 16-_____, that will annex proposed Tract 6107, which is located at the southwest corner of Shaw and Highland Avenues, to the Landscape Maintenance District No. 1 of the City of Clovis.

EXECUTIVE SUMMARY

The owner, Lennar Homes of California, acting as the subdivider, has requested to be annexed to the Landscape Maintenance District No. 1 of the City of Clovis as set forth by the Conditions of Approval for Tract 6107.

BACKGROUND

Lennar Homes of California, the developer of Tract 6107, has executed a covenant that this development be annexed to the City of Clovis LMD No. 1. An executed copy can be provided on request. Council formed the original District on July 15, 1985, for the

purpose of funding the maintenance of landscaped areas and parks. Each annexation to the District has a separate assessment so that the cost of landscape maintenance of this landscaped area will be borne entirely by the benefit area that includes this tract.

Under the provisions of the Landscaping and Lighting Act of 1972, and in accordance with Article XIII C and Article XIII D of Proposition 218, all the owners of property proposed for annexation have provided a written request and consent to annexation, and have executed a covenant (petition) indicating acceptance of the annual assessment.

FISCAL IMPACT

This project will add landscaping to the Landscape Maintenance District No. 1 of the City of Clovis shown as follows:

	<u>Tract 6107</u>	<u>Year to Date</u>
LMD Landscaping added:	3.23 acres	6.227 acres
Resource needs added:	0.323 person	0.623 person

The resource needs estimate is based on 1 person per 10 acres of landscaped area.

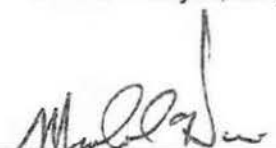
REASON FOR RECOMMENDATION

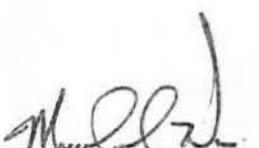
The property owners for the subject tract have requested annexation into the City of Clovis LMD No. 1.

ACTIONS FOLLOWING APPROVAL

Tract 6107 shall become a part of City of Clovis LMD No. 1 and will be assessed next year for maintenance costs.

Prepared by: Aastha Goyal, Engineering Intern

Submitted by: 
Michael Harrison
Interim City Engineer

Recommended by:  for
Dwight Kroll, AICP
Director of Planning
And Development
Services

RESOLUTION 16-____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA,
APPROVING ANNEXATION TO LANDSCAPING MAINTENANCE DISTRICT NO. 1
OF THE CITY OF CLOVIS**

WHEREAS, City of Clovis Landscape Maintenance District No. 1 ("District") was formed by Resolution No. 85-78, adopted July 15, 1985, pursuant to Part 2 of Division 15 of the Streets and Highways Code (Landscape and Lighting Act of 1972), herein the "Act"; and

WHEREAS, all of the owners of property proposed to be annexed to the District consisting of proposed Tract No. 6107, as described in Exhibit "A" attached hereto and incorporated herein by reference, have consented to said annexation and such annexation may be ordered without notice and hearing or filing of engineer's report, or both.

NOW, THEREFORE, IT IS RESOLVED AND ORDERED, as follows:

1. That the public interest and convenience require that certain property described in Exhibit "A" attached hereto and by reference incorporated herein be annexed into Landscape Maintenance District No. 1 of the City of Clovis for the maintenance and servicing of landscaping facilities.

2. The City Clerk shall receive and file the maps showing the boundaries of the areas annexed as set forth in Exhibit "A" which boundaries shall be used for assessment proceedings until and unless a change of organization is approved pursuant to the Act.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on November 07, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Exhibit "A"

LOTS 1 THROUGH 178, INCLUSIVE, OF TRACT NO. 6107, RECORDED IN VOLUME
____ OF PLATS AT PAGES ____ THROUGH ____, FRESNO COUNTY
RECORDS.



AGENDA ITEM NO: 1-A

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Fire Department

DATE: November 7, 2016

SUBJECT: Consider Approval – Res. 16-__, Making and Adopting Express Findings Reasonably Required Based on Local Climatic, Geological and Topographical Conditions; and Consider Introduction – Ord. 16-__, Amending various sections of Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code.

ATTACHMENTS: A) Resolution 16 - ____
B) Ordinance 16- ____

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends that the City Council approve express findings reasonably required based on local climatic, geological and topographical conditions to amend various portions of the 2016 California Fire Code and introduction of an ordinance repealing the 2013 California Fire Code with Local Amendments and adopting the 2016 California Fire Code and Local Amendments.

EXECUTIVE SUMMARY

Every three years, the California Fire Code is reviewed and modified where applicable and adopted by the California Building Standards Commission. The California State Fire Marshal's Office has adopted the 2016 California Fire Code. The City of Clovis Municipal Code 4.4.101 and 4.4.102 contains these standards, which are adopted or modified as necessary to ensure the safety of the community. Staff is introducing the attached Resolution and Ordinance to be considered for adoption on November 14, 2016.

The 2015 California Building Standards Code became effective January 1, 2016 and The City of Clovis has the authority to make necessary modifications to the State Code. Modifications that are administrative in nature do not require express findings, and a summary of proposed administrative amendments to the 2016 California Fire Code is attached for reference. However, non-administrative modifications to the California Fire Code must be based upon express findings of necessity relating to local climatic, geological or topographical conditions.

Findings Regarding Local Climatic, Geological and Topographical Conditions

The express findings relating to local climatic, geological or topographical conditions, including an analysis of the modifications, may be found in the proposed Resolution and Ordinance. The following is a brief summary of the local climatic, geological or topographical conditions which make the local amendments to the California Fire Code reasonably necessary, including extreme temperatures, water supply, poor air quality and population density facilitated by local topography.

Climatic Conditions (Extreme Temperatures) – As documented in the 2009 Local Hazard Mitigation Plan, Clovis has an average annual temperature of 63.2°F and receives 10.2 inches of rain. While the average is relatively temperate, summer and winter months bring unique weather patterns to the region. During the winter, high temperatures hover around 55°F. Combined with the regional geography and precipitation during this time, Clovis experiences numerous days with dense fog, which has its greatest impact on transportation (i.e., accident rates jump 50 percent on foggy days).

During the summer months, the region has extended periods where temperatures exceed 100°F. While the average temperature is 90°F during the summer, these extended heat waves impact the medically fragile, elderly and animal populations. In addition to heat waves, the Fresno County Region continues to suffer regular drought due to lower than normal snowpack in the Sierra Nevada which supplies water for agricultural use and replenishes the groundwater supply.

Due to the extreme heat Clovis experiences during the summer months, Clovis firefighters responding to fires and other incidents requiring evacuation of a building are regularly exposed to temperatures in excess of 105°F. This exposure can lead to heat exhaustion and possibly heat stroke due to prolonged or repeated exposure.

Geological Conditions (Limited Water Supply) – As documented in the 2009 Local Hazard Mitigation Plan, forty five (45) California counties experienced water shortages that adversely affected about 30% of the State's population, much of the dry farmed agriculture and over 40% of the irrigated agriculture. Fish and wildlife resources suffered, recreational use of lakes and rivers decreased, forestry losses and fires increased and hydroelectric power production decreased. Clovis has experienced a State declaration for drought within Fresno County and a U.S. Department of Agriculture declaration for crop losses associated with drought.

As a local jurisdiction within Fresno County, between ten (10) and twelve (12) inches of precipitation can be received annually. Furthermore, Clovis relies heavily on groundwater for its municipal water supply. While Clovis complies with its annual allotment from the underground aquifer, it is estimated that annually 10,000-acre feet per year are lost from overdrafting by other jurisdictions or entities.

Climatic/Topographical (Poor Air Quality) – As a result of the San Joaquin Valley's climate and topography, the San Joaquin Valley Air Basin (SJVAB) is predisposed to poor air quality. High mountain ranges surrounding the Valley frequently create air layer inversions, which prevent mixing of air masses and the large number of sunny days per year and high temperatures in the summer favor the formation of ozone. The area is so sunny that the Fresno/Clovis area has a 79% annual average of possible sunshine for more than a 40-year period according to the National Climatic Data Center (NCDC). In the winter, this same inversion layer traps particulate matter which causes respiratory complications for sensitive groups according to the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The Federal EPA and California Air Resources Board have classified the San Joaquin Valley Air Basin as severe non-attainment for ozone and serious non-attainment (Federal) non-attainment (State) for PM10. Ozone is formed by a complex series of chemical reactions between reactive organic gases (ROG), oxides of nitrogen and sunlight. PM10 is suspended particulate matter that is less than ten (10) microns in size. Given its small size, PM10 can remain airborne for long periods and can be inhaled, pass through the respiratory system and lodge in the lungs. In general, non-attainment means the Federal standard has been exceeded more than twice per year. Smoke is composed primarily of carbon dioxide, water vapor, carbon monoxide, particulate matter, hydrocarbons and other organic chemicals, nitrogen oxides, trace minerals and several thousand other compounds. Particulate matter is the principal pollutant of concern from some for the relatively short-term exposures (hours to weeks) typically experienced by the Public. Particulate matter in wood smoke has a size range near the wavelength of visible light (.4-.7 micrometers). Because these particles can be inhaled into the deepest recesses of the lungs, they are thought to represent a greater health concern than larger particles. Another pollutant of concern during some events is carbon monoxide. The San Joaquin Valley Air Pollution Control District states: "Emissions from burning include fine particulate, hydrocarbons, oxides of nitrogen, oxides of sulfur, carbon monoxide, and toxic air contaminants that contribute to our air quality problems."

Topographical (Development Pattern) – Due to the relatively low density growth pattern in Clovis, five (5) fire stations are spaced approximately 3 – 4 miles apart resulting in an average of a two-mile running distance for the designated first-in company. This average two-mile distance increases the response time to fires, which result in an increase in the size and intensity of fires.

Findings Regarding the Reasonable Necessity of the Proposed Amendments to the California Fire Code Given Local Climatic, Geological and Topographical Conditions

As set forth in detail in the attached proposed Resolution and Ordinance, each of the amendments requiring express findings of necessity to the California Fire Code are reasonably necessary because of these local climatic, topographical, and geological conditions. The amendments may be generally characterized as relating to:

1. Access/Fire Lanes
2. Addressing Identification
3. Fire Sprinklers
4. Cost Recovery

Access/Street Width – Access and fire lanes are essential to effectively respond to a medical or fire emergency. Without proper access, operations are hindered creating longer response times due to congestion or paths of travel that are blocked. Changes to higher density housing on the edge of the City limits and within in-fill developments necessitates that minimum paths be established. By establishing a minimum path with parking on both sides and minimum width with “no parking” marked on one or both sides, response time objectives are maintained regardless of density.

Addressing Identification – Visible addressing greatly assists response personnel in identifying and accessing buildings when individuals have an emergency need. In the evening and during periods of extended foggy weather, visible address markers consistently placed are essential for arriving crews experiencing reduced visibility.

Fire Sprinkler Systems - Fire sprinkler systems have proven effective in suppressing fires long enough to allow for evacuation and reduction in property loss. Furthermore, because the fire sprinklers will limit the size and duration of fires, fewer fire personnel will be required for the duration of the response. This reduces the number of fire personnel who would be exposed to the health risks associated with sustained exposure to high temperatures and also addresses extended run time due to the topography-related low density growth pattern in Clovis. The modifications proposed in this category maintain expand existing amendments approved by Council in 2011, to include:

1. New commercial buildings 2,500 square feet or larger.
2. Existing commercial buildings with a change of occupancy to a more hazardous use as determined by the Building Official or Fire Official.

Cost Recovery – Cost recovery is an essential element for deterring responses associated with illegal activity and to recoup costs where resources were allocated to an incident resulting from gross negligence or misconduct.

FISCAL IMPACT

None

REASON FOR RECOMMENDATION

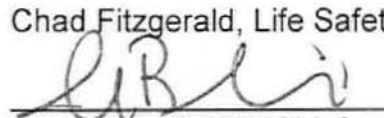
Adoption of the 2016 California Fire Code with Local Amendments ensures compliance with existing standards adopted by the State. Local amendments are limited to those felt essential to effectively administer responsibilities in daily operations and to maintain previous amendments approved by Council relating to fire and life safety.

ACTIONS FOLLOWING APPROVAL

Should the Council approve this initiation request, staff will proceed with preparation of the draft ordinance amendment and will schedule this item for City Council consideration.

Prepared by: Chad Fitzgerald, Life Safety/Enforcement Manager

Submitted by:


John Binaski, Fire Chief

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS MAKING AND ADOPTING EXPRESS FINDINGS THAT MODIFICATIONS OR CHANGES TO THE CALIFORNIA FIRE CODE ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMACTIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS

WHEREAS, the State of California has adopted the 2016 edition of the International Fire Code, with amendments, which was entitled the 2016 California Fire Code. The 2016 California Fire Code has been incorporated into Title 24, Part 9 of the California Code of Regulations and will take effect on January 1, 2017; and,

WHEREAS, California Health & Safety Code Section 17958.5 authorizes the City, by ordinance, to make changes or modifications to the requirements contained in the provisions of the California Fire Code and other regulations adopted pursuant to California Health & Safety Code Section 17921(a) that result in more stringent local requirements; and,

WHEREAS, California Health & Safety Code Sections 17958, 17958.5 and 17958.7 require more stringent local requirements be supported by express findings made by a city that such modifications or changes are "reasonably necessary because of local climactic, geological or topographical conditions"; and,

WHEREAS, the Council of the City of Clovis intends this Resolution to fulfill the requirements of the California Health & Safety Code regarding modifications or changes to the California Fire Code including express findings of reasonable necessity because of local climactic, geological or topographical conditions noted below, detailed in the associated staff report of November 7, 2016 and incorporated by reference:

1. *Climatic Conditions (Extreme Temperatures)*
2. *Geological Conditions (Limited Water Supply)*
3. *Climatic/Topographical (Poor Air Quality)*
4. *Topographical (Development Pattern)*

NOW THEREFORE, BE IT RESOLVED, the Council of the City of Clovis expressly finds the modifications and changes to the California Fire Code are reasonably necessary due to the local conditions previously set forth since they reduce the risks to life, property, public health and safety.

APPROVED:

Mayor

City Clerk

* * * * *

The foregoing Ordinance was introduced and adopted at a regular meeting of the City Council _
_____, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

City Clerk

ORDINANCE NO. 16-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS
AMENDING SECTIONS 4.4.101 AND 4.4.102 OF THE CLOVIS MUNICIPAL
CODE PERTAINING TO FIRE PREVENTION REGULATIONS BY: (1)
ADOPTING THE 2016 CALIFORNIA FIRE CODE, WHICH INCORPORATE BY
REFERENCE WITH CALIFORNIA AMENDMENTS THE 2015
INTERNATIONAL FIRE CODE; AND (2) ADOPTING LOCAL AMENDMENTS
THERETO WITH REQUIRED FINDINGS**

THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN as follows:

SECTION 1: ADOPTION OF CALIFORNIA FIRE CODE. Sections 4.4.101 and 4.4.102, of Article 1, of Chapter 4.4, of Title 4 of the Clovis Municipal Code, are hereby amended in their entirety to read as follows.

4.4.101 Adoption of California Fire Code.

For the purposes of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the 2016 California Fire Code (CFC), including Appendix Chapter 1, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2015 edition of the International Fire Code with California amendments, including Appendix Chapters E and F, is hereby adopted by reference thereto as is fully set forth in this Chapter, save and except such portions as are deleted, modified, or amended by the provisions of this Chapter. Copies of the 2016 California Fire Code are on file in the office of the City Clerk and Fire Code Official. Any changes made by the California Building Standards Commission applicable to the City, including new editions, shall be deemed incorporated herein. If any conflicts between this Code and any other City, State or Federal Code should arise, the most restrictive code providing the highest level of safety as determined by the Fire Code Official shall prevail.

4.4.102 Amendments to Fire Code.

(a) Add/Amend CFC Section 102.6, Historic Buildings.
Section 102.6, Historic Buildings. The provisions of this Code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings and structures shall be provided in accordance with Part 8 of Title 24, the 2016 California Historic Building Code.

(b) Add/Amend CFC Section 103.1, General.

Section 103.1 General. The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

(c) Add/Amend CFC Section 105.6, Operational Permits.

Section 105.6, Operational Permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.48. Permits required by these sections will be issued only for those operations that have an associated fee that has been adopted in the City of Clovis Master Fee Schedule.

Section 105.6.14 Exhibits, special events and trade shows. An operational permit is required to operate exhibits, special events, and trade shows.

Section 105.6.16 Fire hydrants and valves. An operational permit is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public. Such permit shall be obtained from the Water Division of the Department of Public Utilities of the City of Clovis, or from a person responsible for the provision of water to such fire hydrants or water systems within a waterworks district.

Exception: A permit is not required for authorized employees of the water company that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) Add/Amend CFC Section 105.7, Required Construction Permits.

Section 105.7, Required Construction Permits. The fire code official is authorized to issue construction permits for work as set forth in CFC Sections 105.7.1 through 105.7.18. Permits required by these sections will be issued only for those operations that have an associated fee that has been adopted in the City of Clovis Master Fee Schedule.

(e) Add/Amend CFC Section 108, Board of Appeals.

Section 108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The fire code official shall serve as clerk to the board.

Section 108.3 Membership and qualifications. The board of appeals shall consist of three members who are qualified by experience and training to pass on

matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the city.

Section 108.4 Procedures. The board of appeals shall follow the procedures for the conduct of appeals set forth in Chapter 5.28, Abatement, Appeals, and Administrative Hearings, of the Municipal Code.

(f) Add/Amend CFC Section 109.4, Violation Penalties.

Section 109.4, Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor. Each day that a violation continues shall be deemed a separate offense. The Fire Code Official or his/her designee may commence any or all of the following proceedings in accordance with the Clovis Municipal Code:

(1) Issue an administrative citation in accordance with the provisions of Chapter 1.7 of Title 1 of the Clovis Municipal Code and related written policies.

(2) Issue a court citation (Notice to Appear) in accordance with the provisions of Chapter 1.2 of Title 1, and Article 9 of Chapter 2.2 of Title 2, of the Clovis Municipal Code and related written policies.

(3) Request the City Attorney to institute legal action.

(g) Add/Amend CFC Section 109.5, Cost Recovery.

Section 109.5, Cost Recovery. The fire code official may seek cost recovery as outlined in this section for the cost of providing service from the Clovis Fire Department and any other public agencies deemed necessary to mitigate a hazard. The fire code official may seek cost recovery for hazardous materials response, fire suppression, and protection of the public from fire and life safety hazards.

The recovery of such cost is authorized in the following statutes:

Health and Safety Code Sections 13007-13009.1
Government Code Section 53150

1. Any person who causes or allows the existence of a hazard, as defined by this Code, shall be liable for all costs associated with mitigation as determined to have been caused by such hazard, or is a major contributor of said hazard, and such expense shall be a charge against the person. Cost Recovery shall be in accordance with the Clovis Municipal Code and City policy.

2. Any person who is under the influence of an alcoholic beverage or any drug, whose negligent actions caused by that influence proximately causes any incident resulting in an appropriate emergency response, and any person whose intentionally wrongful conduct proximately causes any incident resulting in an appropriate emergency response, is liable for the expense of an emergency response by a public agency to the incident. Cost Recovery shall be in accordance with the Clovis Municipal Code and City policy.
3. Any person that is involved in an action that requires the police department to utilize the fire department in response to illegal activities is liable for the expense by the fire department response to the incident. Recovery shall be in accordance with the Clovis Municipal Code and City policy.
4. Utility companies equipment or distribution network which causes an emergency response from a public agency for an incident is liable for the expense of an emergency response by a public agency to the incident. Cost Recovery shall be in accordance with the Clovis Municipal Code and City policy.
5. Any person who causes a fire, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him or her to escape onto any public or private property is liable for the expense of an emergency response by a public agency to the incident. Cost Recovery shall be in accordance with the Clovis Municipal Code and City policy.
6. Any person who releases a hazardous material, allows a hazardous material to be released, causes, or allows a hazardous material attended by him or her to escape onto any public or private property, is liable for the expense of an emergency response by a public agency to the incident. Cost Recovery shall be in accordance with the Clovis Municipal Code and City policy.
7. After responding to three (3) false alarms at the same facility in any consecutive twelve (12) month period, the Fire Code Official is authorized to charge the property owner for the cost of response. The cost of response will be billed at a minimum rate of one-half hour for all responding apparatus and personnel or actual time spent on the alarm event, whichever is greater.

(h) Add/Amend CFC Section 503.2.1

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of 20 feet measured from the base of curb to base of curb and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be installed and maintained per Clovis Fire Department Standard 1.1 Standard for Fire Apparatus Access.

(i) Add/Amend CFC Section 505.1, Address Notification.

Section 505.1, Address Notification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch for single family homes, a minimum of 5 inches high with a minimum stroke width of 0.5 inch for multi-family residential buildings, and a minimum of 12 inches high with a minimum stroke width of 1.5 inch for commercial buildings. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

(j) Add/Amend CFC Section 903.1, Automatic Sprinklers.

Section 903.1, Automatic Sprinklers. Automatic sprinkler systems shall comply with this section. Area separation walls, fire walls, fire barrier walls, occupancy separation walls or parapets shall not be used to create separate buildings on the same property to exclude required Automatic Sprinkler Systems when the square footage exceeds 2,500 square feet.

Exceptions:

Fire walls without openings installed in accordance with the California Building Code, Section 706.

When such areas have any eaves or overhang exceeding a distance of four feet (4') from the wall or support, the gross roof area shall include, but not be limited to, covered walkways, patios, porches, or any architectural feature attached to the structure.

Section 903.1.2 Area increases in existing buildings. Existing buildings that are greater than 2,500 square feet in area where an automatic sprinkler system does not exist, and the floor area is increased by greater than 25% of the existing building and the total proposed building area exceeds 2500 square feet an

automatic sprinkler system shall be installed. The 25% threshold for the installation of fire sprinklers shall be cumulative over the life of the building.

Section 903.1.3 Changes in occupancy or use. When a change in the character or use of an occupancy is made as defined by the Building Code to a more hazardous use as determined by the Building Official or Fire Official in existing buildings that are greater than 2,500 square feet in area where an automatic sprinkler system does not exist, an automatic sprinkler system shall be installed in the following manner:

1. If the area in the building where the change of occupancy occurs is in less than 50% of the overall building, only the area of the change of occupancy shall be required to be equipped with fire sprinklers. The sprinkler system in this area shall be sized to accommodate expansion into the entire building.
2. If the area in the building where the change of occupancy occurs is greater than 50% of the overall building, the entire building shall be required to be equipped with fire sprinklers. If additional changes of occupancy to a more hazardous occupancy occur in the building and the total of the changes is greater than 50% of the building, the entire building shall be required to be equipped with fire sprinklers. The 50% threshold for the installation of fire sprinklers shall be cumulative over the life of the building.

Section 903.1.4 Fire Damage Repairs. An automatic fire sprinkler system shall be installed in an existing building after a fire has damaged the building and the building permit repair costs exceed 50% of the current building valuation. Building valuation costs shall be based on the ICC Building Valuation Tables in use by the Building Department at the time of the issuance of the fire damage repair permit.

(k) Add/Amend CFC Section 903.2, Where Required.

Section 903.2, Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the story where the fire area containing the Group A-1, A-2, A-3 or A-4 occupancy is located, and throughout all stories from the Group A occupancy to, and including, the levels of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 2,500 square feet (232 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 2,500 square feet (232 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 2,500 square feet (232 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 2,500 square feet (232 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 2,500 square feet (232 m²).
2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m²).

Section 903.2.2.1 Group B. An automatic sprinkler system shall be provided for Group B occupancies as follows:

1. Throughout all Group B fire areas greater than 2,500 square feet (232 m²).

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 2,500 square feet (232 m²).
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
4. Throughout any Group E structure greater than 2,500 square feet (232 m²) in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.
5. For public school state-funded construction projects see Section 903.2.19.

Section 903.2.4 Group F-I. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-I occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 2,500 square feet (232 m²).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,500 square feet (232 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.4.1 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where the fire area exceeds 2,500 square feet (232 m²).

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 2,500 square feet (232 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 2,500 square feet (232 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 2,500 square feet (232 m²).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 2,500 square feet (232 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code as follows:

1. Where the fire area exceeds 2,500 square feet (232 m²); or
2. Where the enclosed parking garage is located beneath other groups.

Local climatic conditions necessitating these amendments are described as:

(a) Precipitation. The City averages 12.41 inches of rainfall per year, most of that occurring between the months of December through March.

(b) Temperature. The average high temperature in the summer months exceeds 95 degrees, and it is not uncommon to exceed 100 degrees. A high of 113 degrees has been recorded.

(c) Humidity/Fog. The winter months are characterized by high humidity. This high humidity together with cool winter air masses often results in dense tule fog.

(d) Winds. During the summer months, wind speed and direction change throughout the day. During the daylight hours, north-northwesterly winds prevail. In the late evening through early morning hours, wind flow is affected by cooler drainage winds from the surrounding mountains and reverses direction.

These local climatic conditions affect the magnitude, size, acceleration, intensity, and exposure of fires, as well as accessibility to fires by the City's Fire department. In times of little or no rainfall, low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The varying wind patterns can have a tremendous impact upon structural fires of buildings in close proximity to one another, commonly found in the City. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. During dense tule fog, response times may double or triple. Sometimes, the fog is so thick that the City's roads are literally impassable.

Local Geological conditions are further described as:

(a) Limited water supply. The Clovis area receives 10 to 12 inches of rain per year primarily in the winter months. The area has historically relied on underwater aquifer for the primary municipal water supply. The aquifer continues to be drawn down each year and rainfall alone will not meet the City water needs.

(b) Water pressure. Due to the hot, dry summers in the Clovis area domestic water demand substantially reduces the public water system to meet the large fire flow demands in many areas of the city.

These local geological conditions affect the City's ability to provide adequate water to fire pumpers at sufficient pressure to suppress large fires in the city. Water conservation is a major concern to continue to provide adequate water for fire protection.

Local Climatic/Topographic conditions are further described as:

(a) Air Quality. As a result of the San Joaquin Valley climate and topography, the San Joaquin Air Basin (SJVAP) is predisposed to poor air quality. High mountain ranges surrounding the valley frequently create air layers inversions that prevent mixing of air masses. The large number of sunny days and high summer temperatures favor the formation of ozone. In the winter inversions form that often trap particulate matter.

(b) Smoke. Smoke is composed primarily of carbon dioxide, water vapor, carbon monoxide, particulate matter, hydrocarbon and other organic chemicals, nitrogen oxides, trace minerals and several thousand other compounds.

These local climatic/topographical conditions affect the air quality. Increased air pollution during poor air quality days contribute to unhealthy air in the valley. Smoke from fires also contributes to this problem increasing health risks for the persons living and working in the city.

Further explanation of the basis for the findings is set forth in the staff report accompanying the introduction of this Ordinance, which is incorporated herein by reference.

SECTION 7: SEVERABILITY CLAUSE. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Clovis hereby declares that it would have passed this Ordinance and each section,

subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, clauses or phrases be declared invalid.

SECTION 8: NOTIFICATION TO CALIFORNIA BUILDING STANDARDS COMMISSION OF LOCAL AMENDMENTS. The City Clerk is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION 9: EFFECTIVE DATE. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

APPROVED: November 14, 2016

Mayor

City Clerk

* * * *

The foregoing ordinance was introduced at a regular meeting of the City Council held on November 7, 2016 and was adopted at a regular meeting of said Council held on November 14, 2016 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: November 14, 2016

CITY CLERK



AGENDA ITEM NO: **1-B-1&2**

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 7, 2016

SUBJECT: Consider items associated with 676 acres of property generally bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north. City of Clovis, applicant.

- a. Consider Approval, Res. 16-____, A request to approve the 2016 Central Clovis Specific Plan and Final Report.
- b. Consider Introduction Ord. 16-____, **R2016-13**, A request to approve a Master Plan Community (M-P-C) Zoning District.

ATTACHMENTS:

Figure 1:	Location Map
Attachment 1:	Draft Ordinance & Resolution
Attachment 2:	Planning Commission Minutes
Exhibit "B:"	2016 Central Clovis Specific Plan & Master Plan Community (M-P-C) Zoning District
Exhibit "C:"	Final Report

CONFLICT OF INTEREST

None.

RECOMMENDATION

Planning Commission and staff recommend that the City Council:

- Approve the 2016 Central Clovis Specific Plan; and
- Approve the Master Plan Community (M-P-C) Zoning District; and
- Approve the Final Report.

EXECUTIVE SUMMARY

The 2014 Clovis General Plan approved an action item to refresh the Central Clovis Specific Plan that was initially adopted in 1983. With a financial assistance from a Proposition 84 grant by the State of California, staff was able to design and develop the draft 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning Overlay District through the guidance of the appointed advisory committee and public comments.

BACKGROUND

The Planning Commission and City Council received two (2) update reports at important stages of the Central Clovis Specific Plan Update process.

On April 13, 2015, the Planning Commission and City Council received a progress report outlining the proposed draft goals for the 2016 Central Clovis Specific Plan. Additionally, staff provided a list of opportunities, constraints, strengths, and weaknesses developed through a design charrette session.

On January 19, 2016, the Planning Commission and City Council received a summary report and voting results from two (2) community workshops conducted at Clark Intermediate School on November 12, 2015 and December 3, 2015. Furthermore, staff presented draft action items and design charrette results from a Fresno State workshop.

On August 25, 2016, the Clovis Planning Commission considered the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Overlay Zoning District and received additional public comments on the proposed specific plan update.

PROPOSAL AND ANALYSIS

Through the 2014 Clovis General Plan update, the City identified its 1983 Central Clovis Specific Plan as a focus area for more detailed study and analysis. The Specific Plan holds in its center the City's Old Town, the community's primary social and cultural heart, and older, economically disadvantaged neighborhoods within the project area.

The 2016 Central Clovis Specific Plan Update seeks to build upon the existing 1983 Central Clovis Specific Plan and to refine and update the community vision to guide the future growth and development of Old Town for the next 20 years.

The final draft plan includes updated goals and action items, which support the General Plan community values and guiding principles. Additionally, the plan identifies opportunities for improvements and physical constraints within the plan area.

The plan discusses the establishment of the Parking and Business Improvement Area (PBIA) and the important role of the Business Organization of Old Town (BOOT) in promoting the Old Town area.

The community design development standards establish a specific vision for gateways, circulation, street sections, and active transportation, which includes trail sections and pedestrian/ bicycle facilities.

Furthermore, the draft plan identifies twelve (12) Planning Areas (PAs) within the boundaries of the specific plan with unique land use development standards and an overview of existing parks, open space and public places.

The approval of the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Overlay Zoning District will establish action items necessary for the implementation of the policies and goals of the plan.

Planning Commission Comments

The Planning Commission considered this Project on Thursday, August 25, 2016. The Commission approved Rezone R2016-13 with a vote of 5-0-0.

The public comments received during the public hearing portion of the meeting were related to landscaping and traffic impacts to area neighborhoods.

The Commission discussed a possible site for additional parking, traffic improvements and design standards for the Pedestrian Residential Planning Area (PA7).

Consistency with General Plan Goals and Policies

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

Goal 1: The quality of buildings and neighborhoods within the older parts of Clovis is in the same class as the quality of those in recently developed areas.

Policy 1.1 Long term plans. Establish and implement long term plans for areas identified on Figure LU-5 as older areas that may not be on par with recently developed areas.

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

Policy 1.3 **Priority for public investments.** Assign a high priority to public investments (infrastructure, services, facilities, and open space) in areas identified in Figure LU-5.

Goal 2: A thriving Old Town continues to be the authentic heart of the community.

Policy 2.1 **Primary location for celebrations.** Designate Old Town as the primary location for major public celebrations.

Policy 2.2 **Diverse businesses and activities.** Encourage a diverse range of businesses and activities in Old Town, including businesses that operate in daytime and evening hours.

Policy 2.3 **Walkability and human scale.** Maintain the walkability of Old Town and expand the human-scale building form and pedestrian orientation to areas south of Fifth Street (specifically, this means attached buildings fronting onto the right-of-way instead of on-site parking).

Policy 2.4 **Public spaces.** Create and maintain public spaces in Old Town.

Policy 2.5 **Independent retailers.** Encourage independent retailers that complement the authenticity of Old Town.

Policy 2.6 **Regional destination.** Promote and market Old Town as a regional destination.

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 5.3 **Innovative housing.** Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.

Policy 5.4 **Transit oriented development.** Encourage the provision of retail and employment opportunities in areas served by transit, recognizing the needs of the transit-dependent population.

Policy 5.5 **Jobs for residents.** Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.

Policy 5.6 Workforce housing. Encourage the development of workforce housing that serves the needs of those working in Clovis.

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.2 Smart growth. The city is committed to the following smart growth goals.

- A. Create a range of housing opportunities and choices
- B. Create walkable neighborhoods
- C. Encourage community and stakeholder collaboration
- D. Foster distinctive, attractive communities with a strong sense of place
- E. Make development decisions predictable, fair, and cost-effective
- F. Mix land uses
- G. Preserve open space, farmland, natural beauty, and critical environmental areas
- H. Provide a variety of transportation choices
- I. Strengthen and direct development toward existing communities
- J. Take advantage of compact building design
- K. Enhance the economic vitality of the region
- L. Support actions that encourage environmental resource management

California Environmental Quality Act (CEQA)

The Project is in substantial conformance with the environmental impact report performed for the 2014 Clovis General Plan Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in The Business Journal on Wednesday, October 26, 2016.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Overlay Zoning District will establish the Clovis community vision of Old Town for the next 20 years. This plan seeks to build upon the successes and accomplishments of former efforts and reinforce the importance of the Central Clovis area.

Planning Commission and staff therefore recommend approval of Rezone R2016-13.

ACTIONS FOLLOWING APPROVAL


The second reading of the Rezone Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

NOTICE OF HEARING

Property Owners within Project Area notified: 1,369

Prepared by: George González, MPA, Associate Planner

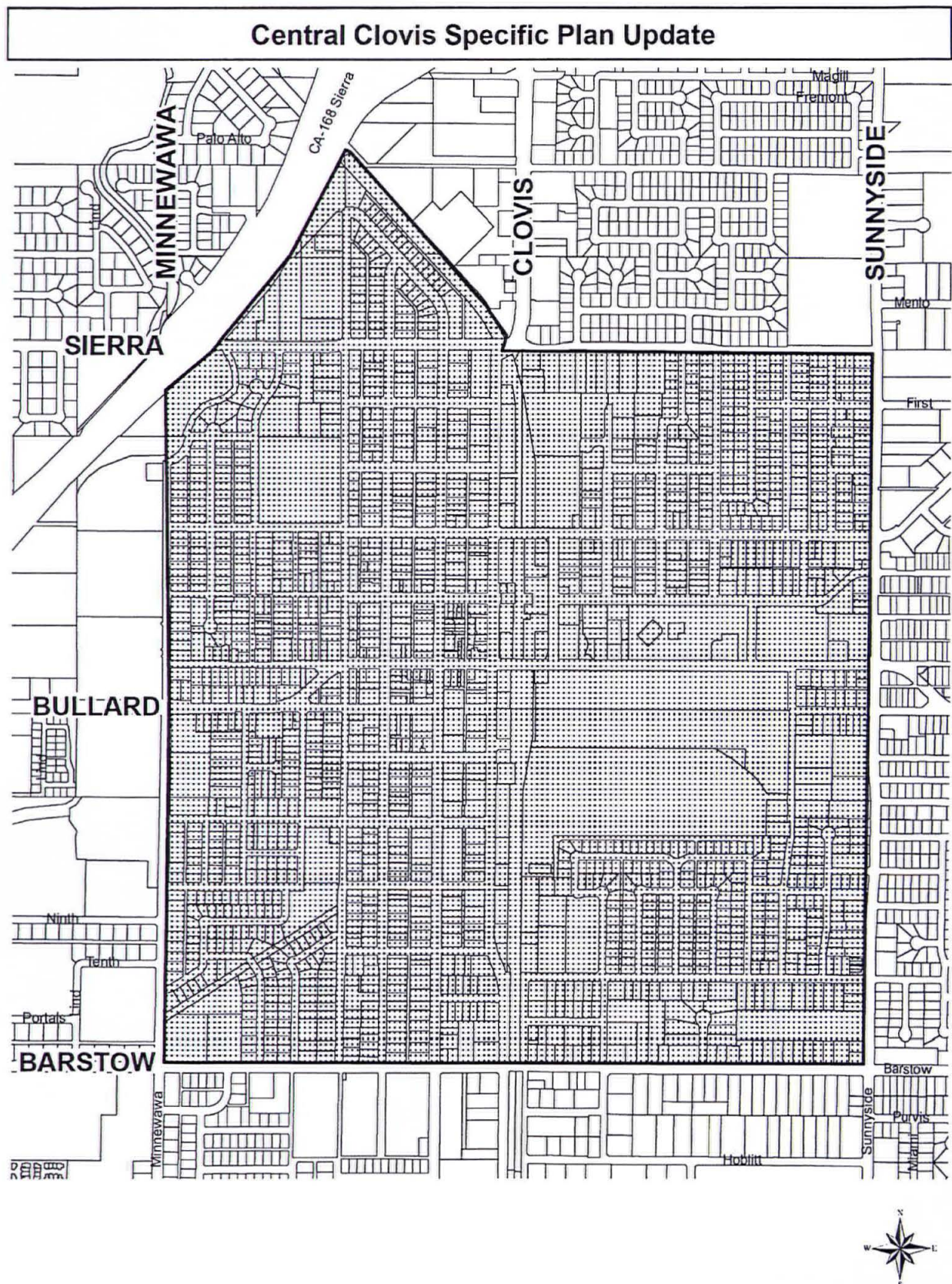
Submitted by:


Bryan Araki
City Planner


Dwight Kroll, AICP
Director of Planning and
Development Services

J:\Planning Projects\MISC CC 2016\CC 11-7-16\Central Clovis Specific Plan\PDS - CC Staff Report Central Clovis Specific Plan Update.doc

**FIGURE 1
PROJECT LOCATION MAP**



ORDINANCE & RESOLUTION

ATTACHMENT 1

**DRAFT
ORDINANCE 16-__**

AN ORDINANCE AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTIONS 9.08.020 AND 9.86.010 OF THE CLOVIS MUNICIPAL CODE TO RECLASSIFY LAND GENERALLY BOUNDED BY SUNNYSIDE AVENUE TO THE EAST, BARSTOW AVENUE TO THE SOUTH, MINNEWAWA AVENUE TO THE WEST, AND STATE ROUTE 168 AND THE OLD TOWN TRAIL TO THE NORTH AND CONFIRMING ENVIRONMENTAL FINDINGS

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, has applied for a Rezone R2016-13; and

WHEREAS, this is a request to approve a Master Plan Community (M-P-C) Overlay Zoning District for property generally bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north, in the City of Clovis, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on August 25, 2016, to consider the Project Approval, at which time interested persons were given opportunity to comment on the Project; and

WHEREAS, the Planning Commission recommended that the Council approve the Master Plan Community (M-P-C) Overlay Zoning District (Rezone R2016-13); and

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

WHEREAS, the City published Notice of a City Council Public Hearing for November 7, 2016, to consider Rezone R2016-13. A copy of the Notice was delivered to residents and property owners within the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on November 7, 2016, to consider the approval of Rezone R2016-13; and

WHEREAS, on November 7, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to Rezone R2016-13, which are maintained at the offices of the City of Clovis Planning and Development Services Department; and

WHEREAS, the City Council has evaluated and considered all comments, written and oral, received from persons who reviewed Rezone R2016-13, or otherwise commented on the Project; and

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

SECTION 1: FINDINGS. The Council finds as follows:

1. That the recitals set forth herein are true and correct.

2. General Plan Consistency Finding. That the rezoning is consistent with the General Plan of the City of Clovis.
3. Zoning Ordinance Consistency Finding. That the rezoning is in keeping with the intent and purpose of the Zoning Ordinance and is compatible with surrounding properties.
4. CEQA Finding. That the Project is in substantial conformance with the environmental impact report performed for the 2014 Clovis General Plan Update.

SECTION 2: The Official Map of the City is amended in accordance with Sections 9.8.020 and 9.86.010 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

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

The property so reclassified is bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north in the City of Clovis, California, and is more particularly described as shown in "Exhibit One."

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

SECTION 4: The record of proceedings is contained in the Planning and Development Services Department, located at 1033 Fifth Street, Clovis, California 93612, and the custodian of record is the City Planner.

APPROVED: November 7, 2016

Mayor

City Clerk

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on November 7, 2016, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

City Clerk

**DRAFT
RESOLUTION 16-____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE 2016
CENTRAL CLOVIS SPECIFIC PLAN AND FINAL REPORT FOR PROPERTY GENERALLY
BOUNDED BY SUNNYSIDE AVENUE TO THE EAST, BARSTOW AVENUE TO THE SOUTH,
MINNEWAWA AVENUE TO THE WEST, AND STATE ROUTE 168 AND THE OLD TOWN TRAIL TO
THE NORTH**

WHEREAS, City of Clovis, 1033 Fifth Street, Clovis, CA 93612, has prepared the 2016 Central Clovis Specific Plan and Final Report; and

WHEREAS, the City prepared an update to the 1983 Central Clovis Specific Plan and Final Report for property generally bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north, in the City of Clovis, County of Fresno, California; and

WHEREAS, on August 25, 2016, the Planning Commission considered the 2016 Central Clovis Specific Plan; and

WHEREAS, the Planning Commission voted to recommend approval of the 2016 Central Clovis Specific Plan, to the City Council; and

WHEREAS, the City published a Notice of the City Council Public Hearing for November 7, 2016, to consider the 2016 Central Clovis Specific Plan and Final Report, in The Business Journal; and

WHEREAS, a public notice was sent out to property owners within the project boundaries ten days prior to said hearing; and

WHEREAS, on November 7, 2016, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to the 2016 Central Clovis Specific Plan and Final Report, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, the Council, has reviewed and considered the staff report and all written materials submitted in connection with the request and hearing and considering the testimony presented during the public hearing; and

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council does approve the 2016 Central Clovis Specific Plan (Exhibit "B").
2. That the City Council does approve the Final Report (Exhibit "C").
3. The proposed 2016 Central Clovis Specific Plan and Final Report are in substantial conformance with the environmental impact report performed for the 2014 Clovis General Plan Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project,

therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council held on November 7, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: November 7, 2016

Mayor

City Clerk

PLANNING COMMISSION MINUTES

ATTACHMENT 2

CLOVIS PLANNING COMMISSION MINUTES
August 25, 2016

A regular meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Mouanoutoua in the Clovis Council Chamber.

Flag salute led by Chair Mouanoutoua

Present: Commissioners Hatcher, Hinkle, Kallsen, Pawlowski, Chair Mouanoutoua

Absent: None

Staff: Dwight Kroll, Director of Planning and Development Services
Bryan Araki, City Planner
Orlando Ramirez, Senior Planner
George Gonzalez, Associate Planner
Sean Smith, Associate Civil Engineer

MINUTES

The Commission approved the July 26, 2016, minutes with modifications per staff recommendation by a vote of 5-0.

COMMISSION SECRETARY

Reminded Commission of a special meeting on September 15, 2015, Introduced Orlando Ramirez as Senior Planner and Lily Cha as Assistant Planner.

PLANNING COMMISSION MEMBERS

None.

COMMUNICATIONS AND REFERRALS

None

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

1. Consider Approval, **Res. 16-41**, A request to consider the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning District for property generally bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west, and State Route 168 and the Old Town Trail to the north.

Associate Planner, George Gonzalez and Planning and Development Services Director, Dwight Kroll, recognized the members of the Central Clovis Specific Plan Committee and presented the staff report for the Project and provided an overview of the Plan.

At this point the Chair opened the to the public.

Arakel Arisian, Chair of the Central Clovis Specific Plan Committee spoke in favor.

Alma Antuna, Vice-Chair of the Central Clovis Specific Plan Committee, spoke in favor.

Amy Penny, 126 Dewitt Avenue, spoke in favor and asked staff to consider landscape replacement along Dewitt Avenue, and traffic impacts to Dewitt Avenue.

Irene Seely, 451 Fifth Street, spoke in favor.

At this point the Chair Pro Tem closed the public portion.

Commissioner Hinkle asked staff to consider items including vacant lots as parking lots, a four-way stop at Pollasky Avenue and Eighth Street, and decorative treatment along the sides of the Tiny Streets.

Commissioner Kallsen asked staff about education of the Sharrow (Shared Bike/Car) Lanes.

Commissioner Hatcher expressed her interest in the Rodeo entrance aligning with Seventh Street.

Chair Mouanoutoua thanked the Committee and staff.

At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Kallsen to approve a Resolution approving the central Clovis Specific Plan and Master Plan Overlay per staff's recommendation. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 7:38 p.m. until the next regular Planning Commission meeting of September 15, 2016.

CENTRAL CLOVIS SPECIFIC PLAN



CITY OF CLOVIS 2016

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Central Clovis Specific Plan Acknowledgements

Central Clovis Advisory Committee

Arakel Arisian, Chair
Alma Antuna, Vice Chair
Nina Acosta
Anthony Alcocer
John Bland
Joan Daggett
Julie Glenn
DeAnn Hailey
Jeni-Ann Kren
Grant Rabenn
Greg Sassano
Richard Snow
Chad Staebler
Mark Wall
Gordon Yamanaka

City Council

Nathan Magsig, Mayor
Bob Whalen, Mayor Pro Tem
Harry Armstrong
Lynne Ashbeck
Jose Flores

Planning Commission

Vongsavanh Mouanoutoua, Chair
Amy Hatcher
Paul Hinkle
Pam Kallsen
Michael Pawlowski

Staff

Dwight Kroll AICP, Director of Planning & Development Services
Bryan Araki, City Planner
George Gonzalez, Associate Planner
Orlando Ramirez, Senior Planner
Lily Cha, Assistant Planner
Stephanie Andersen, GIS Specialist
Mike Harrison, Interim City Engineer
Shawn Miller, Business Development Manager

The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council.
This plan was prepared by the City of Clovis Planning and Development Services staff. Illustrations by Dwight Kroll.

Disclaimer:

The statements and conclusions of this report are those of the Grantee and/or Subcontractor and not necessarily those of the Strategic Growth Council or of the Department of Conservation, or its employees. The Strategic Growth Council and the Department of Conservation make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.



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CENTRAL CLOVIS SPECIFIC PLAN



INTRODUCTION



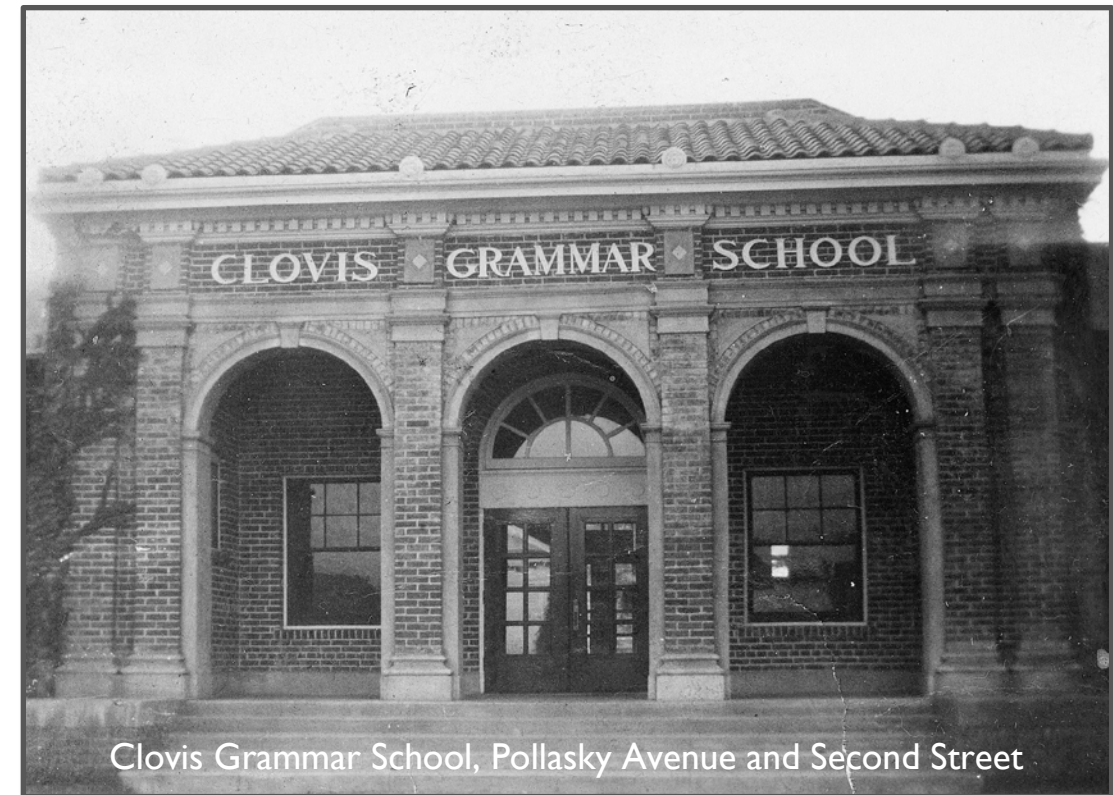


Introduction

Central Clovis is the area that sparked the creation of this successful and well-loved community. Settled in the latter part of the 1800's Clovis began with dry land wheat farming and 20 acre homestead parcels in colonies made possible by irrigation water. Among Clovis Cole's first purchases in 1873 were roughly 480 acres in what is now Central Clovis. His holdings eventually reached 40,000 acres. In 1890 the Pineridge Flume and Irrigation Company set out to build a 42-mile flume to bring lumber from the Sierra Nevada. The flume was completed in 1894. Clovis was rightly said to be a 'lumber town'. At the same time, and aided by land from Clovis Cole, the San Joaquin Railroad was constructed to move wheat, lumber and other goods to and from the growing community. In 1892 local businessmen hired surveyor Inyroot Trilman to lay out a land map for the community. The population grew from about 500 people in 1905 to around 1,000 by 1911. The community incorporated on February 27, 1912. Clovis became 'a way of life' and a new sense of community enveloped the area. That sense of community has held strong for more than 100 years. The first half-century of the city's growth was defined by agriculture and the resources of the nearby Sierra Nevada, to which Clovis become a gateway. The second half-century of growth was inspired by the new Fresno State campus and the unification of local school districts. Quality education and excellent government services made it a desirable place for families and has been an impetus for the city's continued growth. From early pioneers to residents today, Clovis is a community of enduring stories and bold vision.

As with many communities throughout California, the central core can be susceptible to decline and decay as newer and attractive portions of the City are built. This was the case with Central Clovis until in the early 1980's. Efforts were made to revitalize and re-establish the Central Clovis area as the heart of the community. The 1983 Central Clovis Specific Plan, in conjunction with the establishment of a redevelopment agency, began the successful efforts to reinvigorate this area.

This plan seeks to build upon the successes and accomplishments of former efforts by continuing to celebrate the unique and treasured facets of Old Town and to reinforce the importance of the Central Clovis Area.



Clovis Grammar School, Pollasky Avenue and Second Street



Clovis Fire Station #1 based upon Clovis Grammar School 2009





Vision and Intent

Vision

The Central Clovis Specific Plan encompasses and embraces the historic heart of the Clovis Community. This area is comprised of a unique and broad variety of land uses that exemplify the character and values shared throughout the City. Incorporated in 1912, the one square mile of the original City has sparked the creation of a community of over 100,000 residents. Over the years it has flexed to accommodate historic events and cultural changes, has accommodated new citizens and new technologies, has weathered and rebounded from economic difficulties and yet has consistently served as the heart of Clovis.

This plan seeks to recognize, celebrate and preserve the unique culture and history of the central Clovis area while building upon the successes achieved over the past 100 years. It also seeks to embrace the vision of the 2014 General Plan Update; *“A City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes”*.

Intent

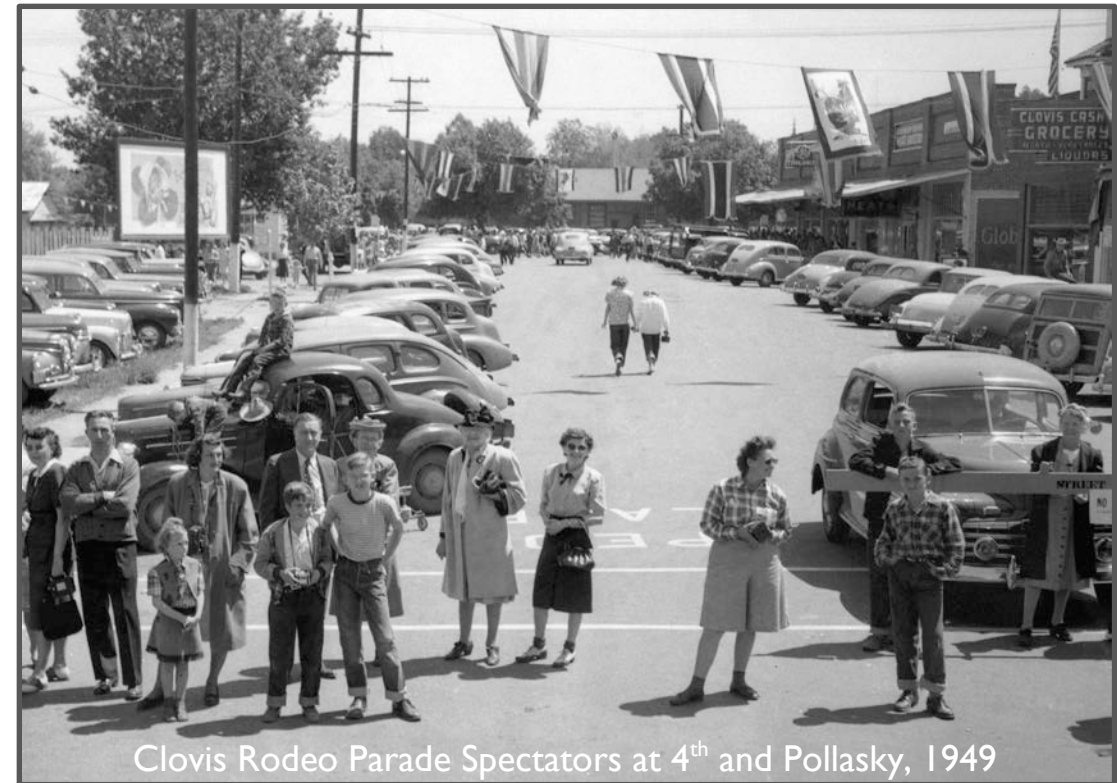
This plan is intended to implement the *Vision, Values, Guiding Principles, Goals and Policies* of the Clovis General Plan Update of 2014. As well it is intended to provide specific guidance in land use and the design of public and private improvements within the plan area to substantiate its importance as the “hub” of the Clovis community. It is intended to inform citizens, property owners, project designers and applicants of the community’s expectations and preferences for the quality and character of development as well as serving as the foundation for the City staff review and Planning Commission and City Council consideration of projects.

This document will function in two ways:

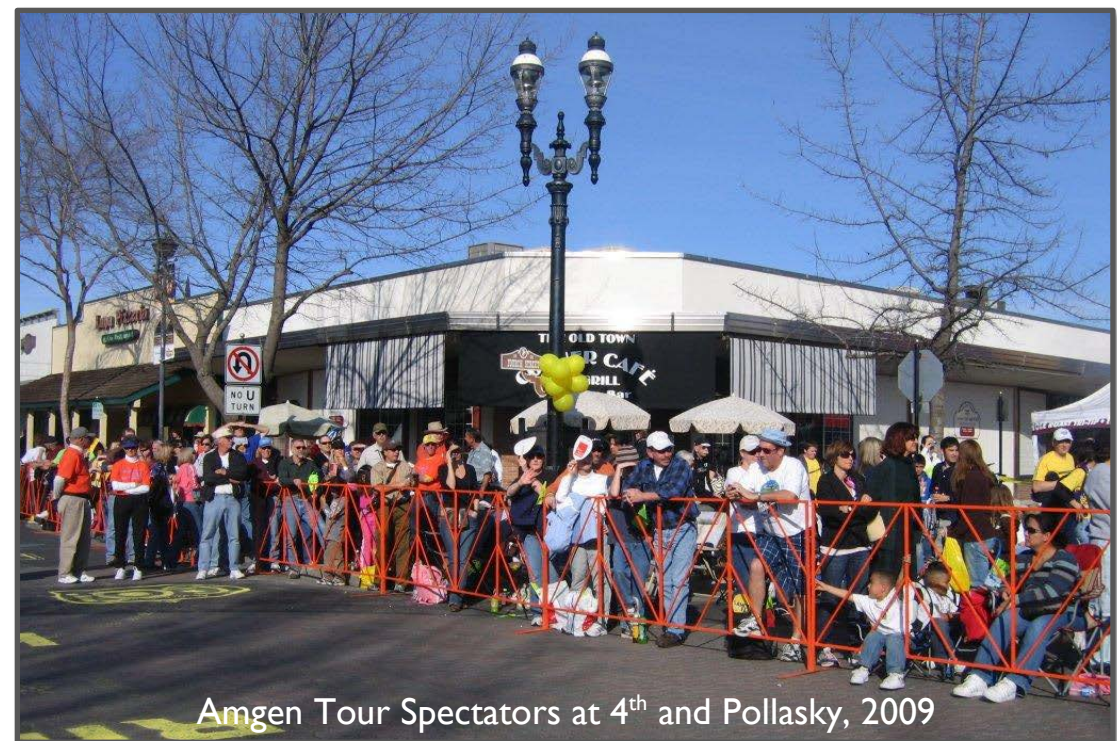
- ❖ The officially adopted Master Planned Community (MPC) Zoning District; and
- ❖ The official development standards.

This plan also:

- ❖ Identifies acceptable and desirable land uses
- ❖ Sets forth an overall theme and quality for Central Clovis
- ❖ Illustrates and directs the intended architectural, landscape and site elements
- ❖ Provides criteria and examples of expected design qualities and treatments
- ❖ Refines and implements the Goals and Objectives of the Clovis General Plan.



Clovis Rodeo Parade Spectators at 4th and Pollasky, 1949



Amgen Tour Spectators at 4th and Pollasky, 2009





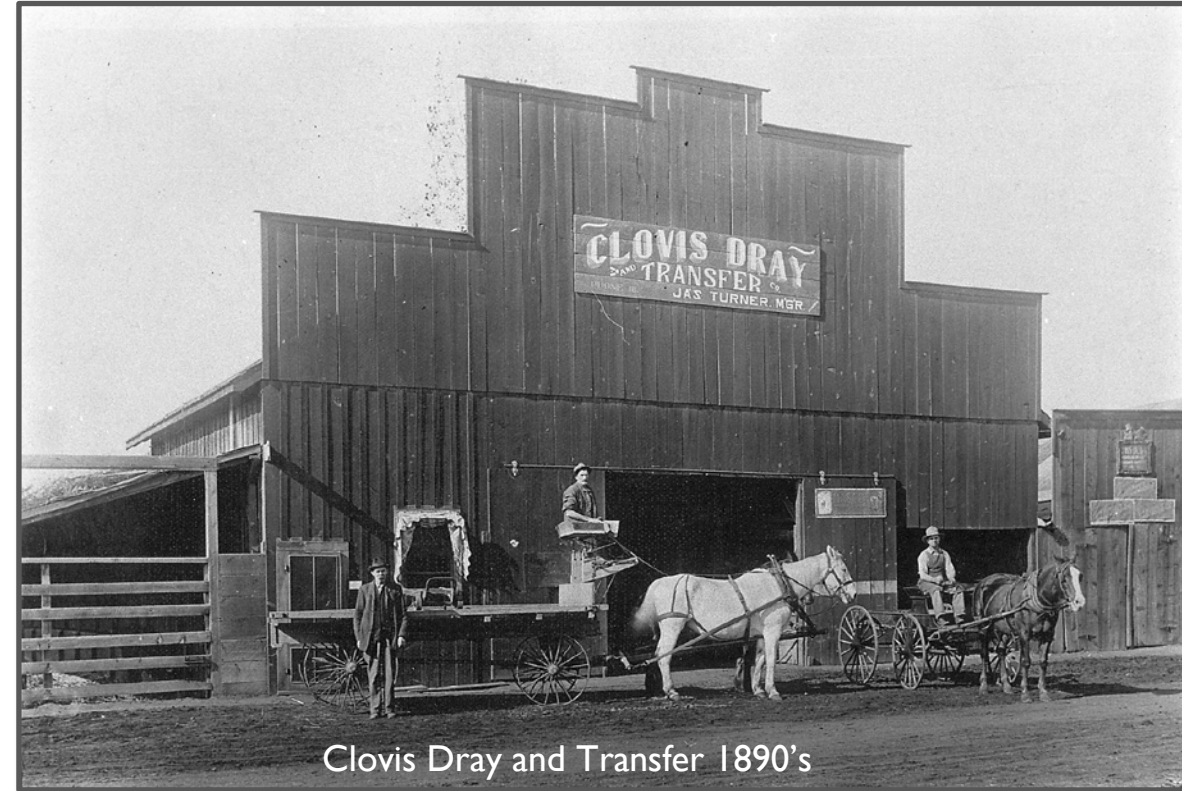
General Plan Community Values and Guiding Principles

One word symbolizes Clovis of the past, present and future more than any other: FAMILY—not only the conventional definition, but all of the individuals and households who make Clovis their home or work place. In other words: The Clovis Community Family.

The physical place called Clovis will continue to reflect the central value of The Community Family as it moves through this century. The Vision for Clovis is the building block of our neighborhoods, schools, and civic institutions and provides the motivation for everything the City and its leaders do jointly to shape the future.

The Clovis Community Family idea embraces the following guiding principles:

- ❖ **Small Town Character** Preserve the authenticity of Old Town and plan new development that creates a sense of community and place.
- ❖ **Education** Support access to superior lifelong education for all Clovis residents.
- ❖ **Long-term Governance** Create a sustainable community through incorporating long-term thinking into short-term decision-making.
- ❖ **Lifecycle Community** Create housing, employment, and lifestyle opportunities for all ages and incomes of residents.
- ❖ **Social Capital** Strengthen social networks that create pride and a commitment to action within the Clovis community.
- ❖ **Public Parks, Open Space & Trails** Use and design public open space resources for trails, parks, and recreation where people live, work, and play.
- ❖ **Natural Resources** Foster stewardship as a primary means of conserving and enhancing natural resources, and promoting connections to the Sierra.
- ❖ **Economic Prosperity** Foster economic growth.
- ❖ **Regional Engagement** Support regional efforts to work interconnectedly to improve the economy and the quality of life in the San Joaquin Valley.



Clovis Dray and Transfer 1890's



Clovis Rodeo Parade 1940's





Specific Plan Goals and Action Items

A thriving local economy enriched with successful businesses.

- ❖ Study and identify compatible retailers and services that can provide value for specific downtown districts.
- ❖ Facilitate a permit process for outdoor/sidewalk dining.
- ❖ Study and identify strategies for encouraging expanded evening hours of activity.
- ❖ Promote Old Town as a bicycle and pedestrian environment that is easily accessible from metropolitan area trails.
- ❖ Consider incentives to encourage quality business, mixed use and residential development.

A pedestrian and bicycle friendly downtown that connects to regional assets and all transportation modes.

- ❖ Study opportunities for “road diets” allowing for greater pedestrian and bicycle usage.
- ❖ Study opportunities, strategies and best practices for pedestrian access across Clovis Avenue.
- ❖ Encourage and identify areas for bicycle parking and bicyclist facilities throughout the Old Town area.
- ❖ Develop a pedestrian and bicycle oriented wayfinding program for Old Town that also identifies the location of area parking facilities.
- ❖ Encourage community events that celebrate pedestrians, bicyclists and those with disabilities.

An entertainment, art and cultural center for the region that preserves, promotes and celebrates the historic heritage of Clovis.

- ❖ Promote both public and private venues for local artists and poets.
- ❖ Include performing arts as an event in Old Town.
- ❖ Encourage events that celebrate the cultural diversity of the metropolitan area.
- ❖ Catalog area auditoriums, lecture halls and other venues in the Old Town vicinity and integrate their use with Old Town events.
- ❖ Connect Old Town to the Fresno State events center, the Fresno airport, area hotels and outlying events through a bus/shuttle service.

A place with distinctive gateways and thematic elements.

- ❖ Design distinctive tree and landscape pallets for significant streets in Old Town.
- ❖ Visually delineate the original city boundaries of Clovis.
- ❖ Identify gateway points and develop thematic elements which identify one’s arrival and departure in Old Town.
- ❖ Provide distinctive way finding to Old Town from State Route 168.
- ❖ Develop distinct districts in Old Town through streetscape and architectural design as well as unique sets of land uses.

An authentic heart of the Clovis Community that offers employment, housing and lifestyle opportunities for all ages and incomes.

- ❖ Develop architectural guidelines for the various districts in Old Town that celebrate the authentic character of the community.
- ❖ Facilitate a variety of housing opportunities to serve the needs of the spectrum of community residents.
- ❖ Consider opportunities for new residential development and the development of underutilized properties.
- ❖ Incorporate safety services as an authentic function in Old Town.



Community Outreach, November 2015





Site Description and Analysis

Project Location

The Central Clovis Specific Plan envelopes the original one square mile that was incorporated in 1912 as the City of Clovis. The site is both physically and symbolically considered to be the heart of the present day Clovis community and is recognized throughout the region as “Old Town Clovis”. Clovis is historically known as the “Gateway to the Sierras” symbolized by the grammatically incorrect but well-loved sign that is suspended over Clovis Avenue in Old Town.

The City of Clovis lies in the center of California’s San Joaquin Valley and within the Clovis/Fresno Metropolitan Area which has a population of over 600,000.

The Central Clovis Specific Plan is bounded by Sunnyside Avenue to the east, Barstow Avenue to the south, Minnewawa Avenue to the west and State Route 168 and the Old Town Trail to the north.

Existing Conditions, Land Use and Development

The Central Clovis Specific Plan area contains a broad variety of existing land uses and is nearly 100% developed. As the original incorporated area of the City of Clovis, a full spectrum of land uses were developed including commercial, service, industrial and a variety of existing housing types. Initial development of this area began in the late 1800’s with the development of agricultural and lumber industries. Catalyzed by the expansion of the San Joaquin Valley Railroad in 1891, shops offering goods and services began to appear near the intersection of Clovis Avenue and Fifth Street. The area became a trading center for residents of the nearby agricultural areas. Development of educational and Civic facilities soon followed.

Substantial development of vacant land in the plan area continued through the 1960’s culminating with the improvement of “Countryside Estates”; a residential subdivision located near Sierra and Sunnyside Avenues. During the 1970’s, however, the City center began to decline as newer shopping and residential areas developed elsewhere in the metropolitan area. This produced a vacancy rate of nearly 40% by 1979 in the commercial core.

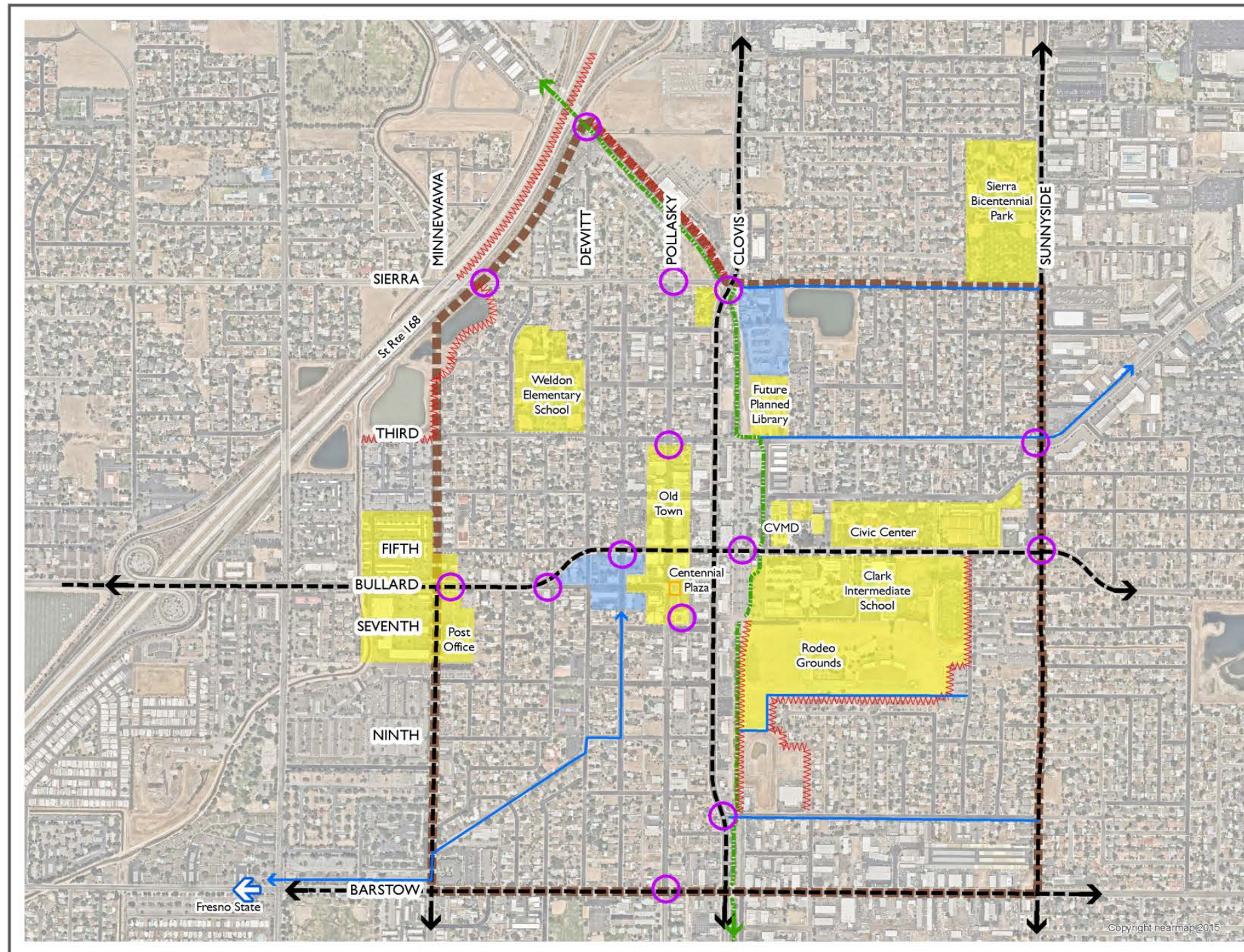
In the early 1980’s the Clovis Community Development Agency (redevelopment) was created and the Central Clovis Specific Plan was prepared and adopted in 1983. This effort has led to substantial reinvestment in the “Old Town” commercial core as well as surrounding neighborhoods. Today the area is once again the authentic vital heart of Clovis with a nearly 0% vacancy rate. The project site contains 676 acres.













Form, Image, Opportunities and Constraints

Various elements create the physical image of the plan area as well as define opportunities for improvement and physical constraints. These elements are outlined here and serve as the basis for the specific plan development.



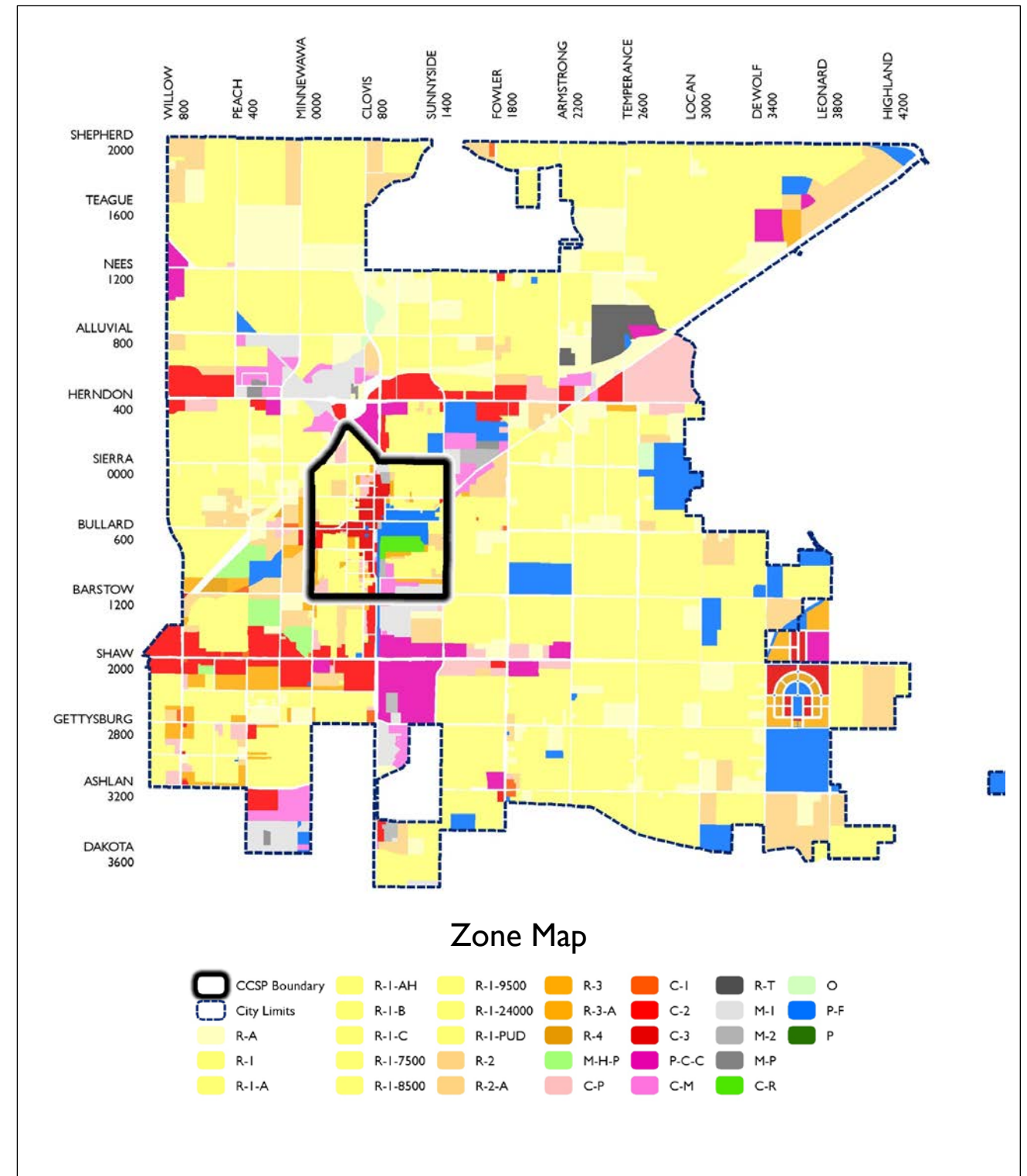
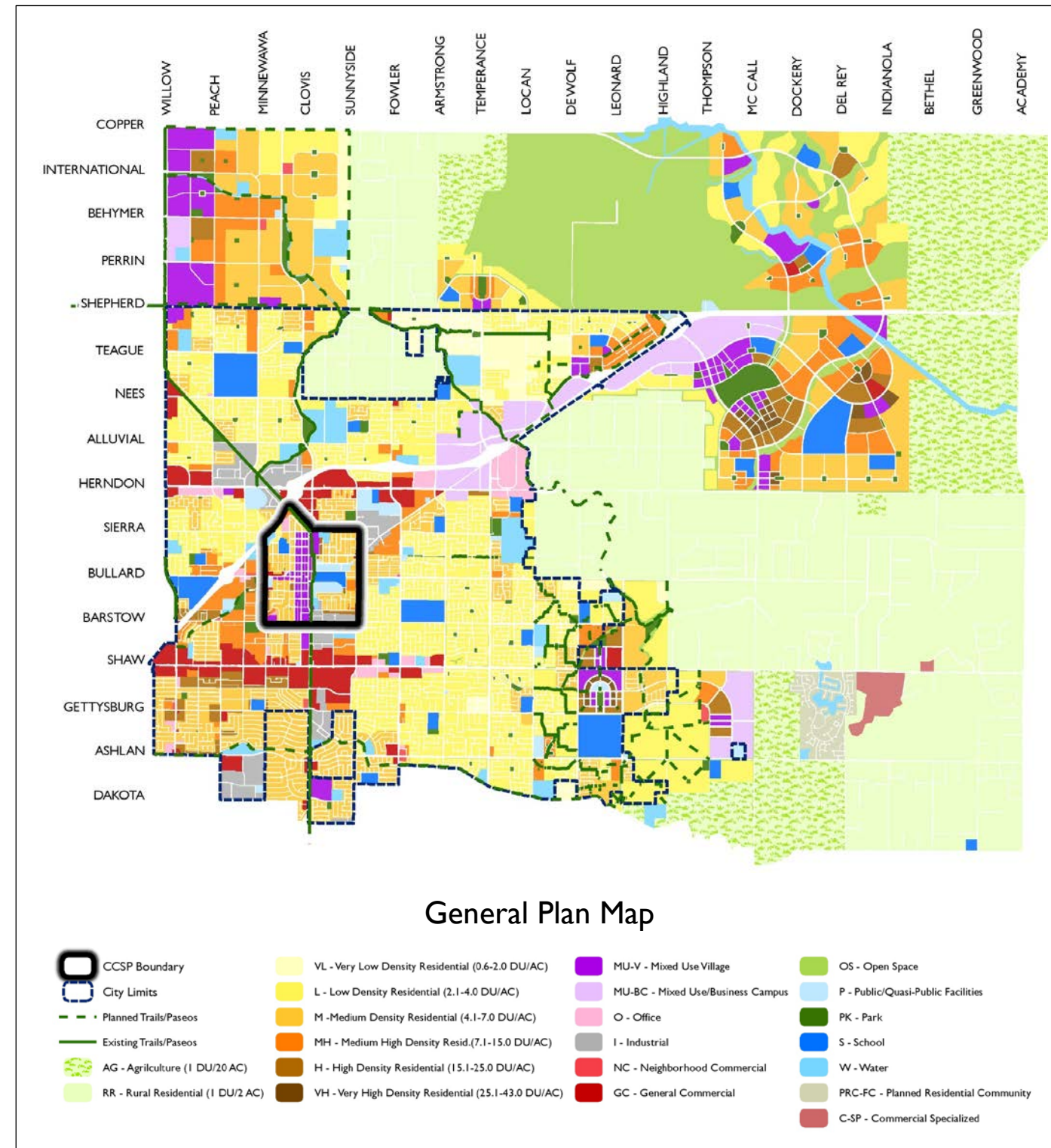
- 
Gateway
 Gateways are clear entryways into the design area. They mark a pathway and set the tone for the area being entered. Gateways carry the bulk of the people who see the downtown and are responsible for a lasting impression people have of the downtown.
- 
Edge Barrier
 Edges/Barriers represent strong linear changes in the physical environment, either built or natural, which create distinct boundaries for the area such as State Route 168 located along the northwest boundary of the project area. Because edges are strong elements, they should be used for a positive effect and not overlooked or avoided.
- 
Major Street
 Major Streets are basic parts of the transportation system serving the downtown area. Through their design these streets have the potential to carry traffic through the downtown efficiently, or to guide visitors to specific locations.
- 
Pedestrian Path
 Pedestrian/Bicycle Paths delineate areas exclusively designed and built for such use that also connect to the greater community.
- 
Opportunity Area

Opportunity Area
 Opportunity areas are locations that can be enhanced to integrate with and serve the Old Town area. Areas may be developable sites or locations where trails, bike lanes or other transportation enhancements can occur.
- 
Activity Generator
 Activity Generators are public or private land uses which tend to pull people into the planning area. The value of activity generators goes beyond their ability to bring people in; they are also instrumental in establishing an overall impression of the area. Examples of existing activity generators include the Rodeo Grounds, Clovis Veterans Memorial District and Clark Intermediate School.
- 
CCSP Boundary





Relationship to the General Plan

The Central Clovis Specific Plan refines and implements the General Plan. This plan provides specific guidance to land uses designated by the General Plan and adopts specific zoning standards for the plan area. Those areas not specifically identified as Planning Areas (PA's) shall utilize the Clovis General Plan for development guidance.



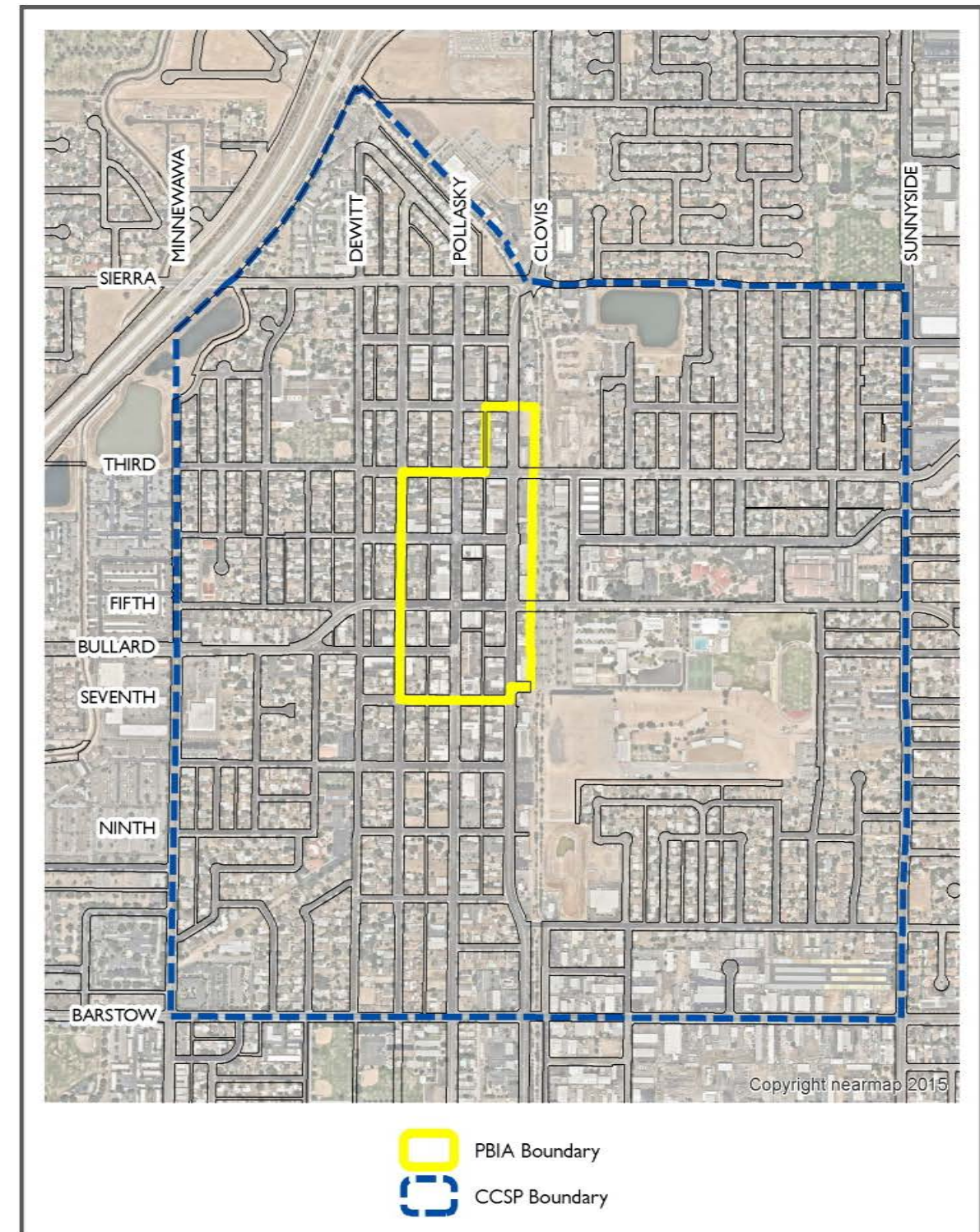
Parking and Business Improvement Area (PBIA) and The Business Organization of Old Town (BOOT)

Established in 1975, the PBIA is an assessment district for portions of “Old Town” that waives off-street parking requirements for individual businesses. Assessments contribute to the development, maintenance and parking enforcement of public parking facilities. Portions of assessment funding also support marketing efforts for this area and the Business Organization of Old Town (BOOT).

BOOT was formed in 1989 as a merchant’s organization with the goal of promoting the Old Town area. Boot has been pivotal in revitalization efforts by planning, promoting and managing the summertime Friday Farmer’s Markets, the National Pole Vaulting Championships, antique and collectable fairs, wine walks, sidewalk sales and a variety of other Old Town events.



L.W. Gibson Store 1902





Public Parking Facilities

Public parking is found throughout the Central Clovis Specific Plan area. Most land uses, with the exception of those developed within the Parking Business Improvement Area (PBIA), also provide on-site parking. The historic core of the plan area had generally developed prior to automobile use and thus made no provision for business related parking facilities, the PBIA was established in 1975 to assist in addressing automobile parking needs.

The City currently provides seven no fee public parking facilities in the central business district area containing a total of 837 off-street parking spaces. Additionally, the City provides approximately 510 no-fee on-street parking spaces within the PBIA. In conjunction with 535 privately developed spaces, 1,882 spaces are available.

The PBIA contains approximately 425,000 square feet of gross leasable area (GLA) and would require 2000 spaces to meet a standard commercial parking ratio of 4.7 stalls per 1000 square feet of GLA. Thus 118 parking stalls are needed. Parking facilities found at the Clovis Rodeo Grounds, Clark Intermediate School, Clovis Veterans Memorial District and Clovis Civic Center and not included in this parking count but assist in overflow demand on weekends and after business hours.

Parking Lot 1 is located within the block bounded by Clovis and Pollasky Avenues and Fourth and Fifth Streets and contains 68 spaces.

Parking Lot 2 is located within the block bounded by Pollasky, Bullard and Woodward Avenues and Fifth Street and contains 60 spaces.

Parking Lot 3 is located within the block bounded by Pollasky and Woodward Avenues and Fourth and Fifth Streets and contains 66 spaces.

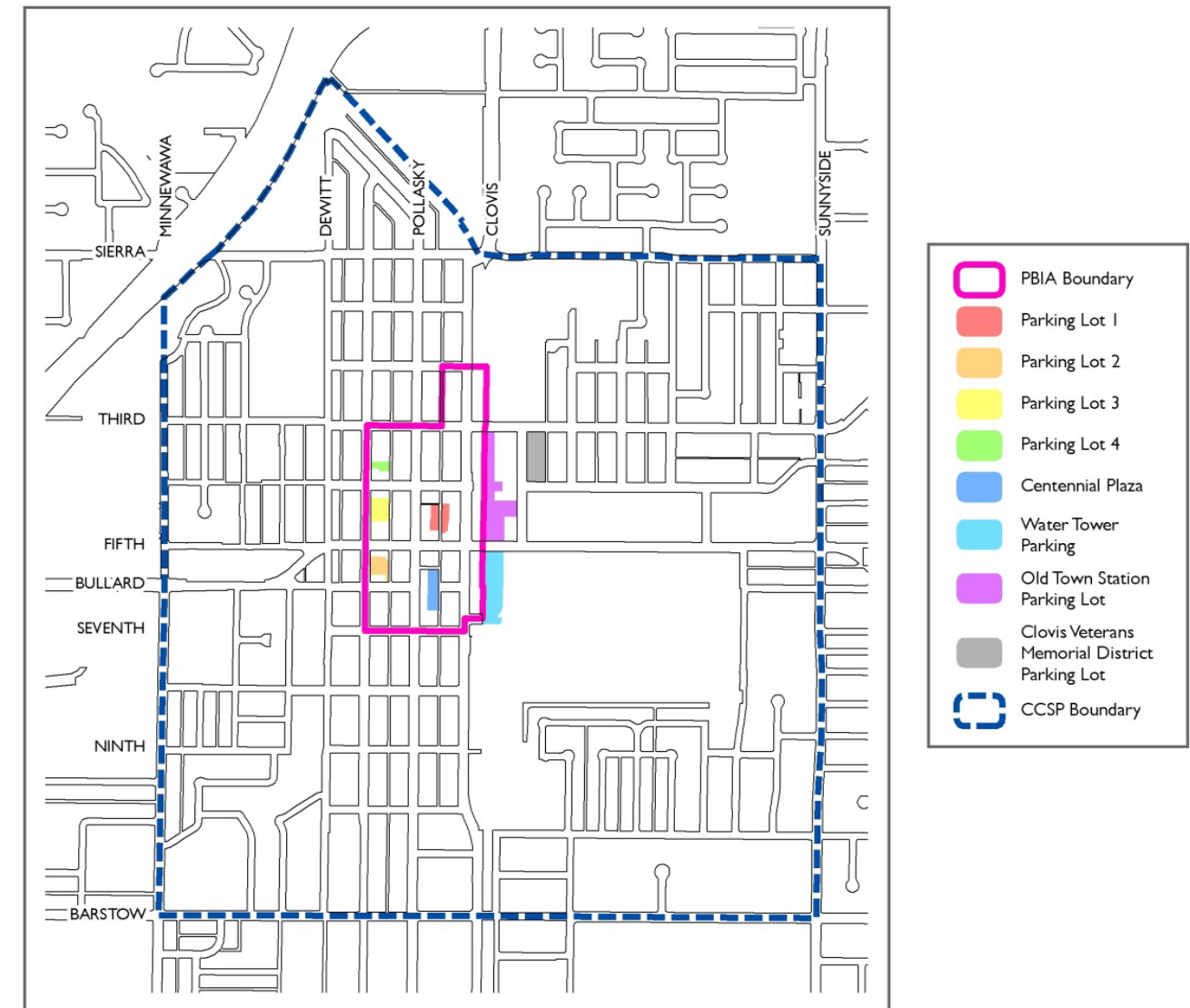
Parking Lot 4 is located north of Fourth Street and east of Woodward Avenue and contains 21 spaces.

Centennial Plaza is located on the east side of Pollasky Avenue between Fifth and Seventh Streets and contains 69 spaces.

Water Tower Parking Lot is located east of Clovis Avenue between Fifth Street and Rodeo Drive and contains 156 spaces.

Old Town Station Parking Lot is located west of Veterans Parkway between Third and Fifth Streets and contains 397 spaces.

Clovis Veterans Memorial District Parking Lot is located east of Veterans Parkway between Third and Fifth Streets and contains 140 spaces.





With the loss of redevelopment funding in California and limited financial resources available, the development of additional parking stalls or stalls within multi-floor structures is highly unlikely. Some permanent spaces might be developed through cooperative agreements between entities such as the Clovis Veterans Memorial District, Clovis Unified School District and the Clovis Rodeo Association. However, other measures may be appropriate.

- ❖ **Heighten public identification of existing parking facilities.** While adequate public parking spaces are available within a five minute walk to any property within the PBIA area, finding spaces and locating parking lots may be problematic, particularly to those visiting Old Town for the first time. Parking Maps, parking finder applications and improved parking lot signing can assist in identification efforts and should be considered as implementation measures.
- ❖ **Limit periodic on-street and off-street parking hours.** Old Town currently utilizes some parking time limitations both on-street and within parking lots. Expanded two to three hour limitations coupled with active parking enforcement can ensure that a parking space become “cycled” for efficiency throughout the day and discourages shop owners and employees from parking adjacent to their businesses and consuming spaces that could be utilized by customers and patrons.
- ❖ **Encourage the use of public and active transportation services and facilities.** Old Town Clovis is serviced by significant bicycle, trail and public transportation services and facilities. The Old Town Trail and substantial bicycle lanes and routes connect Old Town to the greater City as well as the metropolitan area. Class I, II and III facilities are found throughout the area as well as amenities including bicycle racks, bicycle service facilities, drinking fountains and restrooms. With recommendations being made under the Bicycle Circulation Plan (page 2.13) these facilities will be conveniently located throughout the area.
- ❖ **Encourage use of Public Transit.** Clovis Transit currently operates one route through the Old Town area. This route connects to three other City routes as well as a Fresno Area Express (FAX) route. A public transit center and hub are being planned as part of the “Landmark” district near the northeast corner of Third Street and Clovis Avenue. Being built in conjunction with a new Clovis Regional Library and City of Clovis Senior Center, this development will directly connect to all City bus routes as well as the potential for public transit to outlying acres such as Yosemite and Sequoia National Parks. This facility should reduce the need for parking by providing public transit access to a point within easy walking distance to uses in the PBIA area.



Northwest corner of Clovis Avenue and Fifth Street, circa 1935



CENTRAL CLOVIS SPECIFIC PLAN



Looking west on 5th Street from Front Street (Clovis Avenue).



COMMUNITY DESIGN DEVELOPMENT STANDARDS





Introduction

The Central Clovis Specific Plan area is the authentic heart of Clovis and contains facets of Clovis' first one hundred years of history. Along with its genuine building architecture, streetscapes also portray the depth of history found here.

Successful enhancement and development of this unique district requires visual cues that distinctly set this area apart from other portions of Clovis. It is important that visitors know when they are entering and exiting "Old Town" as well as helping them perceive where they are at when they have arrived. To a large part this is accomplished with the creation of thematic gateways and distinctive street themes.

Gateways

Gateways are marked by intensified landscape and hardscape treatment at an appropriate scale. These unique entrances are intended to establish a sense of place, arrival and departure. Two types of gateways are identified; Area and District Gateways.

Area Gateways are located at the periphery of the plan area and highlight the boundary of the historic core. These gateways are generally more automobile oriented although will contain some pedestrian scale amenities. Iconography such as the "lamppost" logos as well as monument features would be appropriately located here.

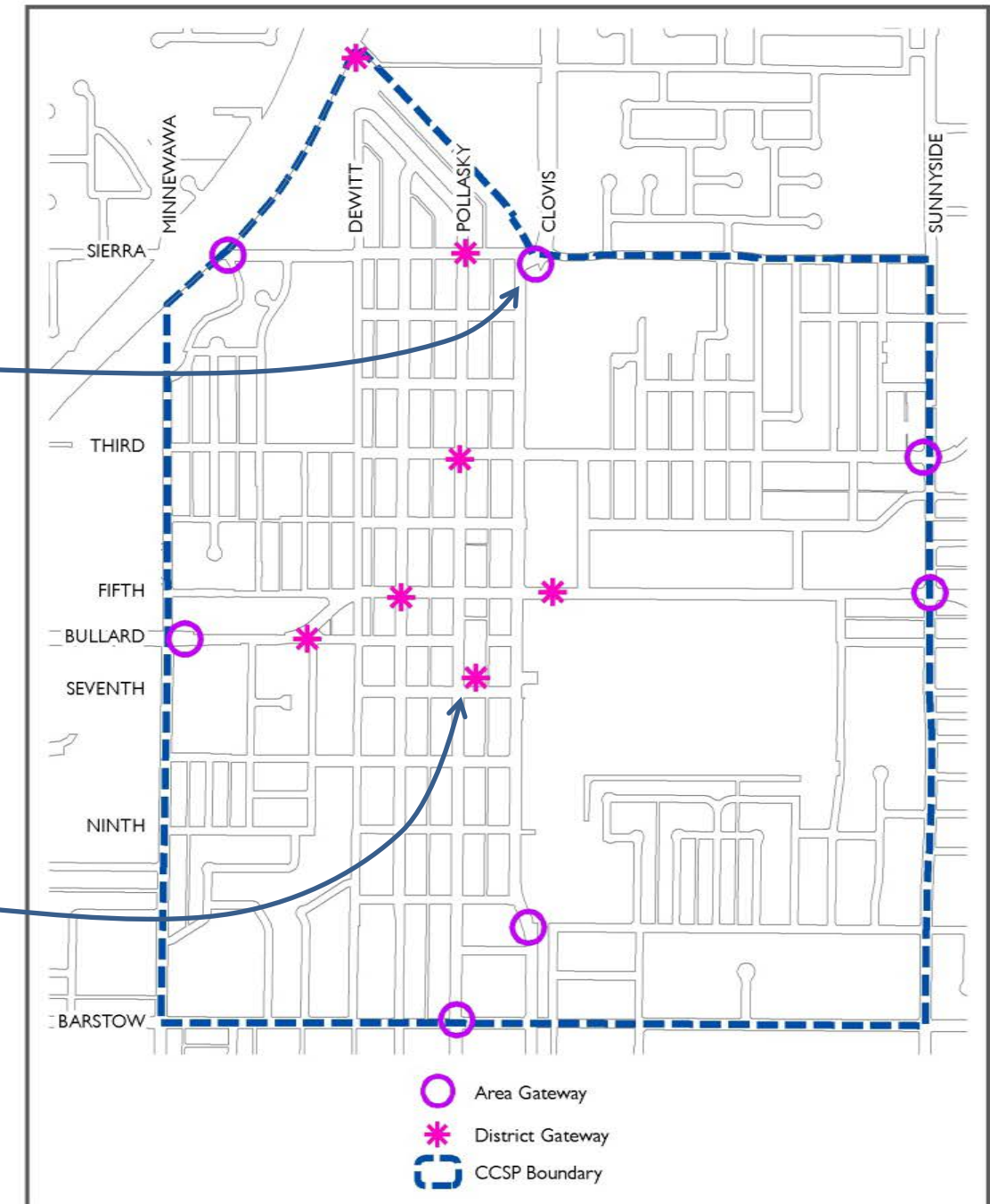
District Gateways help users understand what area of the plan they are entering and can include a combination of distinctive pedestrian scale amenities that can include lighting, landscaping and architectural form.



Area Gateway (Clovis & Sierra)



District Gateway (Pollasky & Seventh)





Gateways Examples

Many gateways currently serve their intended purpose by announcing the arrival and departure from the Central Clovis area. However several gateways could be transformed to meet specific purposes of the plan update.

An example of this is the area and district gateways on Bullard Avenue east of Minnewawa Avenue.

Today the area gateway at Minnewawa Avenue is poorly defined. There are no visual clues that inform the public that they are coming upon “Old Town” and that the circulation preference is changing from an automobile orientation to a more pedestrian and bicycle friendly environment. Consequently unique monumentation, the narrowing of streets, and a change in landscape palette can define the entry and establish driver expectations of “Old Town”. It can also inform drivers that more efficient through routes may be found elsewhere rather than traversing through “Old Town”. A key feature here would be to “mirror the existing Valley Oak with a complimentary Oak creating a landscape threshold into “Old Town.”

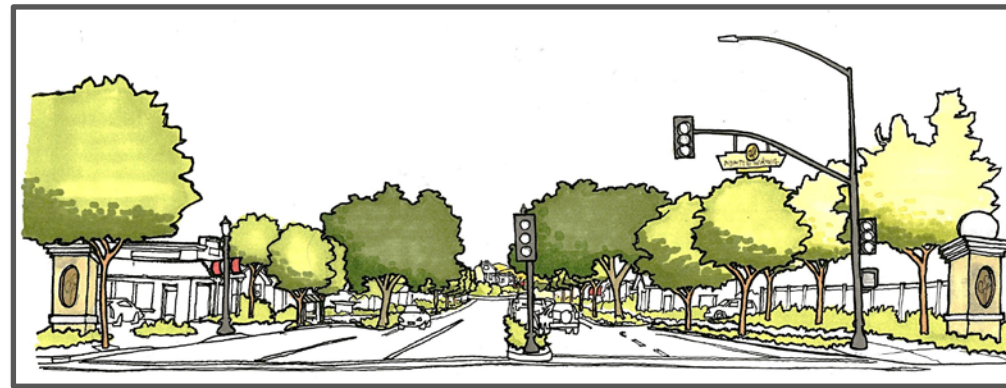
The district gateway found at the Bullard Avenue/Fifth Street “couplet” currently gives priority to vehicular traffic and diminishes the safety of bicyclists and pedestrians. A modification to this “couplet” could prioritize the pedestrian and bicycle use to the entertainment district found to the east while encouraging a slower vehicular flow.

All gateways in the Central Clovis area should be evaluated for their applicability in reinforcing the plan’s goals, policies and action items. Specific design development and approval will be required for each gateway.

Bullard/Minnewawa Area Gateway Concept



Before



After

- ❖ Narrow Bullard to two lanes of traffic with bike lanes and a center left turn lane.
- ❖ Create a landscape “threshold” by mirroring the existing Valley Oak with one on the north side of the street.
- ❖ Widen pedestrian ways and create a tree shaded canopy to improve the walking experience to shopping opportunities to the west.
- ❖ Introduce “Old Town” monumentation, thematic lighting and unique street signs west of Minnewawa Avenue.
- ❖ Underground utilities.

Bullard/Fifth Couplet District Gateway Concept



Before



After

- ❖ Change vehicular exit to a pedestrian and bicycle entrance to the “SoFi” (South of Fifth) District to the east.
- ❖ Allow for a low speed “T” shaped vehicular intersection.
- ❖ Introduce “Old Town” monumentation, thematic lighting and an entry feature.
- ❖ Underground utilities.

GATEWAYS





Circulation Plan

The circulation plan for the Central Clovis area is made up of a variety of street sections. These roadways are unique to the project area and are intended to enhance connectivity for pedestrians, bicycles and automobiles. They are also important for moving vehicle traffic through the community.

Additionally the design of streets, including streetscape furniture, landscape palettes, and sidewalk designs, is pivotal to creating the unique pedestrian environment found in the various districts.

Street Sections

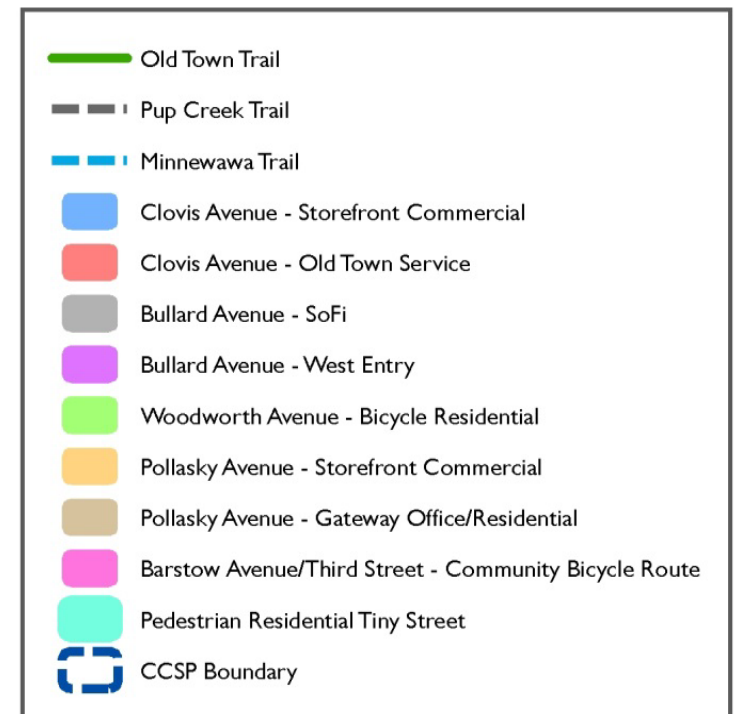
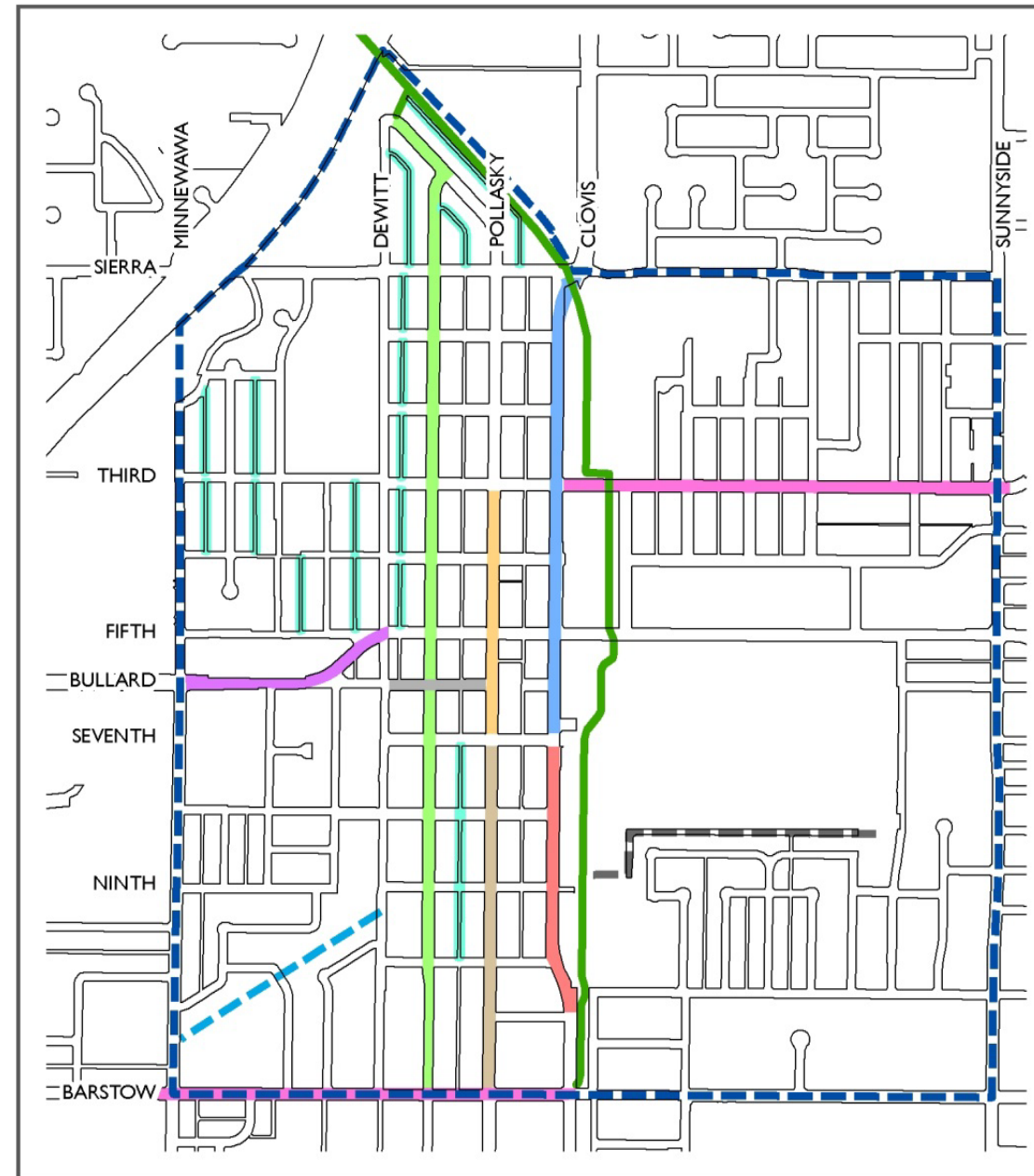
Street sections illustrate the format of various important streets in the plan area. These sections define the balance between vehicular travel ways and pedestrian spaces for specific locations. They also include, when warranted, bicycle paths and lane configurations.

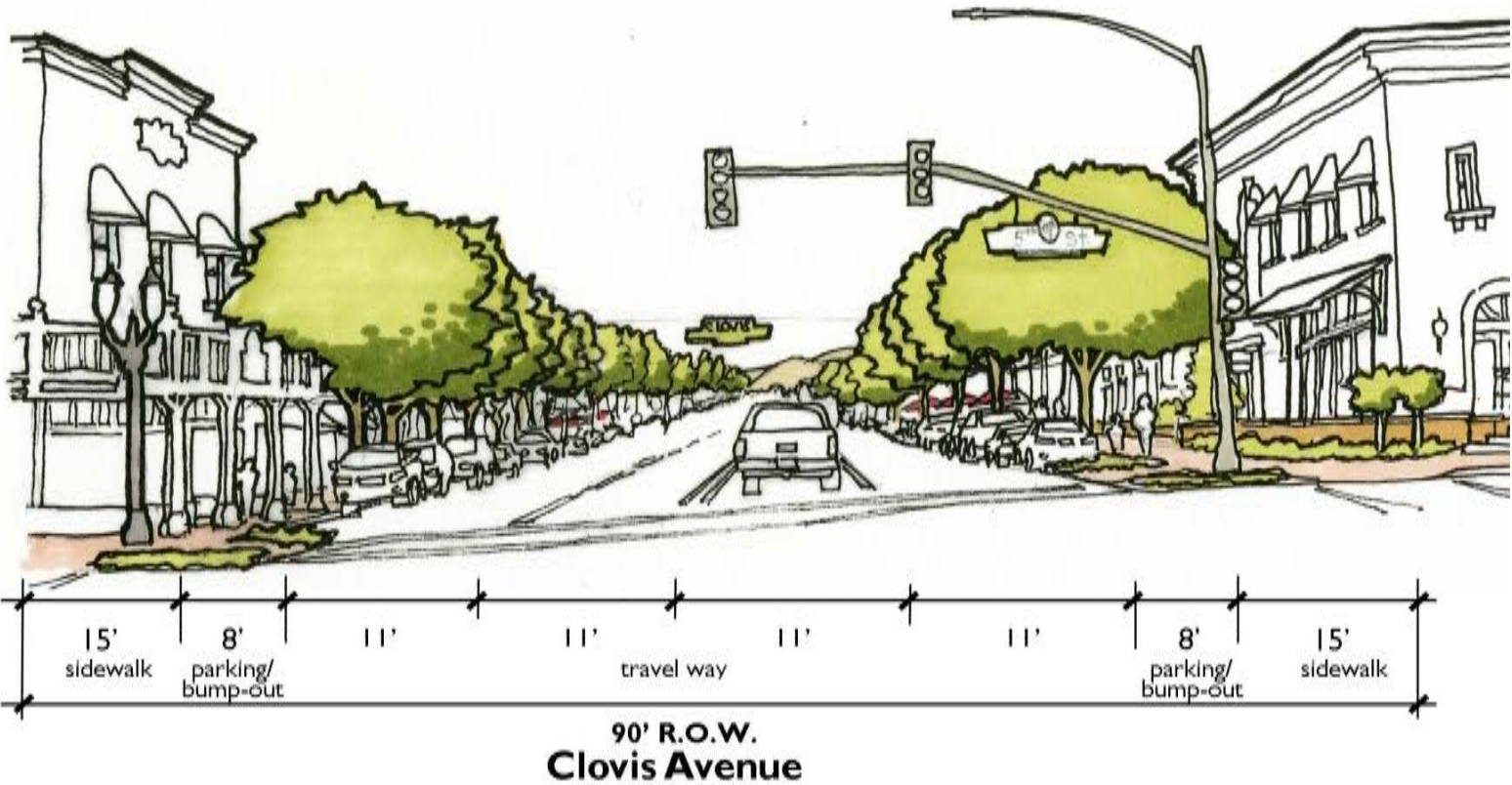
Many streets do not have detailed street sections and are intended to remain in their present format or to be guided by the General Plan Circulation Element.

Trail Sections

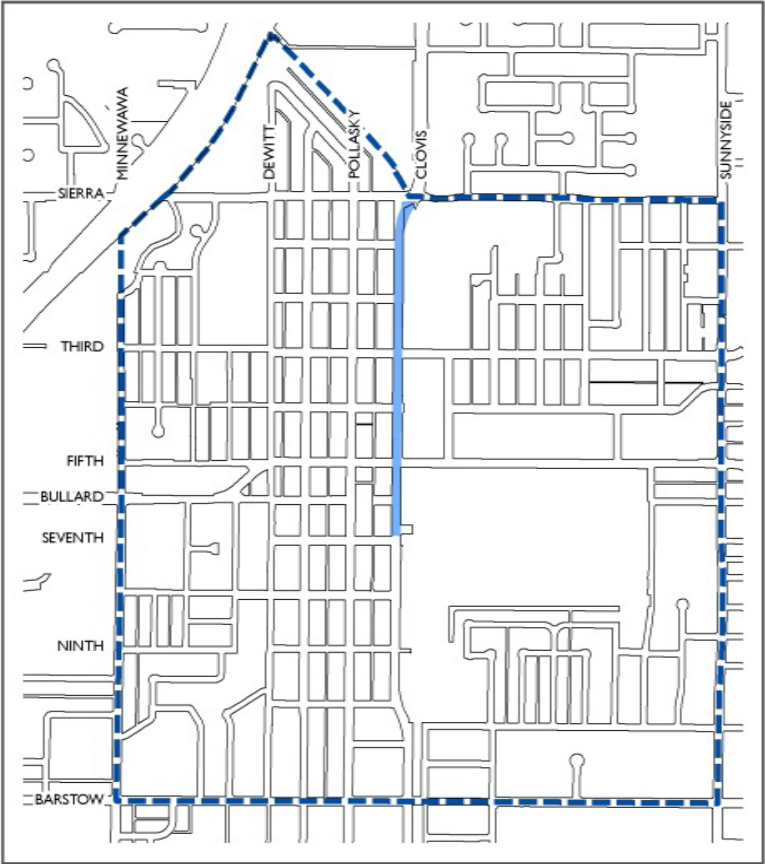
The plan area incorporates the Clovis Old Town Trail. While presently developed, the plan provides additional guidance in how new development should address the trail.

Opportunities also exist for additional trail development. Design concepts for these trails are included here.





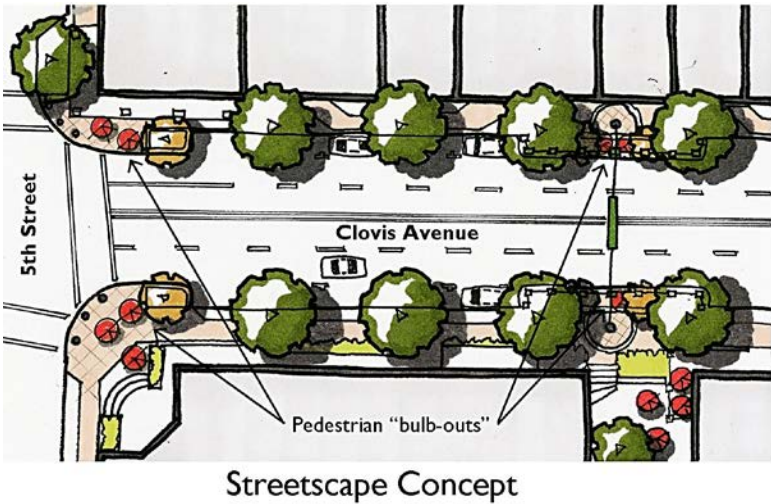
Key Map

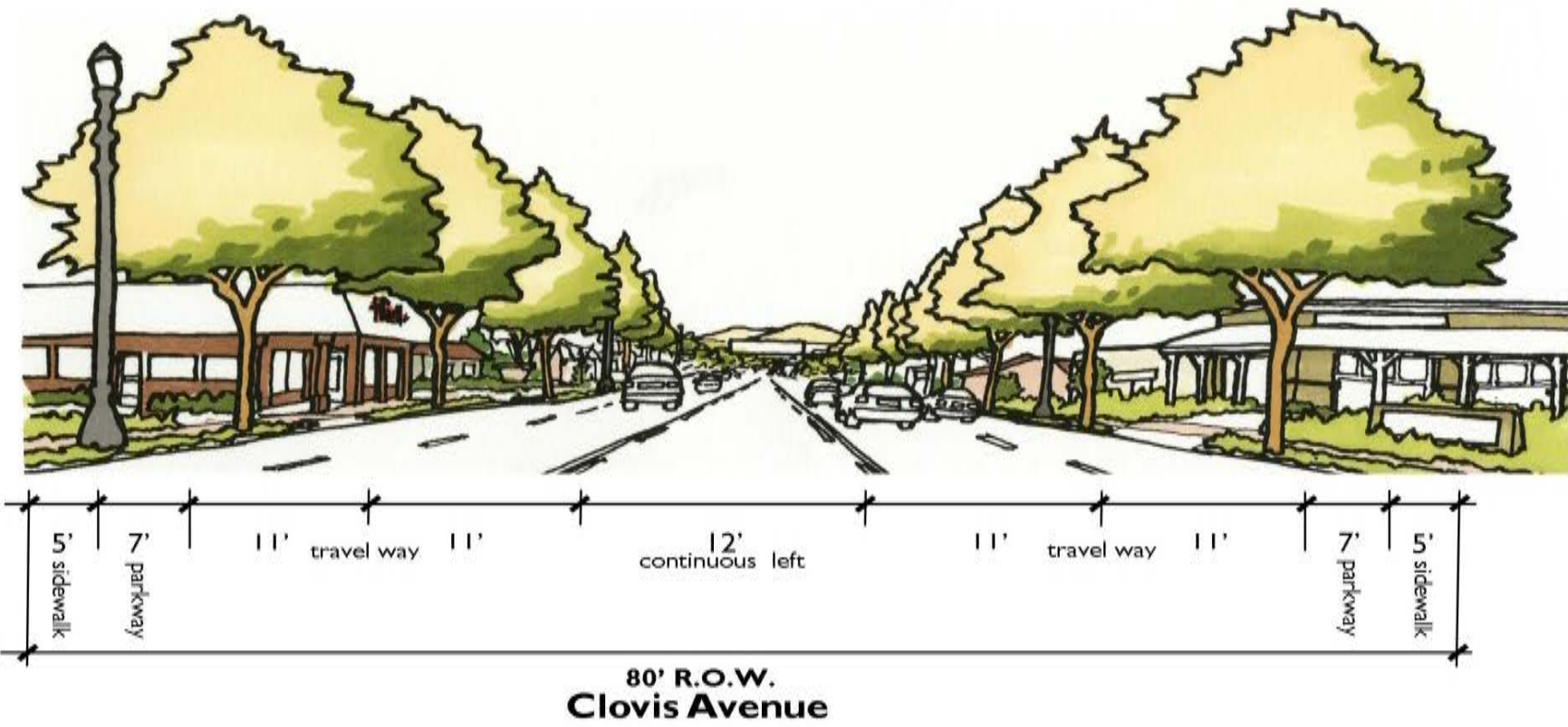


LANDSCAPE	
Tree Palette*	Chinese Pistache
*Tree Type(s) selected shall be consistently planted	
Pattern/Spacing	50' min
Groundcover	---
Tree Well	5x5' Gravel

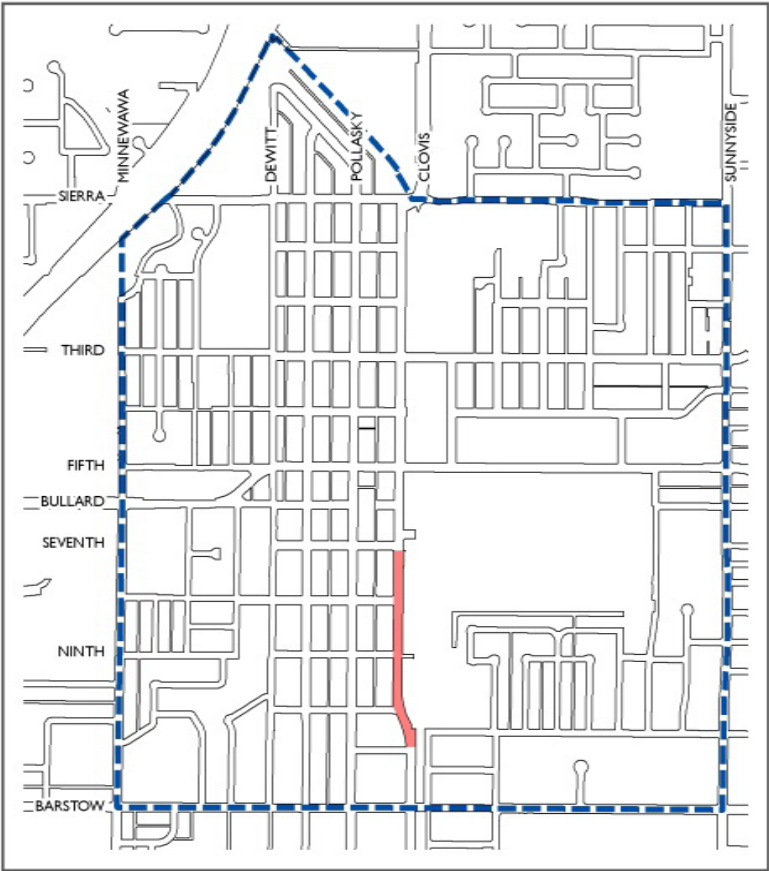
LIGHTING	
Light Model with banner pole option	New Frontier Post with Reading Luminaire, single fixture. Two fixtures at street intersections
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6' 'Pullman' Bench (P26) by Keystone Ridge Designs or equivalent; 'Midtown' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. Illuminated iconic street signs shall be placed at all signalized intersections.





Key Map



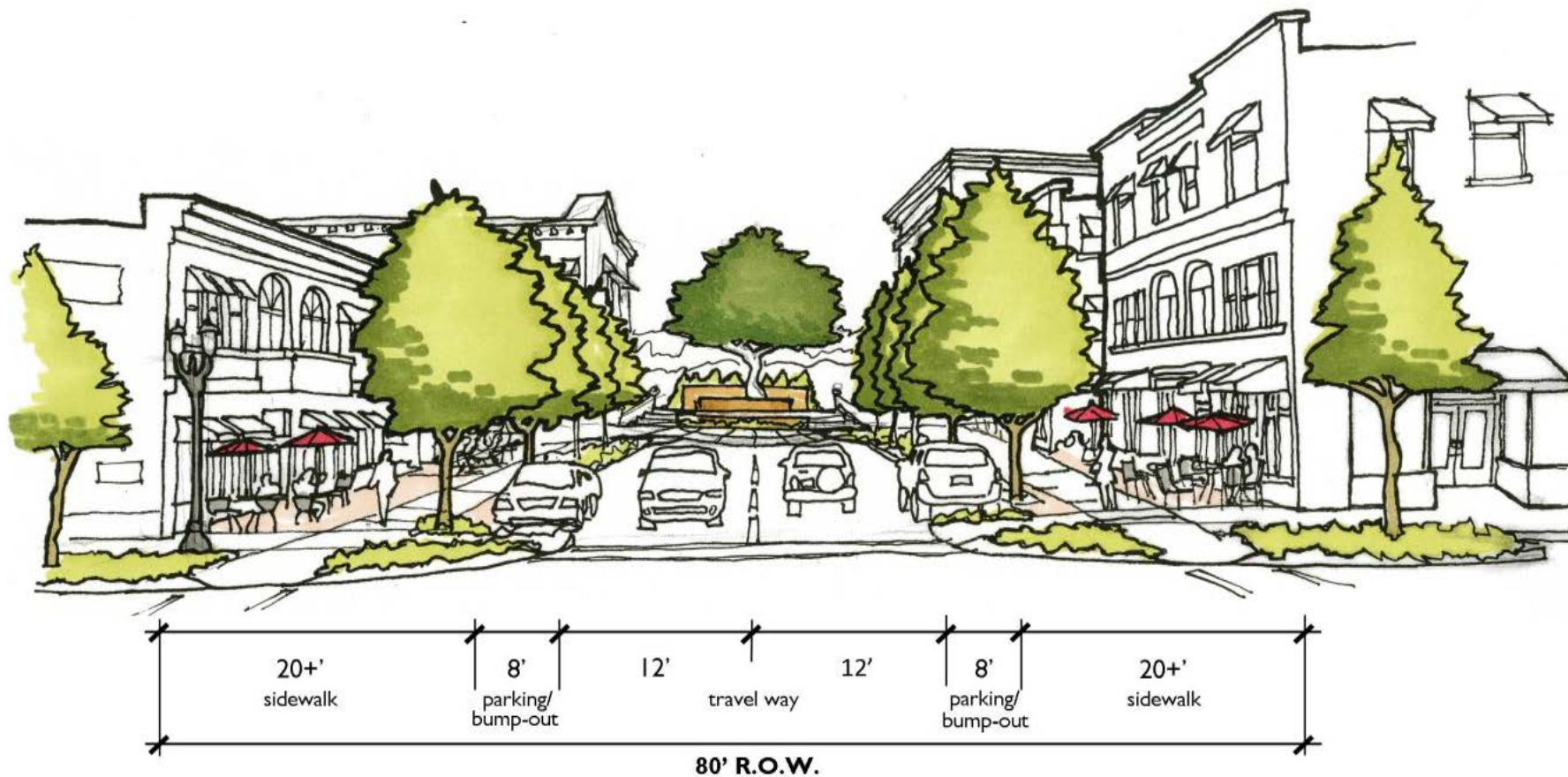
LANDSCAPE	
Tree Palette*	London Plane Tree
*Tree Type(s) selected shall be consistently planted	
Pattern/Spacing	70' min
Groundcover	---
Tree Well	5x5' Gravel

LIGHTING	
Light Model with banner pole option	New Frontier Post with Reading Luminaire, single fixture. Two fixtures at street intersections
Placement and spacing	To be determined at final improvement plan approval.

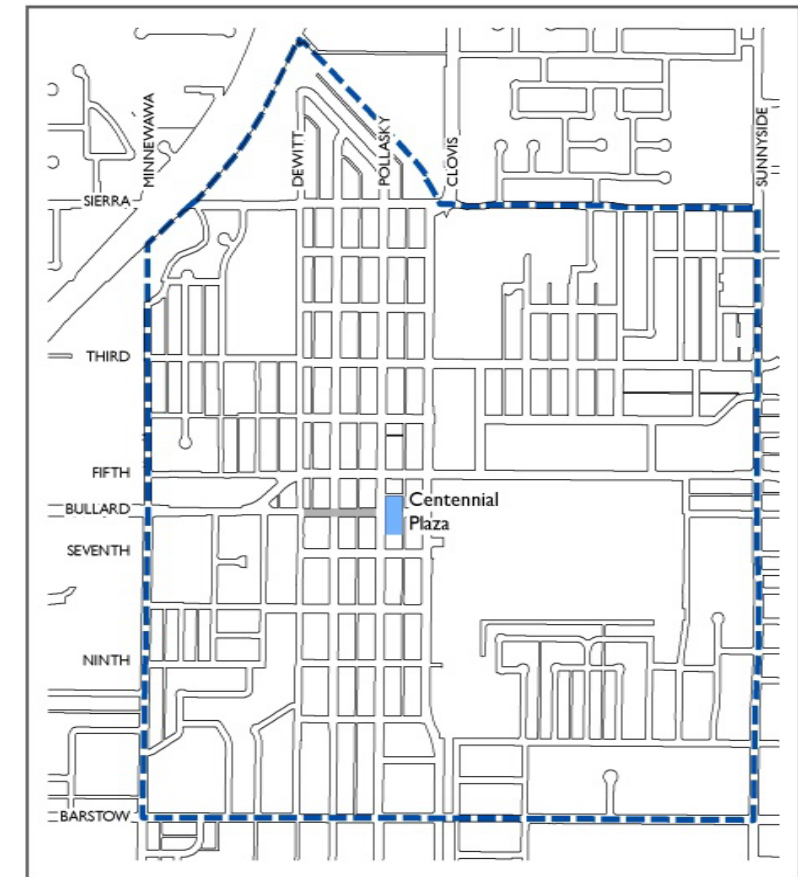
STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6' 'Pullman' Bench (P26) by Keystone Ridge Designs or equivalent; 'Midtown' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as newsracks, drinking fountains, bollards and bike racks, shall complement the color and design of other features.



COMMUNITY DESIGN DEVELOPMENT STANDARDS



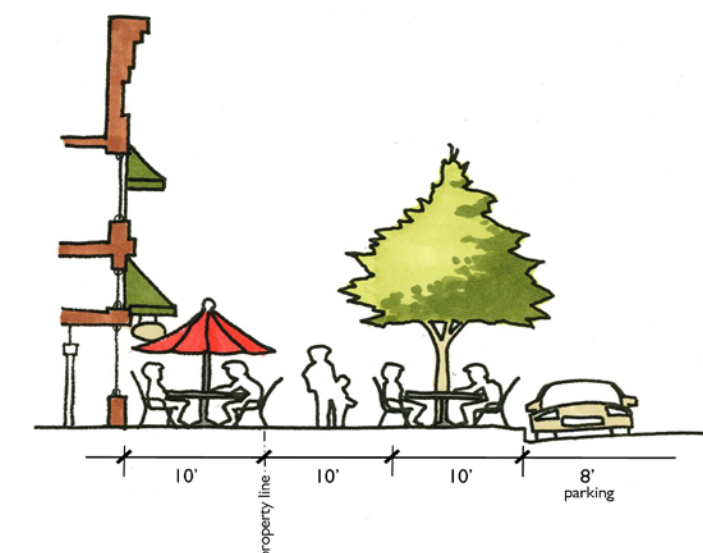
Key Map



LANDSCAPE	
Tree Palette*	Chinese Pistache
*Tree Type(s) selected shall be consistently planted	
Pattern/Spacing	50' min
Groundcover	---
Tree Well	5x5' Gravel

LIGHTING	
Light Model with banner pole option	New Frontier Post with Reading Luminaire, single fixture. Two fixtures at street intersections
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6' 'Pullman' Bench (P26) by Keystone Ridge Designs or equivalent; 'Midtown' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as news racks, drinking fountains, bollards and bike racks, shall complement the color and design of other features. Streetscape shall utilize Centennial Plaza as a focal point. Outdoor dining should be established in a manner that reinforces the use of the plaza as an entertainment venue.

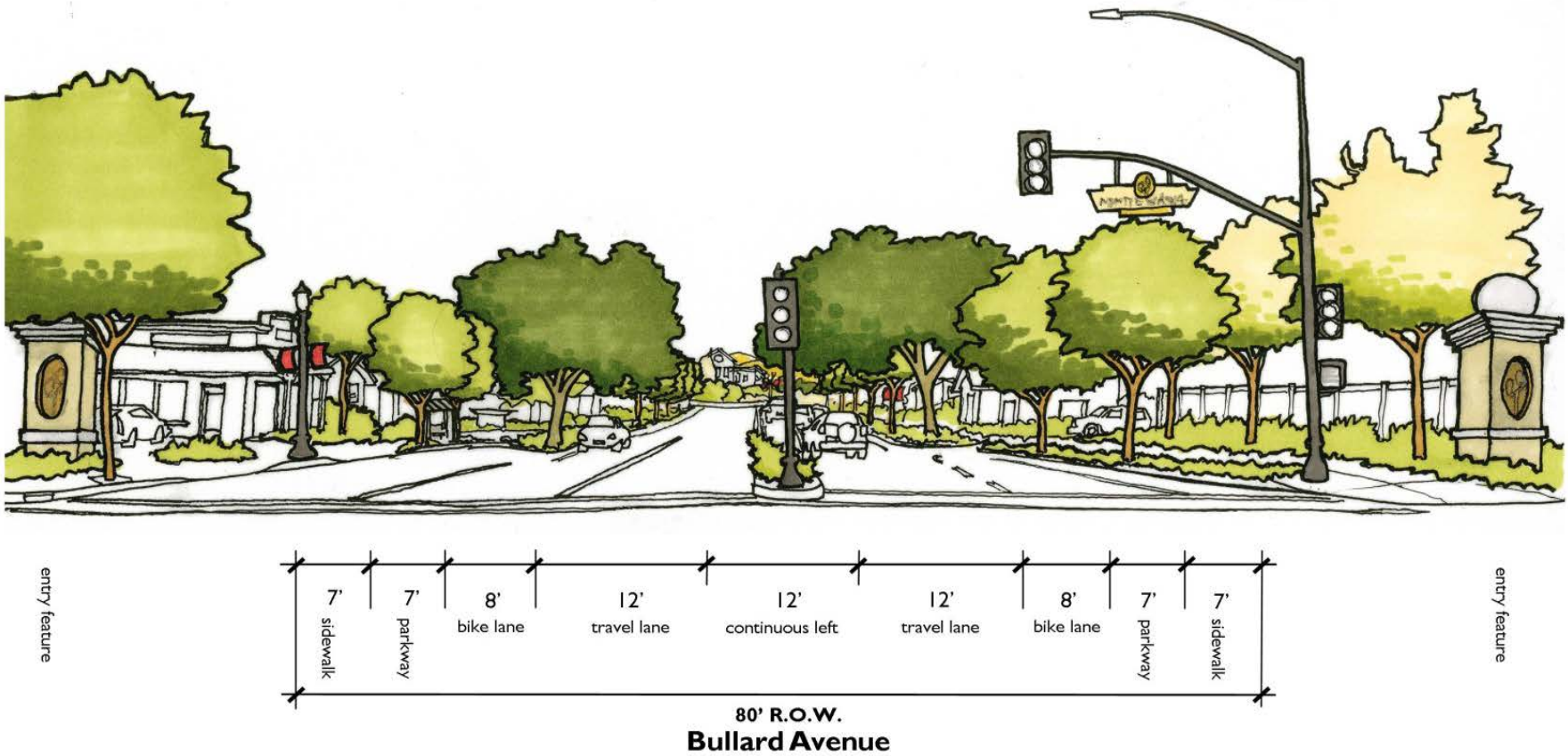
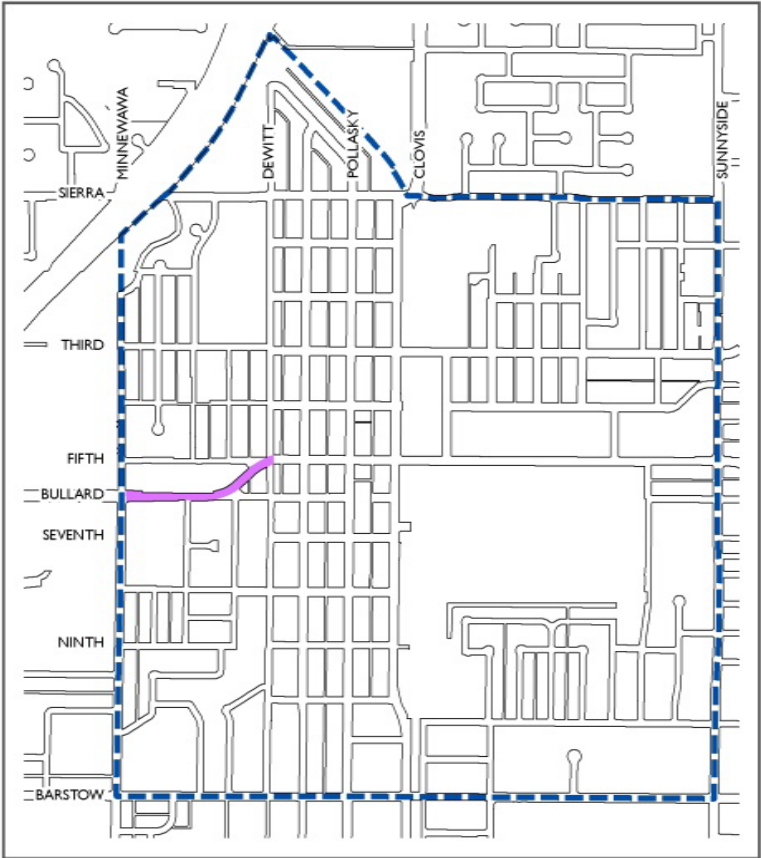


Sidewalk Dining Concept





Key Map

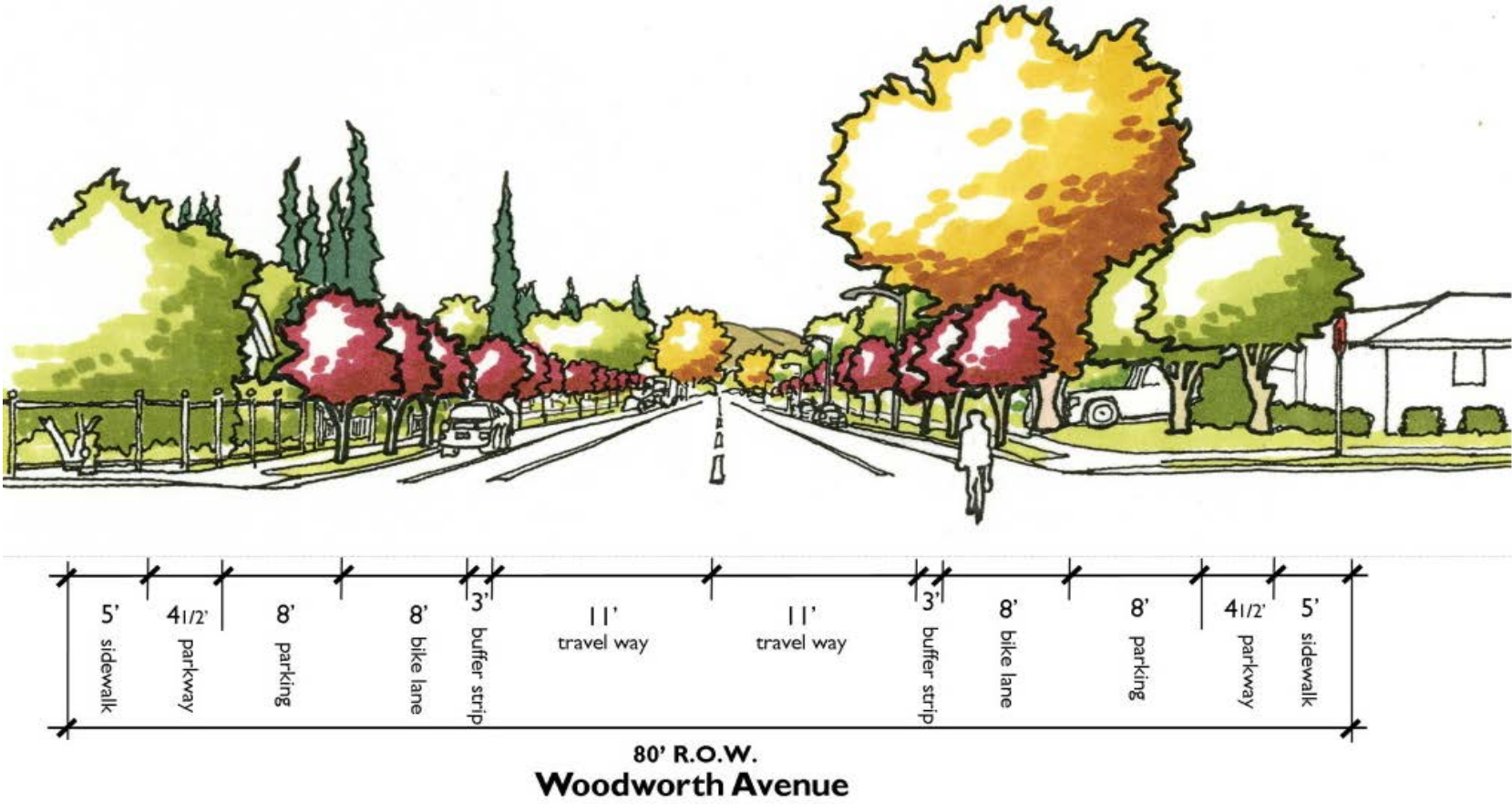


LANDSCAPE	
Tree Palette* *Tree Type(s) selected shall be consistently planted	London Plane Tree Valley Oak “Gateway” Tree
Pattern/Spacing	70’ min
Groundcover	---
Tree Well	5x5’ Gravel

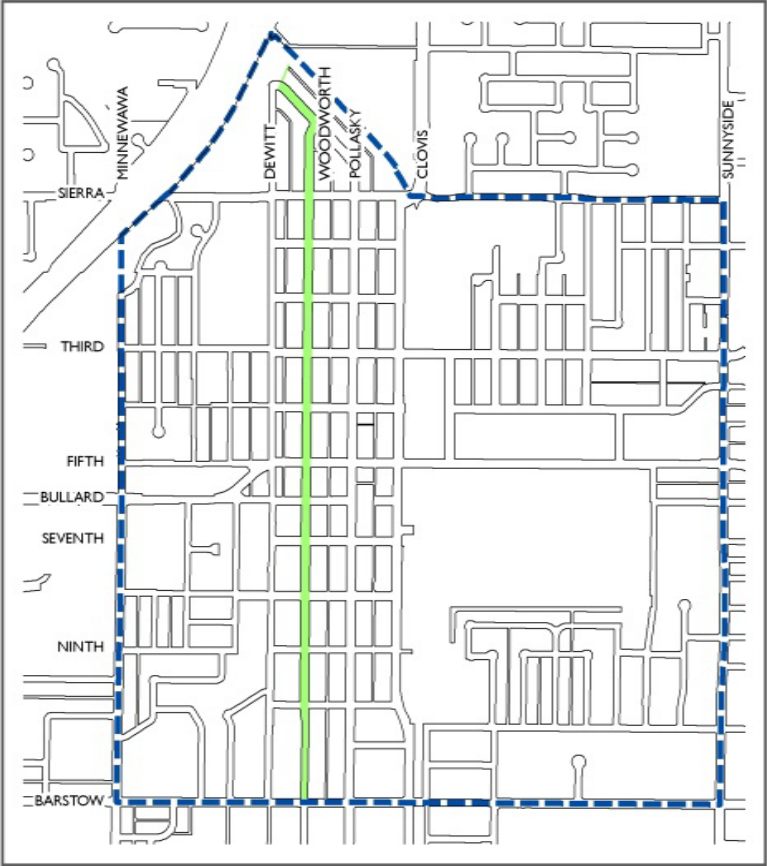
LIGHTING	
Light Model with banner pole option	New Frontier Post with Reading Luminaire, single fixture. Two fixtures at street intersections
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6’ ‘Pullman’ Bench (P26) by Keystone Ridge Designs or equivalent; ‘Midtown’ Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as news racks, drinking fountains, bollards and bike racks, shall complement the color and design of other features and enforce this as a walkable Boulevard. Entry features and illuminated iconic street signs shall be placed at the intersection with Minnewawa Avenue. “Mirror” existing Valley Oak as entry feature.





Key Map

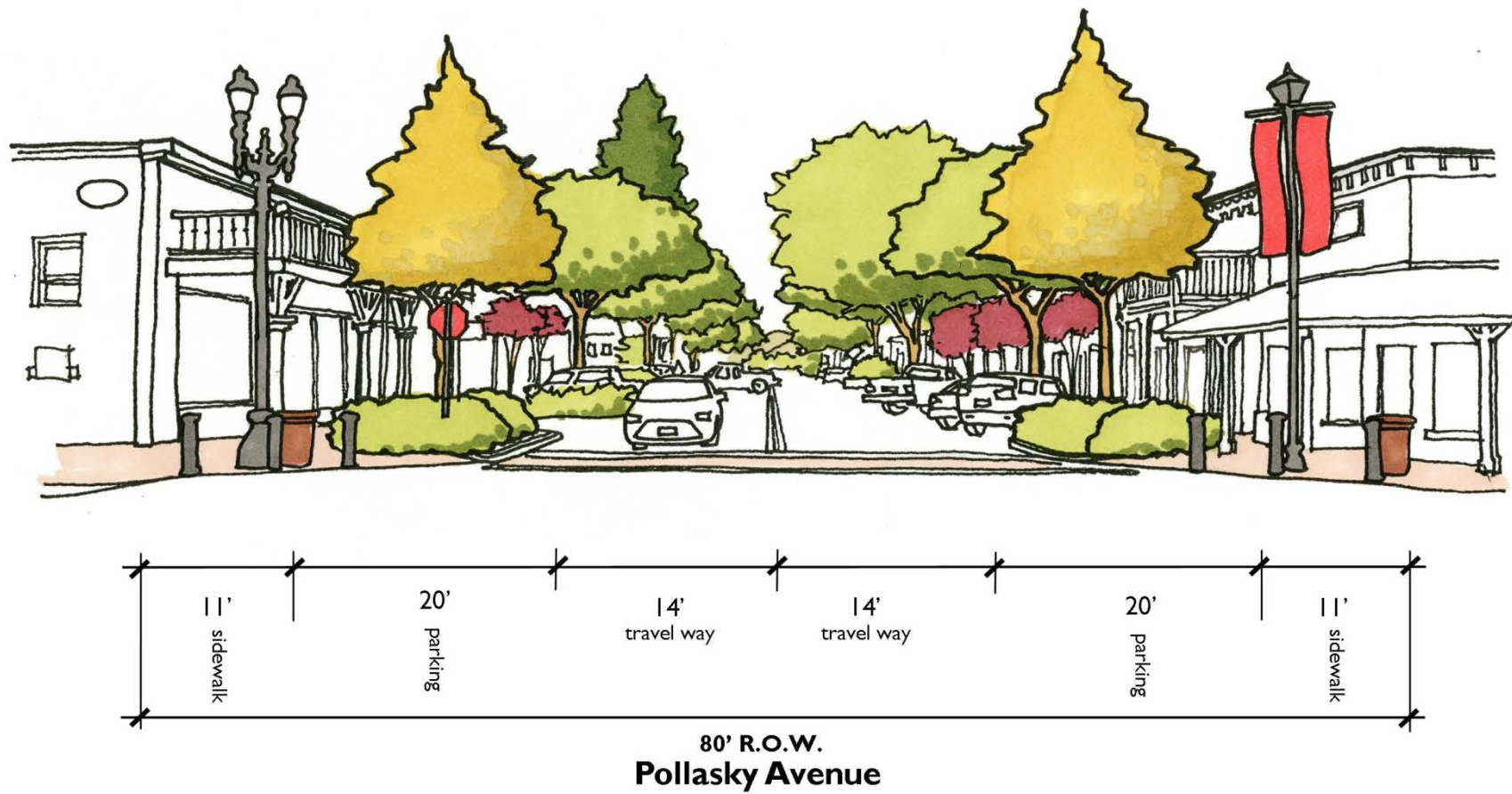


LANDSCAPE	
Tree Palette*	Crepe Myrtle or equivalent Valley Oak "Gateway" Tree
*Tree Type(s) selected shall be consistently planted	
Pattern/Spacing	40' min
Groundcover	---
Tree Well	4.5x5' Gravel

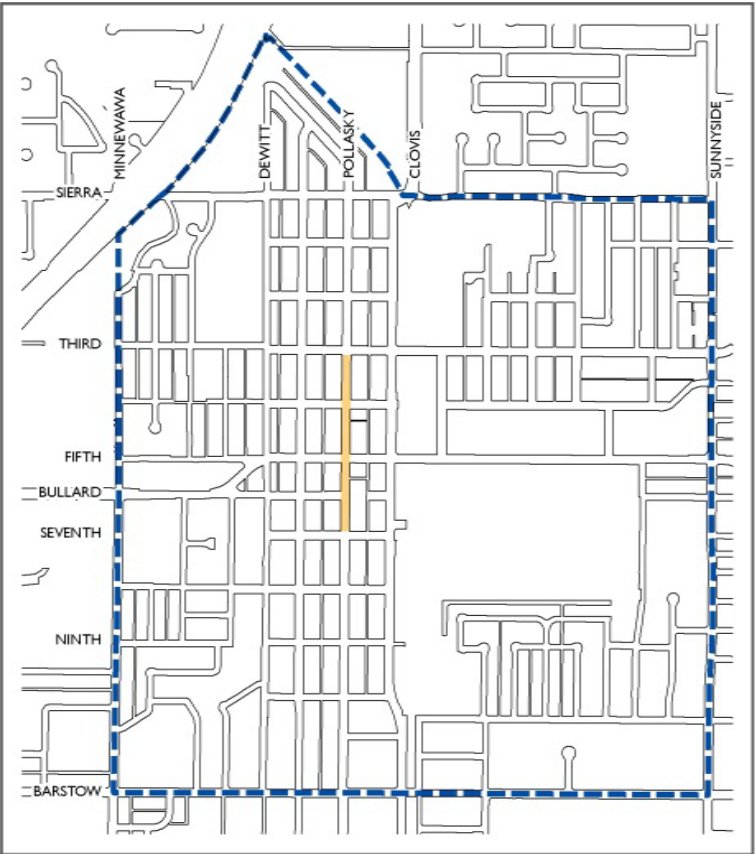
LIGHTING	
Light Model with banner pole option	PG&E supplied Hallophane single glove or equivalent.
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	N/A
Street Sign Post	Per site plan review
Other	Portions of Woodward Avenue that have diagonal parking shall utilize "sharrows" for bicycle travel.





Key Map

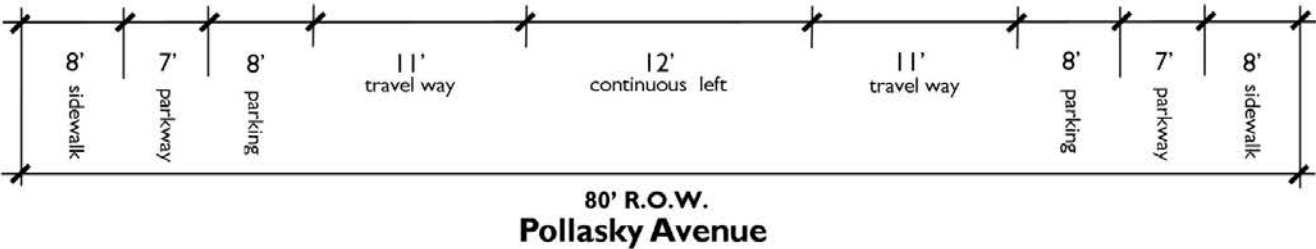


LANDSCAPE	
Tree Palette* *Tree Type(s) selected shall be consistently planted	Chinese Elm Crepe Myrtle
Pattern/Spacing	70' min
Groundcover	---
Tree Well	5x5' Gravel

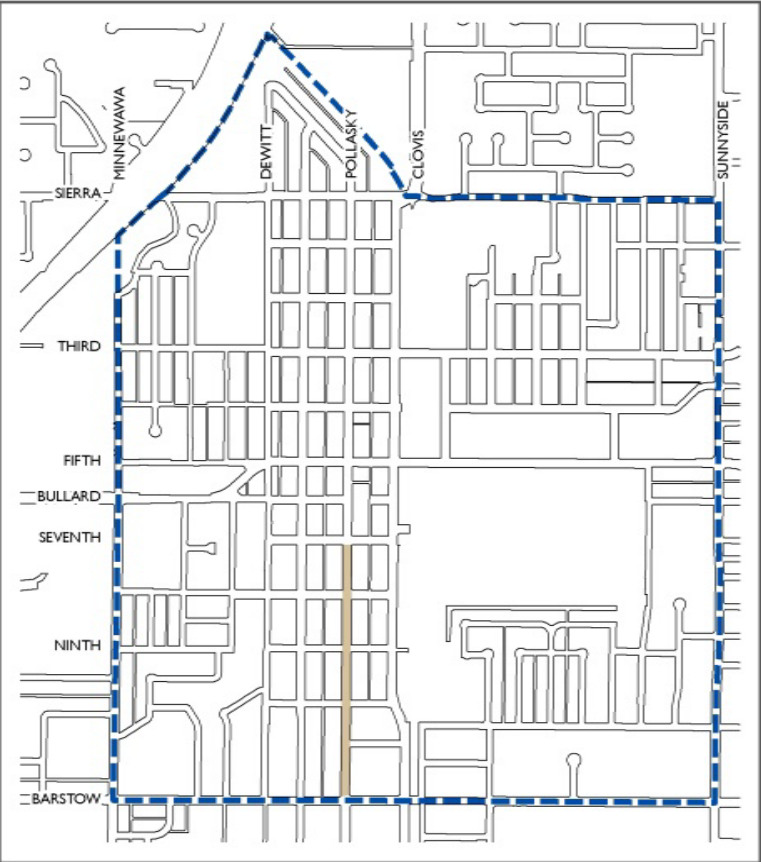
LIGHTING	
Light Model with banner pole option	New Frontier Post with Reading Luminaire, single fixture. Two fixtures at street intersections
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6' 'Pullman' Bench (P26) by Keystone Ridge Designs or equivalent; 'Midtown' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as news racks, drinking fountains, bollards and bike racks, shall complement the color and design of other features.





Key Map

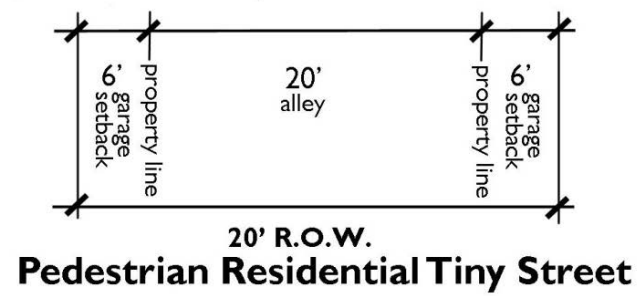


LANDSCAPE	
Tree Palette* *Tree Type(s) selected shall be consistently planted	Southern Live Oak
Pattern/Spacing	70' min
Groundcover	---
Tree Well	5x5' Gravel

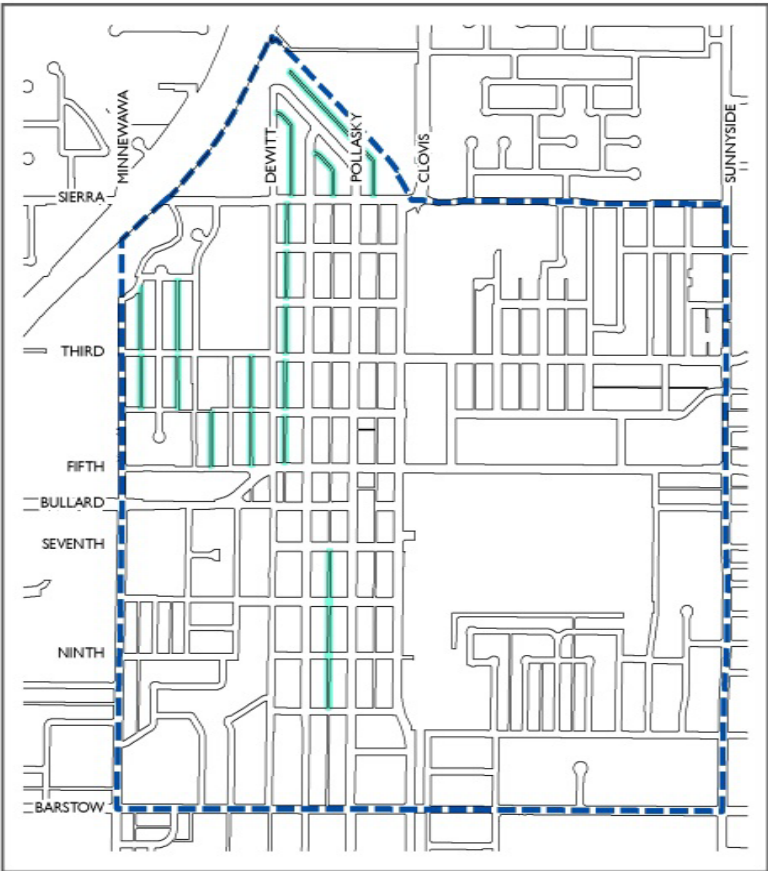
LIGHTING	
Light Model with banner pole option	PG&E provided Hallophane single globe or equivalent.
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	6' 'Pullman' Bench (P26) by Keystone Ridge Designs or equivalent; 'Midtown' Litter Round Receptacle by Keystone Ridge Designs or equivalent, size per City of Clovis standards. Color-charcoal or equivalent.
Street Sign Post	Per site plan review
Other	All other street furniture, such as news racks, drinking fountains, bollards and bike racks, shall complement the color and design of other features.





Key Map

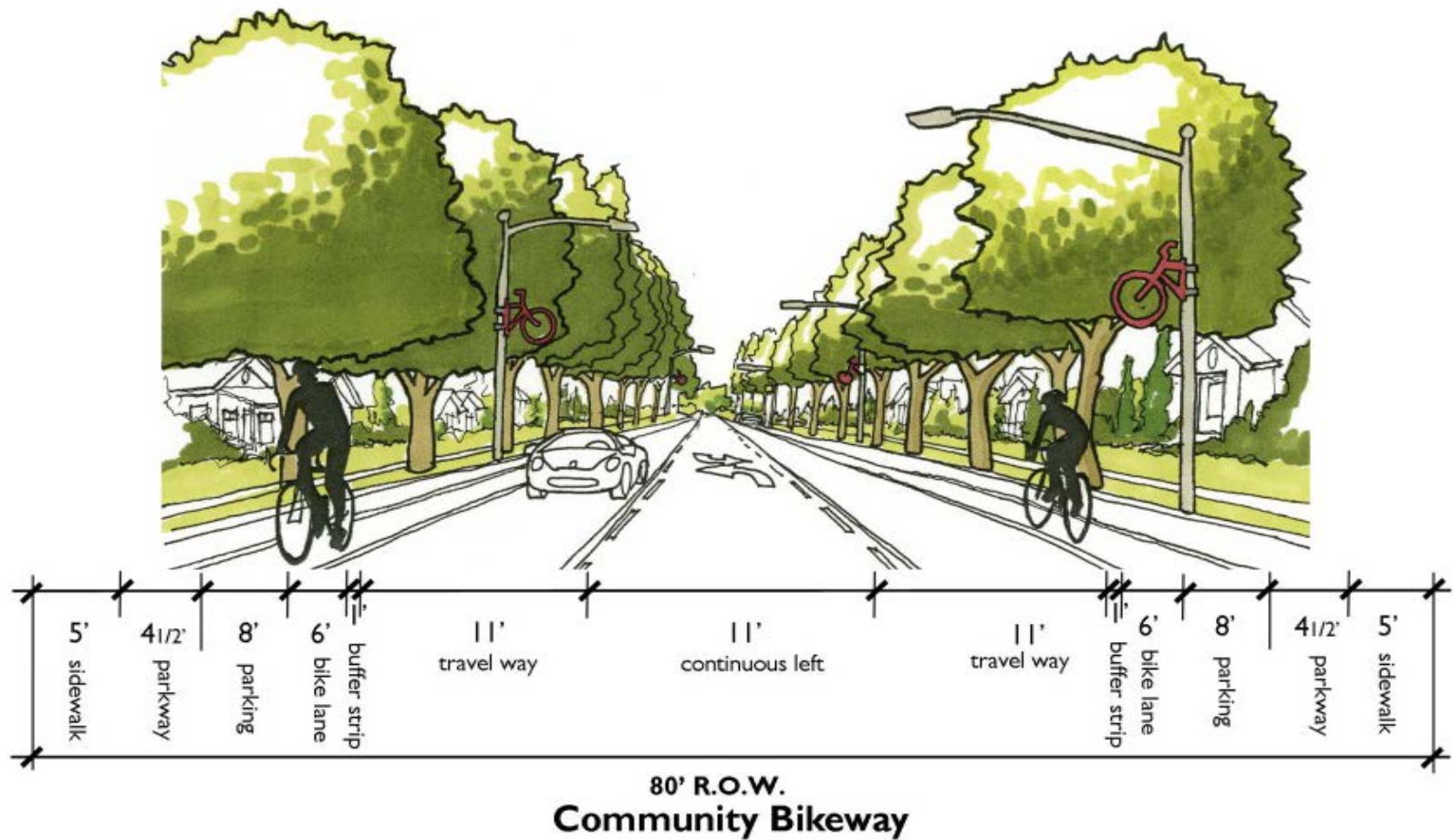


LANDSCAPE	
Tree Palette* *Tree Type(s) selected shall be consistently planted	Trees to be planted on private property, Shading trees encouraged
Pattern/Spacing	---
Groundcover	---
Tree Well	---

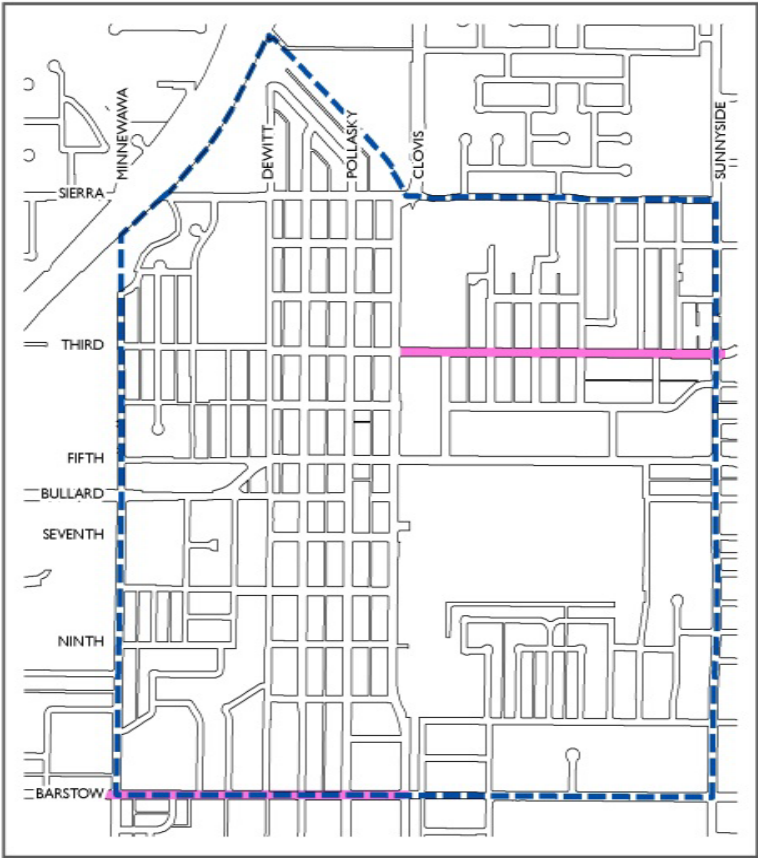
LIGHTING	
Light Model with banner pole option	Standard PG&E LED
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	---
Street Sign Post	At end of each Alley
Other	





Key Map



LANDSCAPE	
Tree Palette* *Tree Type(s) selected shall be consistently planted	London Plane Tree Valley Oak "Gateway" Tree
Pattern/Spacing	70' min
Groundcover	---
Tree Well	5x5' Gravel

LIGHTING	
Light Model with banner pole option	Standard P.G & E. LED lighting.
Placement and spacing	To be determined at final site plan review

STREETSCAPE FURNITURE/OTHER	
Furnishing(s)	N/A
Street Sign Post	Street signs shall be both standard for automobile traffic and bicyclist oriented. Bicyclist oriented signs should provide directions to specific destinations as well as distances.
Other	In conjunctions with bicyclist oriented signs, identifiable "emblems" shall be attached to street lighting poles to assist in identifying these rights of ways as high traffic community bicycle routes. All bicycle lanes as well as left turn pockets shall be provided with passively activated signal sensing equipment that are identified with street markings.

GENERAL DESCRIPTION
Community bicycle routes provide for moderate levels of both automobile and bicycle traffic. They are intended to provide a pleasant bicycling environment and to encourage bicycle use between key destinations such as Fresno State University and Old Town through the use of bicyclist oriented signage, signal activating equipment, pole mounted bicycle "emblems", and accentuated bicycle lane striping.
Street lighting should be analyzed for adequacy in handling nighttime bicycle traffic and deciduous shade trees used to create shade during periods of warm weather and open to the sky during winter. A one foot buffer strip shall be utilized to separate bicycle and automobile traffic.

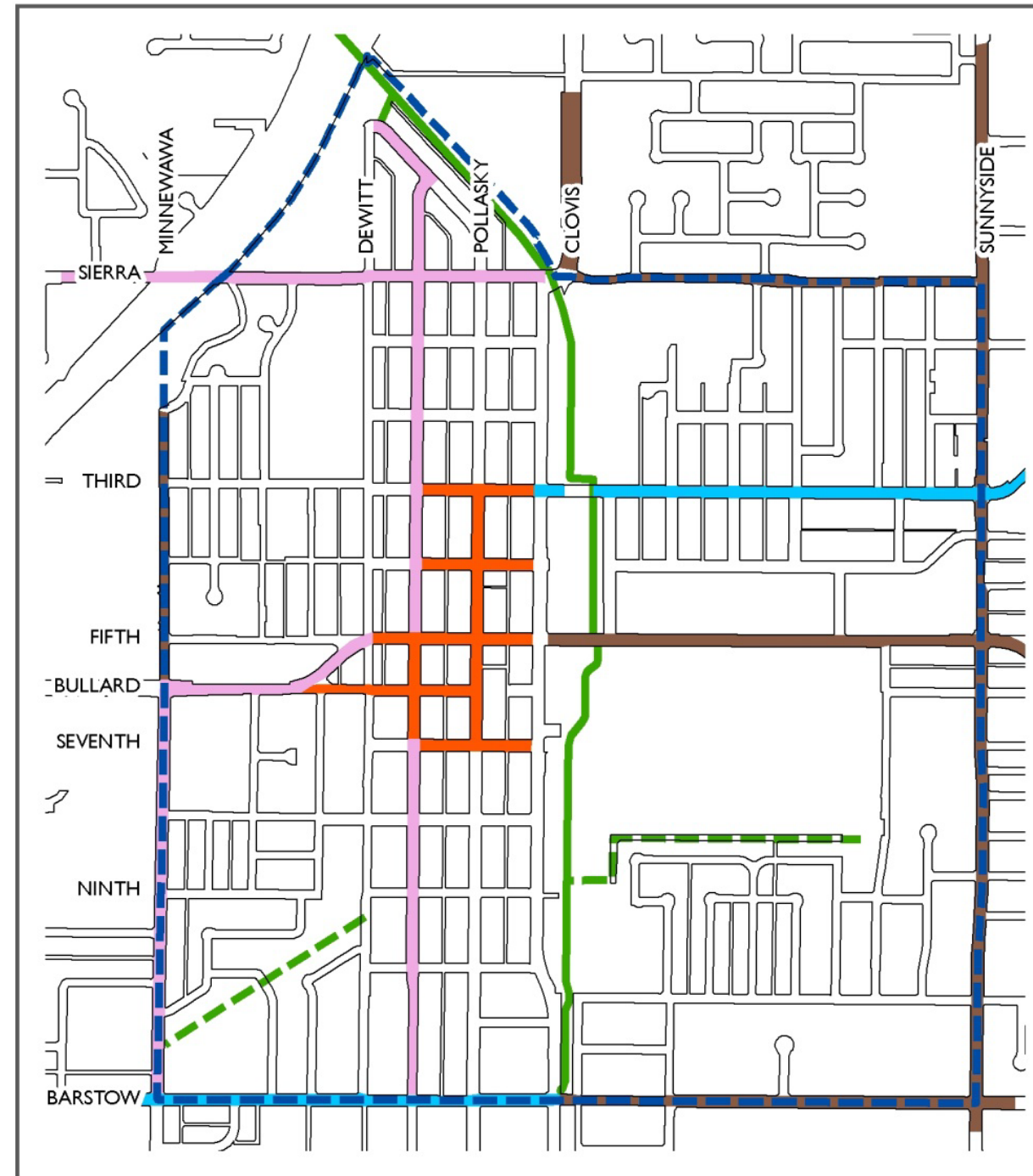




Bicycle Circulation Plan

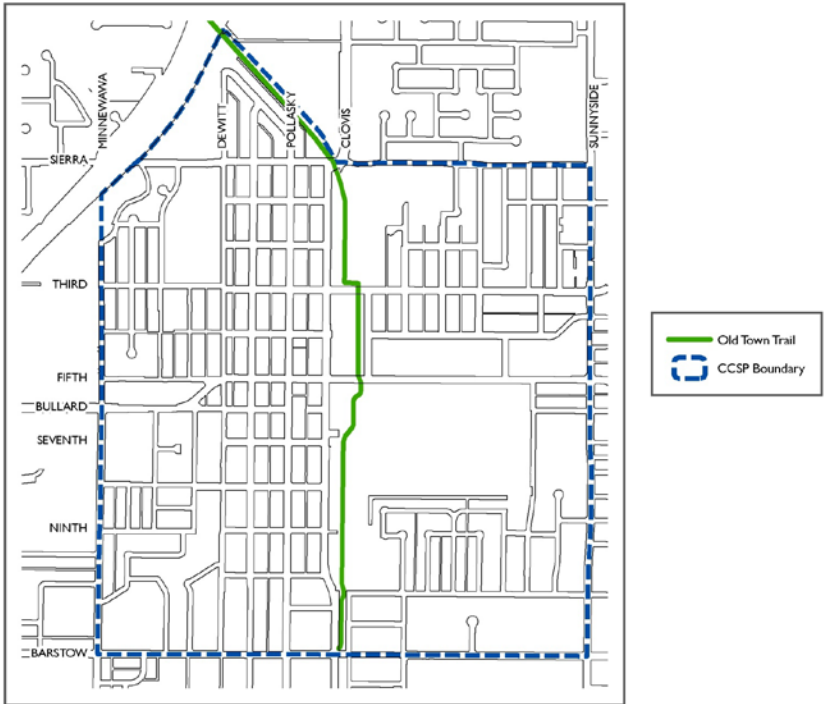
The Clovis General Plan designates various categories of bicycle circulation ways throughout the City. These circulation ways are further specified for the Central Clovis area.

- ❖ **Class I Trails and Bikeways** are shared use trails intended to accommodate all pedestrians and bicyclists regardless of age. This includes the Old Town Trail and potential development of the Minnewawa and Pup Creek trails.
- ❖ **Class II Community Bicycle Route** is a street containing on-street bicycle lanes as well as “amplifying” elements such as bicyclist oriented directional signing and wayfinding, lighting, bicycle oriented traffic control equipment and bicyclist oriented amenities such as repair and refreshment stations. Barstow Avenue’s connection to Fresno State University makes it a prime thoroughfare in facilitating and encouraging bicycle travel to and from Old Town.
- ❖ **Class II Bicycle Lanes** are exclusive on-street lanes of at least 6’ in width allowing bicycle traffic to flow with the direction of vehicular traffic.
- ❖ **Class II “Sharrow” Streets** is a street marked to inform automobile drivers that bicyclists have equal access to travel lanes and indicate where people should preferably cycle.
- ❖ **Class III Bicycle Routes** are streets signed as a preferred route for bicycle travel but do not have designated bicycle lanes.



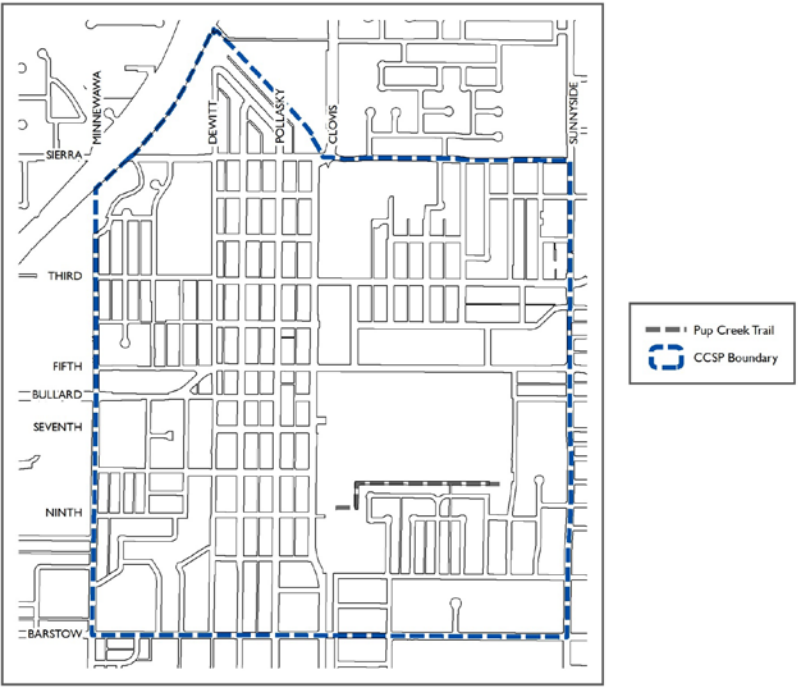


Clovis Old Town Trail



LANDSCAPE	
Tree	Varies
Pattern/Spacing	40' maximum
LIGHTING	
Light Model	Sun Valley CS-6411 green or equivalent
TRAIL FURNITURE/OTHER	
Furnishings	Keystone green or equivalent.
Other	Utilize trail icon identifiers on light fixtures

Potential Pup Creek Trail

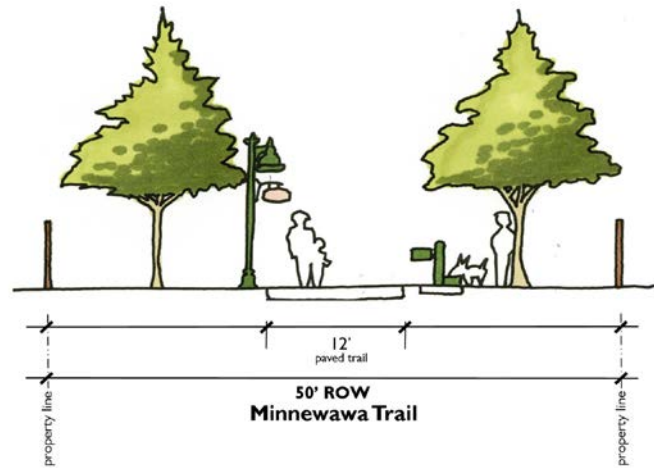
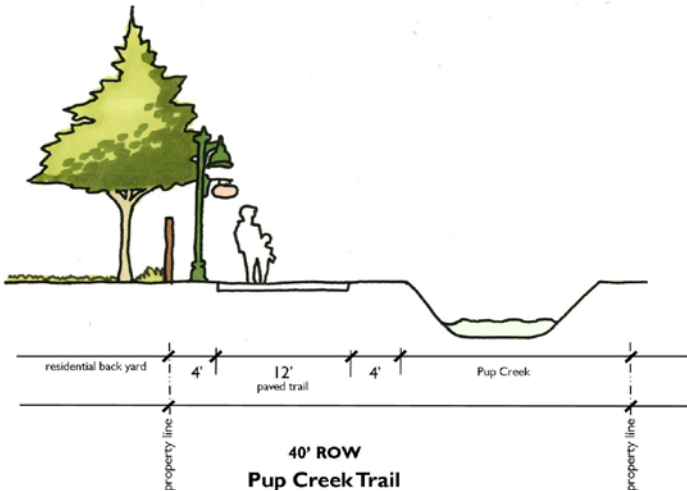
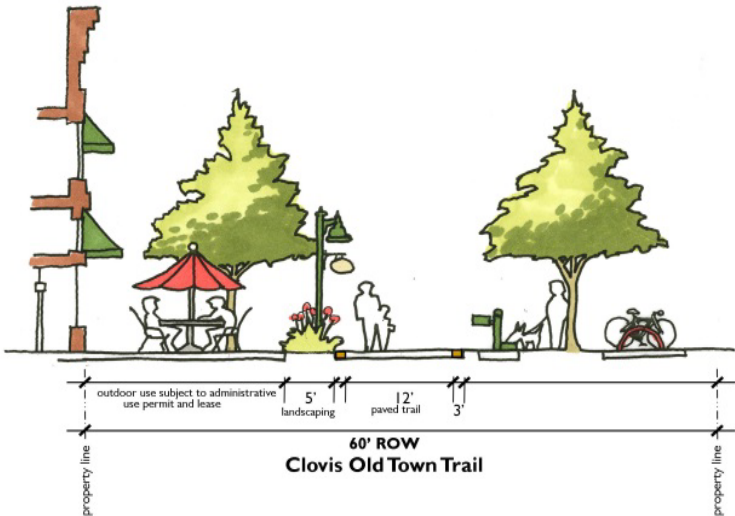


LANDSCAPE	
Tree	London Plane Tree
Pattern/Spacing	70' maximum
LIGHTING	
Light Model	Sun Valley CS-6411 green or equivalent
TRAIL FURNITURE/OTHER	
Furnishings	Keystone green or equivalent.
Other	Utilize trail icon identifiers on light fixtures

Potential Minnewawa Trail



LANDSCAPE	
Tree	Chinese Pistache
Pattern/Spacing	60' maximum
LIGHTING	
Light Model	Sun Valley CS-6411 green or equivalent
TRAIL FURNITURE/OTHER	
Furnishings	Keystone green or equivalent.
Other	Utilize trail icon identifiers on light fixtures



A 2 to 3' graded shoulder is encouraged to accommodate runners and joggers.

TRAIL SECTIONS



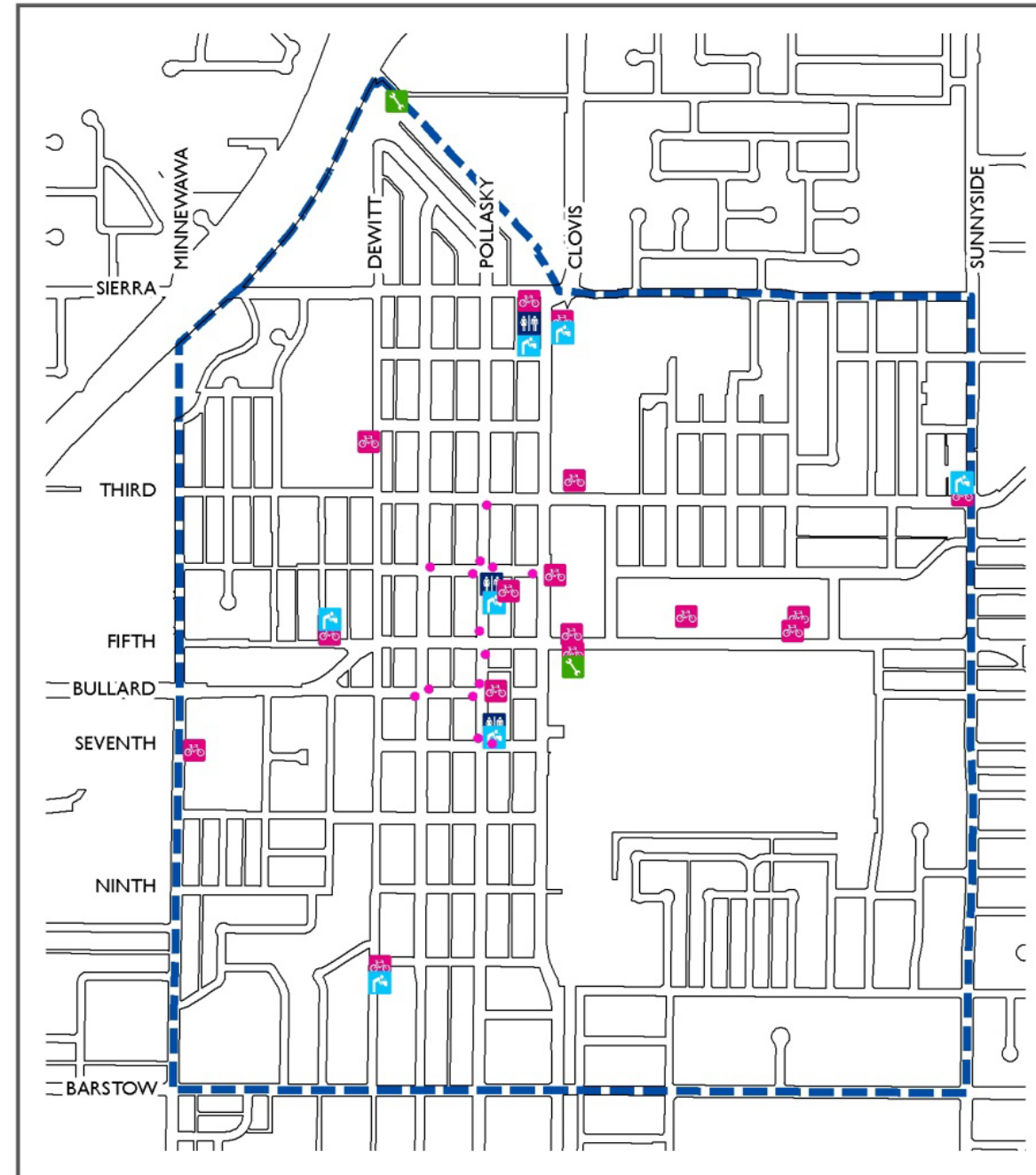
Pedestrian and Bicycle Facilities

Pedestrian and bicyclist facilities are an important component in attracting and facilitating non-automobile use in the Central Clovis area. Many of these improvements currently exist in the form of bicycle racks, restrooms and water fountains, however additional improvements are needed throughout the area to create a more “user friendly” environment. Two important additions to consider are on street bicycle racks and bicycle service stations.

- ❖ **On street bicycle racks** can be placed at the ends of blocks of parking stalls where residual area is available outside of vehicular parking stalls and travel lanes. The placement of bicycle racks in these locations reinforces the image of Old Town streets as bicycle friendly, provides bicycle parking closer to business destinations and does not add additional street furniture to pedestrian sidewalk areas.
- ❖ **Bicycle service stations** provide the bicyclist the ability to conduct brief maintenance on the bicycles such as inflating tires, tightening and adjusting seats and providing a service rack for chain lubrication. Such stations are more applicable to trail locations and should be developed in conjunction with shade and water facilities.

As with vehicular parking, a program for assisting users in locating these facilities is important. Such programs could include publically accessible maps or smartphone apps.

Locations of existing and future facilities are identified on the adjacent map.



CENTRAL CLOVIS SPECIFIC PLAN



LAND USE DEVELOPMENT STANDARDS



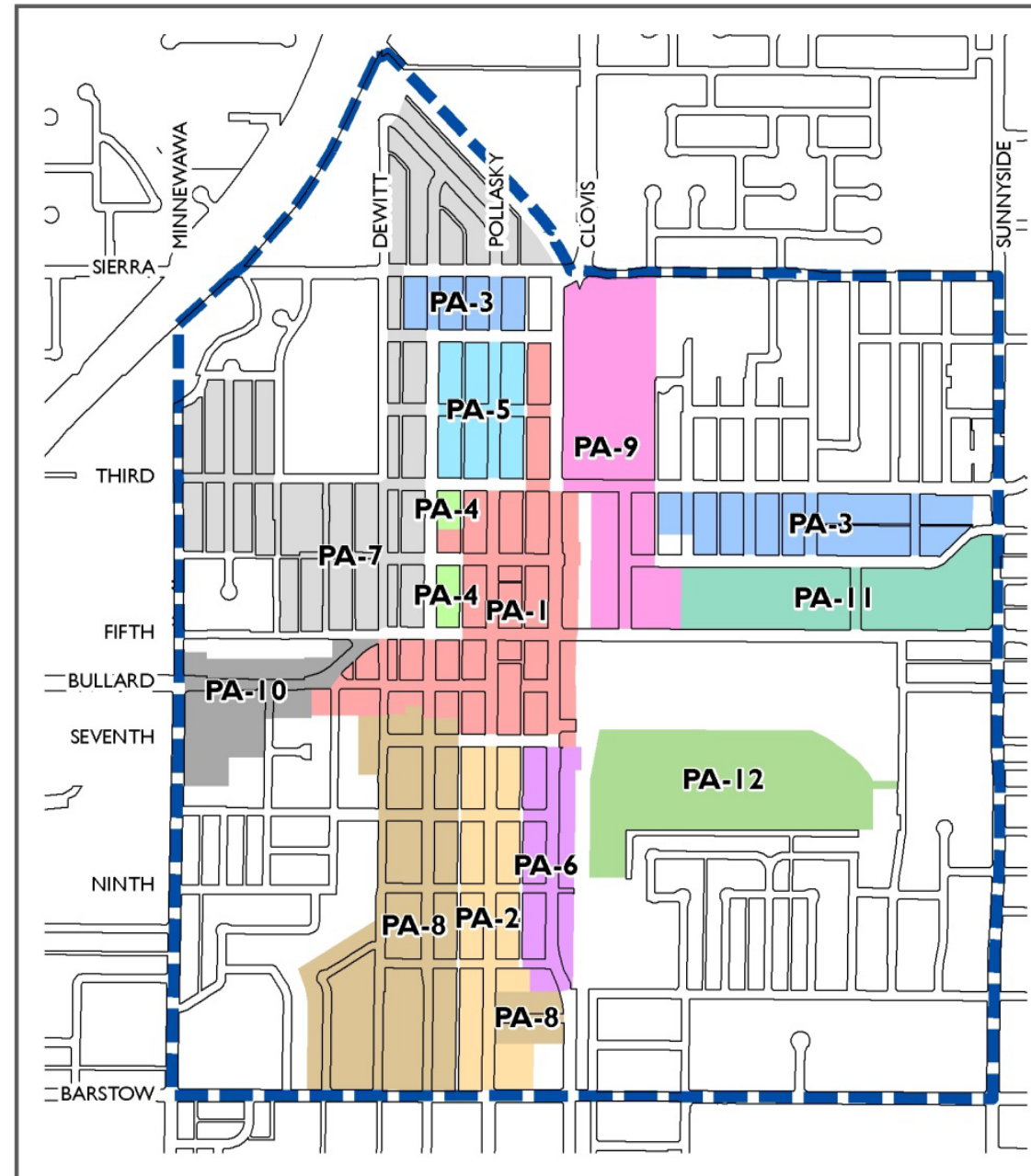


Planning Areas

While many portions of the specific plan rely on the underlying General Plan land use designations for development guidance, several areas are provided with more detailed direction. This is done with the intent of preserving and accentuating unique “districts” with specific development characteristics.

The Central Clovis Specific Plan is composed of twelve planning areas that are also overlying zoning districts. Each planning area includes a description of the “district”, a use schedule and associated development standards.

Key Map



Planning Areas

- Planning Area 1: Old Town Storefront Commercial
- Planning Area 2: Gateway Office/Residential
- Planning Area 3: Low Density Residential; Historic
- Planning Area 4: Transitional Residential/Commercial
- Planning Area 5: Mixed Office/Residential
- Planning Area 6: Central Clovis Service
- Planning Area 7: Pedestrian Residential
- Planning Area 8: Garden Residential
- Planning Area 9: Landmark District
- Planning Area 10: Gateway Office/Commercial
- Planning Area 11: Civic District
- Planning Area 12: Rodeo District
- CCSP Boundary



LAND USE DEVELOPMENT STANDARDS



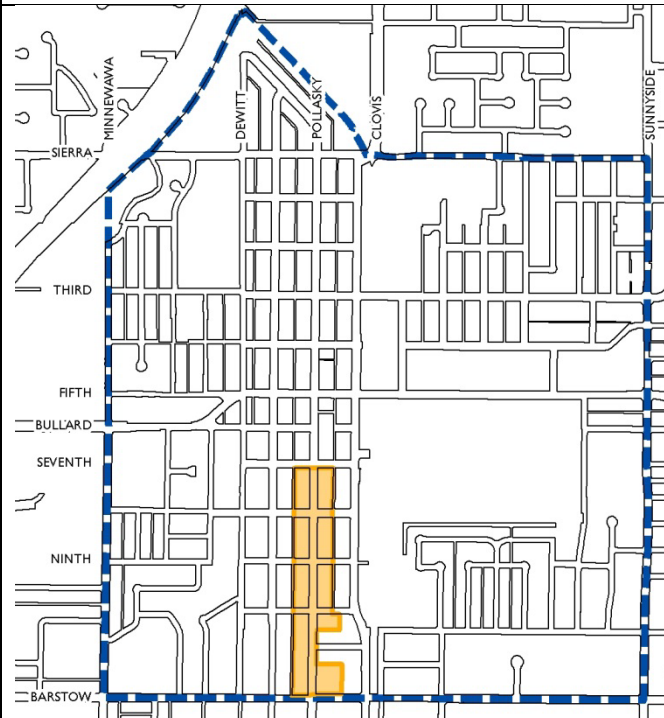





PA1

PLANNING AREAS

RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		OTC (Old Town Storefront Commercial)	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area(s)	I				
		Zone District	C-3				
		GP Density Range	15.0+ du/ac				
		Dwelling Units		Second floor and above with conditional use permit			
		Land Use	The use of land designated SFC shall comply with those uses identified in the C-3 (Central Trading District) Zone District.				
		BUILDING INTENSITY					
		Minimum Lot Area	None				
		Minimum Lot Width	None				
		Minimum Lot Depth	None				
		Maximum Coverage	None				
		Maximum Height	50 ft./4 stories	Additional Floors are allowable with a Conditional Use Permit.			
		Curved/Cul-de-sac/Corner Lot	None				
		BUILDING SETBACKS					
		Front Yard	None	Structures should be sited directly upon the front property line.			
		Side Yard (Interior)	None	Structures may be sited directly upon the side property line however provision of private patios and open space is allowable.			
		Corner Lot/Reversed Corner Lot	None	Structures should be sited directly upon the side property line however patios and open space is allowable.			
		Rear Yard	None				
OTC (Old Town Storefront Commercial)	LAND USE TOTAL AREA						
	53.10 acres						
DESCRIPTION		GARAGES/STREETS/PARKING					
<p>OTC (Old Town Storefront Commercial) is a “historic” neighborhood of pedestrian oriented commercial uses. This commercial neighborhood was created with a pedestrian and equine orientation and has an authentic connection to the “turn-of-the-century” history of Clovis. This district is the “defining historic element” of Old Town Clovis and forms the visual backdrop to community events. The OTC District maintains the pedestrian quality of the area and particular architectural attention is required in refurbishing and maintaining existing structures as well as in new construction.</p>		Sidewalks		See Streetscape Development Standard Section.			
		Parking	Off Street Parking	See Parking Standards of the C-3 Zone District			
			Within PBIA (Parking Business Improvement Area)	None required when participating with PBIA requirements. (see page 1.8)			
		Streets		See Streetscape Development Standard Section.			
		On-Street Parking		See Streetscape Development Standard Section.			
PERMITTED USES		ACCESSORY USES					
<p>*All Uses not specifically identified in the list to the right are prohibited,</p>	<p>The use of land designated OTC shall comply with those uses identified in the C-3 (Central Trading District) Zone District and those listed under Permitted Uses</p>	Outdoor Activities					
		Sidewalk Dining and Merchandising		Requires approved sidewalk merchandising permit.			
		Building Mounted Signs (including fascia, window and canopy mounted signs)	1 sq. per lineal foot of frontage with a public entrance up to 50 sq.ft.	See Storefront Commercial Design Standards			
		Pedestrian Oriented Signs	2 sq. ft./1 per business.	See Storefront Commercial Design Standards			
		The Imagery conveys samples of the architectural character intended for these neighborhoods.					





RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE
KEY MAP		GOR (Gateway Office Residential)	STANDARD	NOTES	ARCHITECTURE
		DESIGNATION			 
		Planning Area(s)	2		
		Zone District	C-P		
		GP Density Range	N/A		
		Dwelling Units	N/A		
		Land Use	The use of land designated GOR shall comply with those uses identified in the C-P (Professional Office) Zone District.		
		BUILDING INTENSITY			
		Minimum Lot Area	None		
		Minimum Lot Width	None		
		Minimum Lot Depth	None		
		Maximum Coverage	None		
		Maximum Height	35 ft./2 stories	Additional Floors are allowable with a Conditional Use Permit.	
		Curved/Cul-de-sac/Corner Lot	None		
		BUILDING SETBACKS			 
		Front Yard	10'	Structures should be oriented toward the Pollasky Avenue frontage with the front yard setback fully landscaped. No parking is allowed within this setback	
		Side Yard (Interior)	5'		
		Corner Lot/Reversed Corner Lot	10'	Street side yard setback shall be fully landscaped. No parking is allowed within this setback.	
		Rear Yard	None		
		DESCRIPTION		GARAGES/STREETS/PARKING	
GOR (Gateway Office Residential) provides a “boutique” office, residential and specialty commercial district that serves as the southern “Gateway” to the “Old Town” area. This land use type encourages the preservation and adaptive reuse of historic residential structures for both residential and office/commercial uses in a pedestrian friendly setting. Buildings are encouraged to face onto the Pollasky Avenue street frontage while utilizing private alley accessible parking facilities. Existing residential uses can be accommodated.		Sidewalks		See Streetscape Development Standard Section.	
		Parking and Garages	Off Street Parking	See Parking Standards of the C-P, R-1 and R-2 Zone Districts.	
		Streets		See Streetscape Development Standard Section.	
		On-Street Parking		See Streetscape Development Standard Section.	
PERMITTED USES		ACCESSORY USES			
<div>*All Uses not specifically identified in the list to the right are prohibited,</div>	<div>The use of land designated GOR shall comply with those uses identified in the C-P (Professional Office) Zone District.</div>	Outdoor Activities		Required Administrative Use Permit.	
		Sidewalk Dining and Merchandising		Requires approved sidewalk merchandising permit.	
		Building Mounted Signs (including fascia, window and canopy mounted signs)	1 sq. per lineal foot of frontage with a public entrance up to 50 sq.ft.		
		Pedestrian Oriented Signs	2 sq. ft./1 per business.		
		The Imagery conveys samples of the architectural character intended for these neighborhoods.			



LAND USE DEVELOPMENT STANDARDS



PA3

PLANNING AREAS

3.4

RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		LDRH (Low Density Residential; Historic)	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area(s)	3				
		Zone District	R-1				
		GP Density Range	2.1 – 7.0 du/ac	Low/Medium Density Residential			
		Dwelling Units		One per lot excepting accessory and “Alley Neighborhood” units.			
		Land Use	The use of land designated LDRH shall comply with those uses listed under Permitted Uses (see bottom left)				
		BUILDING INTENSITY					
		Minimum Lot Area	6,000sqft				
		Minimum Lot Width	60'	*No lot shall have a maximum lot width to depth ratio of four to one.			
		Minimum Lot Depth	100'				
Maximum Coverage	45% / 50%	Two-story (*convertible plan N/A)/Single-story; includes all buildings, accessory and structures.					
Maximum Height	35'						
Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope					
<div>LDRH (Low Density Residential; Historic)</div> <div>LAND USE TOTAL AREA</div> <div>23.78 acres</div>		BUILDING SETBACKS					
		Front Yard (Collector or Local)	20' min* / 12' min	To garage/To living area and side loaded garages *To garage measured from street, not corner cut off, for lots located at entry or roundabout.			
		Side Yard (Interior)	5' min				
		Corner Lot/Reversed Corner Lot	5' min/10' min	To side yard fence/To living area; not applicable to Community Collectors			
		Rear Yard	15'min				
		GARAGES/STREETS/PARKING					
		Sidewalks	5' wide	Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.			
		Garages	2-car	20'x22'*min			
			3-car	30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min			
			*Historic garages shall be found conforming under an approved Administrative Use Permit				
Streets	N/A	Curb-to-curb; reference <i>Street Sections</i> .					
On-Street Parking	1 space/home min	Parking allowed on both sides of the street.					
<div>PERMITTED USES</div> <div><div>*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.</div><div><div>❖ Single Family dwellings of a permanent nature and accessory uses with not more than 1 du/lot</div><div>❖ All uses permitted under an R-1 zone</div><div>❖ Temporary sales offices and model homes</div><div>❖ Home occupations</div><div>❖ Open space</div></div></div>		ACCESSORY USES					
		Walls/Fences	6'high max	Fencing style should be reflective of the era of the home.			
		Trellises	12' high max				
		Pools and Spas	5' minimum setback	Water portion to rear and side property lines. Pool and spa may not be located in front yard.			
		Equipment	Pool, spa and fountain equipment allowed in side yard easement.				
		Detached Covered Structures	12' high max	Covered structures and building additions are allowed provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs. Covered Structures and additions should harmonize with the architecture of the main structure			
		<div>The Imagery conveys samples of the architectural character intended for these neighborhoods.</div>					




LAND USE DEVELOPMENT STANDARDS



PA4

PLANNING AREAS

3.5

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE		
KEY MAP		TRC (Transitional Residential/ Commercial)	STANDARD	NOTES	ARCHITECTURE		
		DESIGNATION					
		Planning Area(s)	4				
		Zone District	R-1				
		GP Density Range	4.1 – 7.0 du/ac	Medium Density Residential			
		Dwelling Units		One dwelling unit per lot excepting accessory residential units.			
		Land Use	The use of land designated TRC shall comply with those uses listed under Permitted Uses (see bottom left)				
		BUILDING INTENSITY					
		Minimum Lot Area	6,000sqft				
		Minimum Lot Width	60'	*No lot shall have a maximum lot width to depth ratio of four to one.			
		Minimum Lot Depth	100'				
Maximum Coverage	45% / 50%	Two-story (*convertible plan N/A)/Single-story; includes all buildings, accessory and structures.					
Maximum Height	35'						
Curved/Cul-de-sac/Corner Lot	For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope						
BUILDING SETBACKS							
Front Yard	20' min* / 12' min	To garage/To living area and side loaded garages.					
Side Yard (Interior)	5' min						
Corner Lot/Reversed Corner Lot	5' min/10' min/20'	To side yard fence/To living area/To face of garage.					
Rear Yard	15'min						
TRC (Transitional Residential Commercial))		LAND USE TOTAL AREA					
		2.24 acres					
DESCRIPTION		GARAGES/STREETS/PARKING					
TRC (Transitional Residential Commercial) allows for the transition of pedestrian oriented commercial uses into established residential neighborhoods. The primary use within this planning area is single family residential homes. Commercial conversion of homes may be allowed subject to a conditional use permit when the use can be found consistent with the findings of fact and that adequate parking can be accommodated on-site. The use of residential (wood) fencing for commercial operations may be used subject to approval of a conditional use permit.		Sidewalks	5' wide			Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.	
		Garages	2-car			20'x22'*min	
			3-car			30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min	
			*Historic garages shall be found conforming under an approved Administrative Use Permit				
		Streets	N/A			Curb-to-curb; reference <i>Street Sections</i> .	
Off-Street Commercial Parking	5 spaces/1000 sq.ft.	Parking allowed in rear yard setback; not allowed within side or front yard setbacks.					
PERMITTED USES		ACCESSORY USES					
*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.	<ul style="list-style-type: none">❖ Single Family dwellings of a permanent nature and accessory uses with not more than 1 du/lot❖ All uses permitted under an R-1 zone❖ Temporary sales offices and model homes❖ Home occupations❖ Open space❖ Commercial uses that appear to adaptively reuse existing residential structures subject to a conditional use permit.	Walls/Fences	6'high max	Fencing style should be reflective of the era of the home.			
		Trellises	12' high max				
		Pools and Spas	5' minimum setback	Water portion to rear and side property lines. Pools and spas may not be located in front yard.			
		Equipment	Pool, spa and fountain equipment allowed in side yard easement.				
		Detached Covered Structures	12' high max	Covered structures and building additions are allowed provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs. Covered Structures and additions should harmonize with the architecture of the main structure			
					The Imagery conveys samples of the architectural character intended for these neighborhoods.		

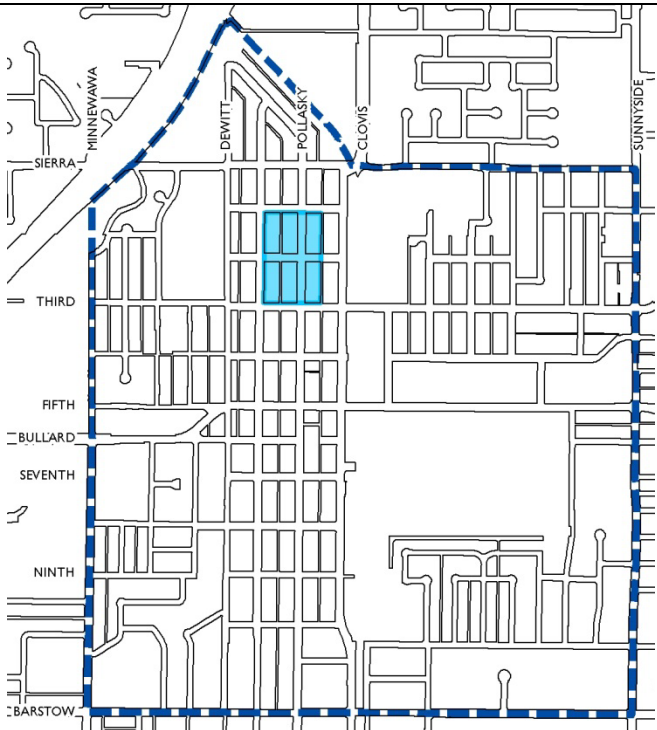




LAND USE DEVELOPMENT STANDARDS



PA5

PLANNING AREAS

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		MOR Mixed Office/Residential	STANDARD	NOTES	ARCHITECTURE	
		DESIGNATION				
		Planning Area(s)	4			
		Zone District	R-1			
		GP Density Range	4.1 – 7.0 du/ac	Medium Density Residential		
		Dwelling Units				
		Land Use	The use of land designated MOR shall comply with those uses listed under Permitted Uses (see bottom left)			
		BUILDING INTENSITY				
		Minimum Lot Area	6,000sqft			
		Minimum Lot Width	60'	*No lot shall have a maximum lot width to depth ratio of four to one.		
		Minimum Lot Depth	100'			
		Maximum Coverage	45% / 50%	Two-story (*convertible plan N/A)/Single-story; includes all buildings, accessory and structures.		
		Maximum Height	35'			
		Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope		
		BUILDING SETBACKS				
		Front Yard	20' min* / 12' min	To garage/To living area and side loaded garages.		
		Side Yard (Interior)	5' min			
		Corner Lot/Reversed Corner Lot	5' min/10' min/20'	To side yard fence/To living area/to face of garage.		
		Rear Yard	15'min			
MOR (Mixed Office/Residential)		LAND USE TOTAL AREA		 		
		11.06 acres				
DESCRIPTION		GARAGES/STREETS/PARKING				
<p>MOR (Mixed Office/Residential) encompasses an area that historically has accommodated office, apartment and single family residential development. The character of this area is generally single floor development utilizing single family residential setbacks. For Multiple Family and Office uses, parking shall be only accessible from the alley with no drives fronting onto streets.</p>		Sidewalks	5' wide		Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.	
		Garages	2-car		20'x22'*min	
			3-car		30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min	
			*Historic garages shall be found conforming under an approved Administrative Use Permit			
		Streets	N/A		Curb-to-curb; reference <i>Street Sections</i> .	
		Off-Street Office Parking	4 spaces/1000 sq.ft.		Parking allowed in rear yard setback; not allowed in side or front yard setbacks.	
PERMITTED USES		ACCESSORY USES			The Imagery conveys samples of the architectural character intended for these neighborhoods.	
<p>*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.</p>	<ul style="list-style-type: none">❖ Single family residential homes up to two floors❖ Single floor office projects❖ Single floor multiple family residential complexes❖ Home occupations	Walls/Fences	6'high max			Fencing style should be reflective of the era of the home.
		Trellises	12' high max			
		Pools and Spas	5' minimum setback			Water portion to rear and side PLs. Pool and spa may not be located in front yard.
		Equipment	Pool, spa and fountain equipment allowed in side yard easement.			
		Detached Covered Structures	12' high max			Covered structures and building additions are allowed provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs. Covered Structures and additions should harmonize with the architecture of the main structure

MIXED OFFICE RESIDENTIAL

3.6



LAND USE DEVELOPMENT STANDARDS



PA6

PLANNING AREAS

RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE
KEY MAP		CCS Central Clovis Service	STANDARD	NOTES		ARCHITECTURE
		DESIGNATION				
		Planning Area(s)		4		
		Zone District		C-2		
		GP Density Range		N/A		
		Dwelling Units		N/A		
		Land Use		The use of land designated OTS shall comply with those uses listed under the C-2 Community Commercial Zone District.		
		BUILDING INTENSITY				
		Minimum Lot Area		6,000sqft		
		Minimum Lot Width		60'	*No lot shall have a maximum lot width to depth ratio of four to one.	
		Minimum Lot Depth		100'		
		Maximum Coverage		45% / 50%	Two-story (*convertible plan N/A)/Single-story; includes all buildings, accessory and structures.	
		Maximum Height		35'	Not to exceed two floors.	
		Curved/Cul-de-sac/Corner Lot				
		BUILDING SETBACKS				
		Front Yard		10'	Shall be fully landscaped.	
		Side Yard (Interior)		5' min		
Corner Lot/Reversed Corner Lot		10'	Shall be fully landscaped.			
Rear Yard		0'	When located adjacent to the Old Town Trail, buildings shall be architecturally treated on all elevations.			
STREETS/PARKING						
Sidewalks		10' wide	Reference <i>Street Sections</i> and <i>Landscape Palette</i> .			
		*				
Streets			Reference <i>Street Sections</i> and <i>Landscape Palette</i> .			
Off-Street Commercial Parking		5 spaces/1000 sq. ft.	Parking allowed in rear yard setback; not encouraged in side or front yard setbacks.			
FENCES/SIGNS						
Walls/Fences		6'high max	Fencing style should be reflective of the building architecture.			
Stored Materials			Shall be visually screened from all public view			
Signs			Shall comply with the commercial sign ordinance. All signs shall either be externally illuminated or utilize individual channelized lettering in a style that harmonizes with the architecture of the building.			
All uses allowed in the C-2 Community Commercial Zone District.		The Imagery conveys samples of the architectural character intended for these neighborhoods.				

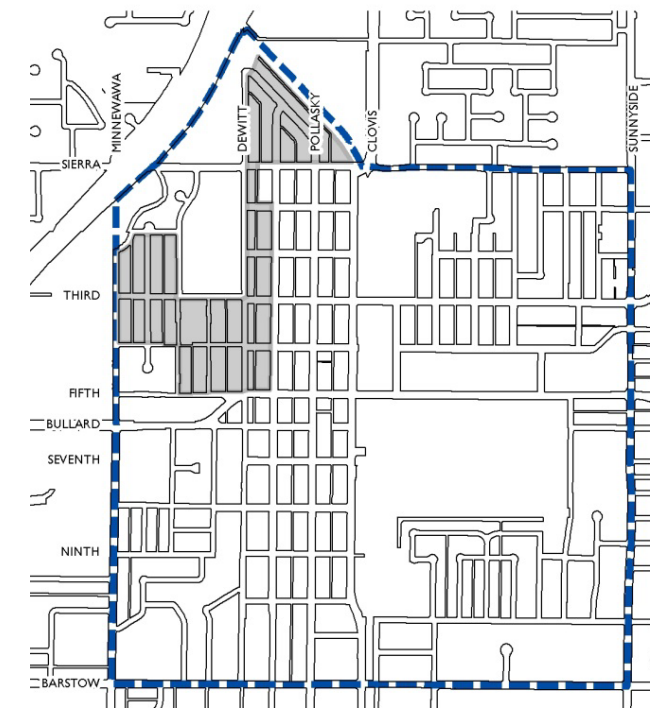


LAND USE DEVELOPMENT STANDARDS



PA7

PLANNING AREAS

RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		Pedestrian Residential	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area(s)	7				
		Zone District	R-1				
		GP Density Range	4.1 – 7.0 du/ac	Medium Density Residential			
		Dwelling Units		One dwelling unit per lot. Lots with side street or alley access may have one additional unit not to exceed 400 square feet.			
		Land Use	The use of land designated PR shall comply with those uses listed under Permitted Uses (see bottom left)				
		BUILDING INTENSITY					
		Minimum Lot Area	6,000sqft				
		Minimum Lot Width	60'	*No lot shall have a maximum lot width to depth ratio of four to one.			
		Minimum Lot Depth	100'				
Maximum Coverage	50%						
Maximum Height	35'						
Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope					
BUILDING SETBACKS							
Front Yard	20' min* / 12' min	To garage/To living area and side loaded garages.					
Side Yard (Interior)	5' min						
Corner Lot/ Reversed Corner Lot	0'/10'/20' min / 15'/15'/20' min	To side yard fence/To living area/To face of garage.					
Rear Yard	20'min	Excepting garages and second units subject to a rear yard encroachment.					
PR (Pedestrian Residential)		LAND USE TOTAL AREA					
		58.16 acres					
DESCRIPTION		GARAGES/STREETS/PARKING					
<p>PR (Pedestrian Residential) allows for standard Single Family Residential homes as allowed under the R-1 Zone District development standards. When an alley or side street access is available, it allows for an additional (or second) residential unit up to 400 square feet. This Planning Area encourages the creation pedestrian scale neighborhoods facing onto alleys and trails. Each second unit shall have at least one 9' x 20' covered or uncovered parking space dedicated to that unit. Separate utilities are not required.</p>		Sidewalks	5' wide	Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.			
		Garages	2-car	20'x22'*min			
			3-car	30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min			
			*Historic garages shall be found conforming under an approved Administrative Use Permit. Minimum 26'back-up area from garage door.				
		Streets	N/A	Curb-to-curb; reference <i>Street Sections</i> .			
PERMITTED USES		ACCESSORY USES					
<p>*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.</p>	<ul style="list-style-type: none">❖ Single Family dwellings of a permanent nature and accessory residential uses with not more than 2 du/lot❖ All uses permitted under an R-1 zone❖ Temporary sales offices and model homes❖ Home occupations❖ Open space	Walls/Fences	6'high max	Fencing style should be reflective of the era of the home.			
		Trellises	12' high max				
		Pools and Spas	5' minimum setback	Water portion to rear and side PLs. Pool and spa may not be located in front yard.			
		Equipment	Pool, spa and fountain equipment allowed in side yard easement.				
		Detached Covered Structures	12' high max	Covered structures and additions should harmonize with the architecture of the main structure			



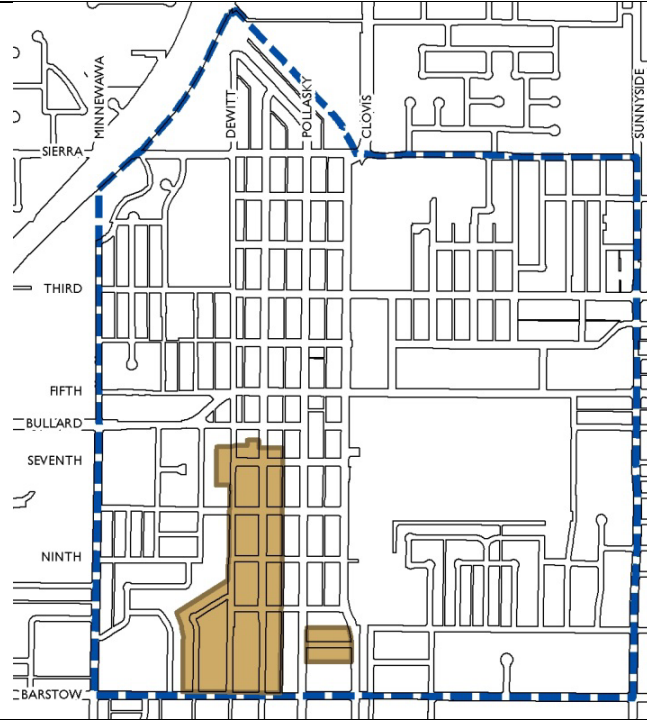
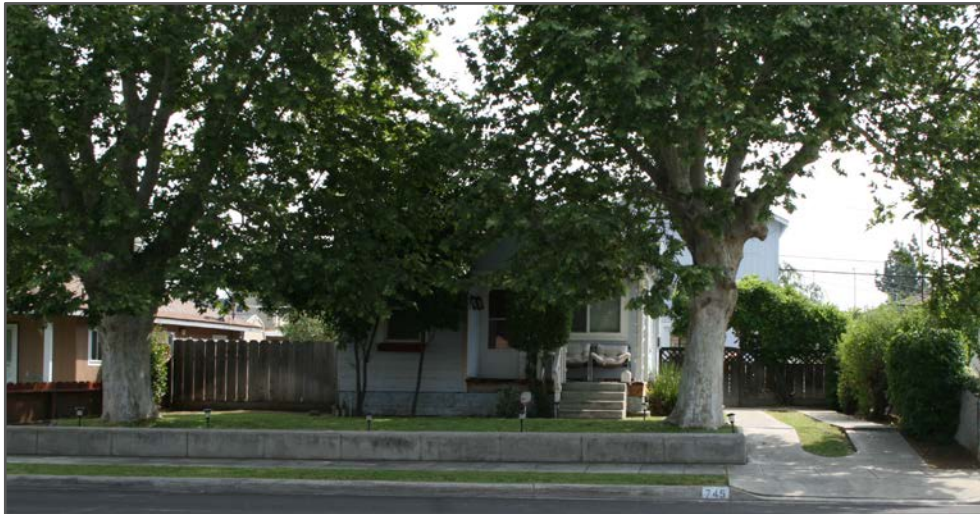



LAND USE DEVELOPMENT STANDARDS



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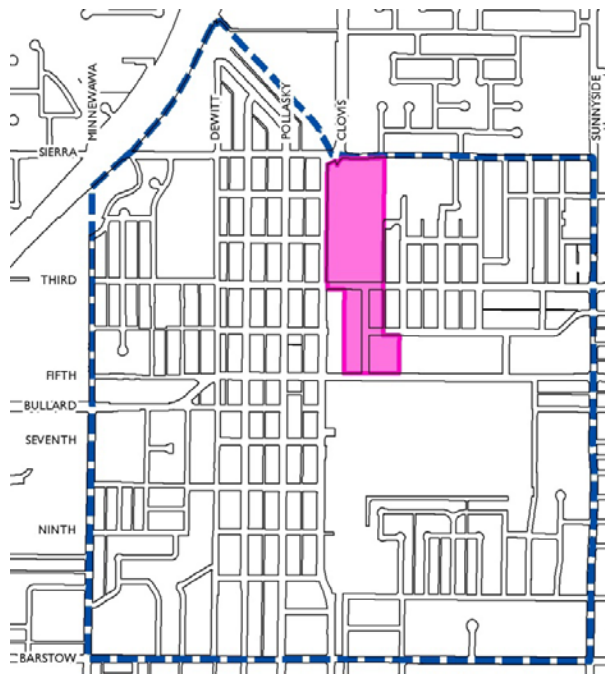


PLANNING AREAS

3.9

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE		
KEY MAP		GR (Garden Residential)	STANDARD	NOTES	ARCHITECTURE		
		DESIGNATION			   		
		Planning Area(s)	8				
		Zone District	R-I-MD				
		GP Density Range	2.1 – 7.0 du/ac	Low/Medium Density Residential			
		Dwelling Units					
		Land Use	The use of land designated G R shall comply with those uses listed under Permitted Uses (see bottom left)				
		BUILDING INTENSITY					
		Minimum Lot Area	4,000sqft				
		Minimum Lot Width	50'	*No lot shall exceed a lot width to depth ratio of four to one.			
		Minimum Lot Depth	90'				
Maximum Coverage	45% / 50%	Two-story (*convertible plan N/A)/Single-story; includes all buildings, accessory and structures.					
Maximum Height	35'2 1/2 stories						
Curved/Cul-de-sac/Corner Lot		For street frontage/For lot depth on one side of lot; lot to provide adequate building envelope					
BUILDING SETBACKS							
Front Yard (Collector or Local)	20' min* / 12' min	To garage/To living area and side loaded garages *To garage measured from street, not corner cut off, for lots located at entry or roundabout.					
Side Yard (Interior)	5' min						
Corner Lot/Reversed Corner Lot	5' min/10' min	To side yard fence/To living area; not applicable to Community Collectors					
Rear Yard	15'min						
GR (Garden Residential)		LAND USE TOTAL AREA					
		3.34 acres					
DESCRIPTION		GARAGES/STREETS/PARKING					
<p>GR (Garden Residential) is a unique “historic” neighborhood of boutique scale single family detached homes. This neighborhood originally provided an area of worker housing serving the lumber mill and ancillary businesses and has an authentic connection to the history of the Central Clovis area. This area is intended to further provide boutique scale housing in context with the “SoFi” (South of Fifth) commercial district with an orientation toward pedestrian oriented home grown produce sales. Many homes in this district contain non-standard elements including garages and setbacks as well as heritage trees. The preservation and authentic enhancement of these homes is important in preserving the character of the area. Multiple Family residential uses may be considered subject to a conditional use permit.</p>		Sidewalks	5' wide	Sidewalks between parkway/PL; alongside yards between parkway/landscape easement.			
		Garages	2-car	20'x22'*min			
			3-car	30'x22'* min or 20'x22'* min w/ tandem 10'x18' min; swing-in garage 10'x20'min			
			*Historic garages shall be found conforming under an approved Administrative Use Permit				
		Streets	N/A	Curb-to-curb; reference <i>Street Sections</i> .			
		Off-Street Parking	2 space/home min	At least one space shall be covered.			
		PERMITTED USES		ACCESSORY USES			
		<p>*All Uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.</p>	❖ Single Family dwellings of a permanent nature and accessory uses with not more than 1 du/lot	Walls/Fences		6'high max	Fencing style should be reflective of the era of the home.
			❖ All uses permitted under an R-I zone	Trellises		12' high max	
			❖ Temporary sales offices and model homes	Pools and Spas		5' minimum setback	Water portion to rear and side property lines. Pool and spa may not be located in front yard.
❖ Home occupations	Equipment		Pool, spa and fountain equipment allowed in side yard easement.				
❖ Open space	Detached Covered Structures		12' high max	Covered structures and building additions are allowed provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs. Covered Structures and additions should harmonize with the architecture of the main structure			
❖ Locally grown produce sales subject to an Administrative Use Permit							
❖ Low Density Multiple Family Residential attached housing subject to a conditional use permit.							
The Imagery conveys samples of the architectural character intended for these neighborhoods.							





RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		L-D (Landmark District)	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area		9			
		Zone District		M-U			
		GP Density Range		15.0+25 du/ac		Residential not to exceed 50% of Planning Area	
		Dwelling Units				Second floor and above with conditional use permit	
		Land Use		See permitted uses.			
		BUILDING INTENSITY					
		Minimum Lot Area		None		Established through Mixed Use Zone District master plan.	
		Minimum Lot Width		None		Established through Mixed Use Zone District master plan.	
		Minimum Lot Depth		None		Established through Mixed Use Zone District master plan.	
		Maximum Coverage		None		Established through Mixed Use Zone District master plan.	
		Maximum Height		50 ft./4 stories		Additional Floors are allowable with a Conditional Use Permit.	
		Curved/Cul-de-sac/Corner Lot		None			
		BUILDING SETBACKS					
Front Yard		None		Established through Mixed Use Zone District master plan.			
Side Yard (Interior)		None		Established through Mixed Use Zone District master plan.			
Corner Lot/Reversed Corner Lot		None		Established through Mixed Use Zone District master plan.			
Rear Yard		None					
LAND USE TOTAL AREA		GARAGES/STREETS/PARKING					
28.60 acres		Sidewalks				Established through Mixed Use Zone District master plan.	
DESCRIPTION The Landmark District is an area of historic significance representing the railroad and lumber industry that catalyzed Clovis and contains active community serving uses with an opportunity for transit oriented residential development. Predominant uses include public facilities such as a library, senior center, transit center and a community museum. Secondary uses include residential and ancillary supportive commercial. This site is a major community attractor to “Old Town” and requires a defining and comprehensive architectural style built upon the railroad, lumber and agricultural warehousing industries as well as contemporary architecture. Development design shall incorporate the “Old Town” trail and transit center as pivotal transportation opportunities. Parcels without street frontage may be created prior to the adoption of an M-U (Mixed Use) Zone District by the City of Clovis.		Parking		Off Street Parking		Established through Mixed Use Zone District master plan.	
				Within PBIA (Parking Business Improvement Area)		None required when participating with PBIA requirements. (see page I.8)	
				Streets		Established through Mixed Use Zone District master plan.	
		On-Street Parking				Established through Mixed Use Zone District master plan.	
		PERMITTED USES		ACCESSORY USES			
<div>Planning Area 9 requires the adoption of a Mixed Use (M-U) Zone District to establish a master plan a site specific land uses.</div> <div>General Land Uses include;<ul style="list-style-type: none">❖ Public Facilities❖ Supportive commercial❖ Residential not to exceed 50% of the site</div>		Outdoor Activities				Established through Mixed Use Zone District master plan.	
		Sidewalk Dining and Merchandising				Established through Mixed Use Zone District master plan.	
		Building Mounted Signs (including fascia, window and canopy mounted signs)				Established through Mixed Use Zone District master plan.	
		Pedestrian Oriented Signs				Established through Mixed Use Zone District master plan.	
							
							
		The Imagery conveys samples of the architectural character intended for these neighborhoods.					



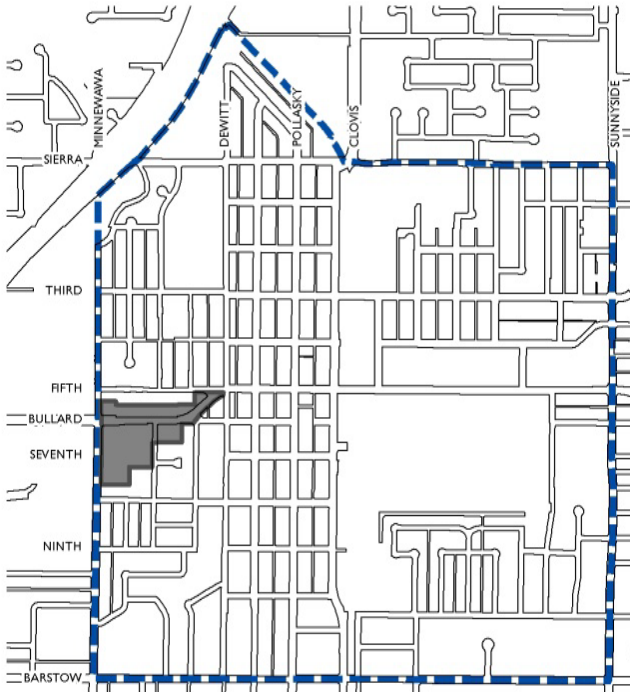


LAND USE DEVELOPMENT STANDARDS



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PLANNING AREAS

3.11

RESIDENTIAL LAND USE		LAND USE / PRODUCT	DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE
KEY MAP		GOC Gateway Office/Commercial	STANDARD	NOTES	ARCHITECTURE
		DESIGNATION			
		Planning Area(s)	10		
		Zone District	C-3		
		GP Density Range	15.0+ du/ac		
		Dwelling Units		Second floor and above with conditional use permit	
		Land Use	The use of land designated GOC shall comply with those uses identified in the C-3 (Central Trading District) and C-2 (Community Commercial) Zone Districts.		
		BUILDING INTENSITY			
		Minimum Lot Area	None		
		Minimum Lot Width	None		
		Minimum Lot Depth	None		
		Maximum Coverage	None		
		Maximum Height	50 ft./4 stories	Additional Floors are allowable with a Conditional Use Permit.	
		Curved/Cul-de-sac/Corner Lot	None		
		BUILDING SETBACKS			
		Front Yard	10'	Measured from property line to parking or building.	
		Side Yard (Interior)	5'		
Corner Lot/Reversed Corner Lot	5'	Measured from property line to parking or building.			
Rear Yard	5'	When adjacent to residential, the adjacent residential setback shall be used.			
GOC (Gateway Office/Commercial)		LAND USE TOTAL AREA			
		11.97 acres			
DESCRIPTION		GARAGES/STREETS/PARKING			
<p>GOC (Gateway Office/Commercial) provides for a boulevard style commercial/office district that serves as the western gateway to the “Old Town” area. This corridor also serves as a link between community shopping and service facilities at Minnewawa and Bullard Avenues and neighborhoods in the Central Clovis area. Buildings are encouraged to face onto Bullard Avenue however parking facilities should be accessible from the street. Grouped driveways are encouraged when practical.</p>		Sidewalks		See Streetscape Development Standard Section.	
		Parking	Off Street Parking	See Parking Standards of the C-2 and C-3 Zone Districts.	
		Streets		See Streetscape Development Standard Section.	
		On-Street Parking		See Streetscape Development Standard Section.	
PERMITTED USES		ACCESSORY USES			
<p>*All Uses not specifically identified in the list to the right are prohibited.</p>	<p>The use of land designated GOC shall comply with those uses identified in the C-3 (Central Trading District) and C-2 Community Commercial Zone Districts and those listed under Permitted Uses. Drive-in and Drive-through uses are prohibited.</p>	Outdoor Activities		Requires Administrative Use Permit	
		Sidewalk Dining and Merchandising	n/a	Not allowed	
		Building Mounted Signs (including fascia, window and canopy mounted signs)	1 sq. per lineal foot of frontage with a public entrance up to 50 sq.ft.		
		Pedestrian Oriented Signs	2 sq. ft./1 per business.		
					The Imagery conveys samples of the architectural character intended for these neighborhoods.

GATEWAY OFFICE/COMMERCIAL

CENTRAL CLOVIS SPECIFIC PLAN



LAND USE DEVELOPMENT STANDARDS



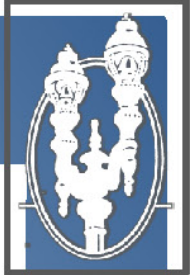
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PLANNING AREAS

3.12

RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		Civic District (CD)	STANDARD	NOTES		ARCHITECTURE	
		DESIGNATION					
		Planning Area(s)		I I			
		Zone District		P-F			
		GP Density Range		N/A			
		Land Use		The use of land designated CD shall comply with those uses identified in the P-F (Public Facilities) Zone.			
		BUILDING INTENSITY					
		Minimum Lot Area		None			
		Minimum Lot Width		None			
		Minimum Lot Depth		None			
		Maximum Coverage		None			
		Maximum Height		40 ft./3 stories		Maximum heights for accessory structures shall be determined by the Director.	
		Curved/Cul-de-sac/Corner Lot		None			
		BUILDING SETBACKS					
		Front Yard		35'			
		Side Yard (Interior)		10'		Measured from any residential district.	
		Corner Lot/Reversed Corner Lot		10'		Measured from any residential district.	
		Rear Yard		10'		Measured from any residential district.	
		GARAGES/STREETS/PARKING					
		Sidewalks				See Streetscape Development Standard Section.	
		Parking		Off Street Parking		See Parking Standards of the P-F Zone District	
		Streets				See Streetscape Development Standard Section.	
		On-Street Parking				See Streetscape Development Standard Section.	
		ACCESSORY USES					
		Outdoor Activities				Civic events with ancillary food service.	
		Sidewalk Dining and Merchandising				Requires approved sidewalk merchandising permit.	
		Building Mounted Signs (including fascia, window and canopy mounted signs)				See Clovis Municipal Code, Division 9, Development Code standards.	

CIVIC DISTRICT



RESIDENTIAL LAND USE		LAND USE / PRODUCT		DEVELOPMENT STANDARDS		IMAGERY / PRODUCT SITE PLAN PROTOTYPE	
KEY MAP		Rodeo District (RD)	STANDARD	NOTES			
		DESIGNATION					
		Planning Area(s)		I2			
		Zone District		C-R			
		GP Density Range		N/A			
		Land Use		The use of land designated RD shall comply with those uses identified in the C-R (Commercial Recreation) Zone.			
		BUILDING INTENSITY					
		Minimum Lot Area		4 acres			
		Minimum Lot Width		100			
		Minimum Lot Depth		150			
Maximum Coverage		33%					
Maximum Height		35 ft./4 stories	Maximum heights for accessory structures shall be determined by the Director.				
Curved/Cul-de-sac/Corner Lot		None					
BUILDING SETBACKS							
Front Yard		30' structures 20' parking					
Side Yard (Interior)		(see front yard)	Measured from any residential district.				
Corner Lot/Reversed Corner Lot		(see front yard)	Measured from any residential district.				
Rear Yard		None					
Rodeo District		LAND USE TOTAL AREA					
		27.36 acres					
DESCRIPTION		GARAGES/STREETS/PARKING					
<p>RD (Rodeo District) contains the Clovis Rodeo Grounds located on the east side of Clovis Avenue, south of Clarke Intermediate School. The purpose of this planning area is to sustain and amplify the facility that accommodates the annual Clovis Rodeo.</p> <p>This land use and facility is a significant focal point to the “Old Town” area and a major attractor during Rodeo Weekend. The underlying C-R (Commercial Recreation) Zone District allows the Rodeo as a permitted use with the ability to have additional entertainment and outdoor functions with a temporary use permit or conditional use permit.</p> <p>Development of Clovis Avenue should amplify the entrance to this facility at 7th Street.</p>		Sidewalks			See Streetscape Development Standard Section.		
		Parking		Off Street Parking	See Parking Standards of the C-R Zone District		
		Streets			See Streetscape Development Standard Section.		
On-Street Parking			See Streetscape Development Standard Section.				
PERMITTED USES		ACCESSORY USES					
<p>*All Uses not specifically identified in the list to the right are prohibited.</p>	<p>The use of land designated CD shall comply with those uses identified in the C-R (Commercial Recreation) Zone District.</p>	Outdoor Activities			Established under use requirements of the C-R Zone District		
		Sidewalk Dining and Merchandising		N/A			
		Building Mounted Signs (including fascia, window and canopy mounted signs)			See Clovis Municipal Code, Division 9, Development Code standards.		
							
							
The Imagery conveys samples of the architectural character intended for these neighborhoods.							





Parks, Open Spaces and Public Places

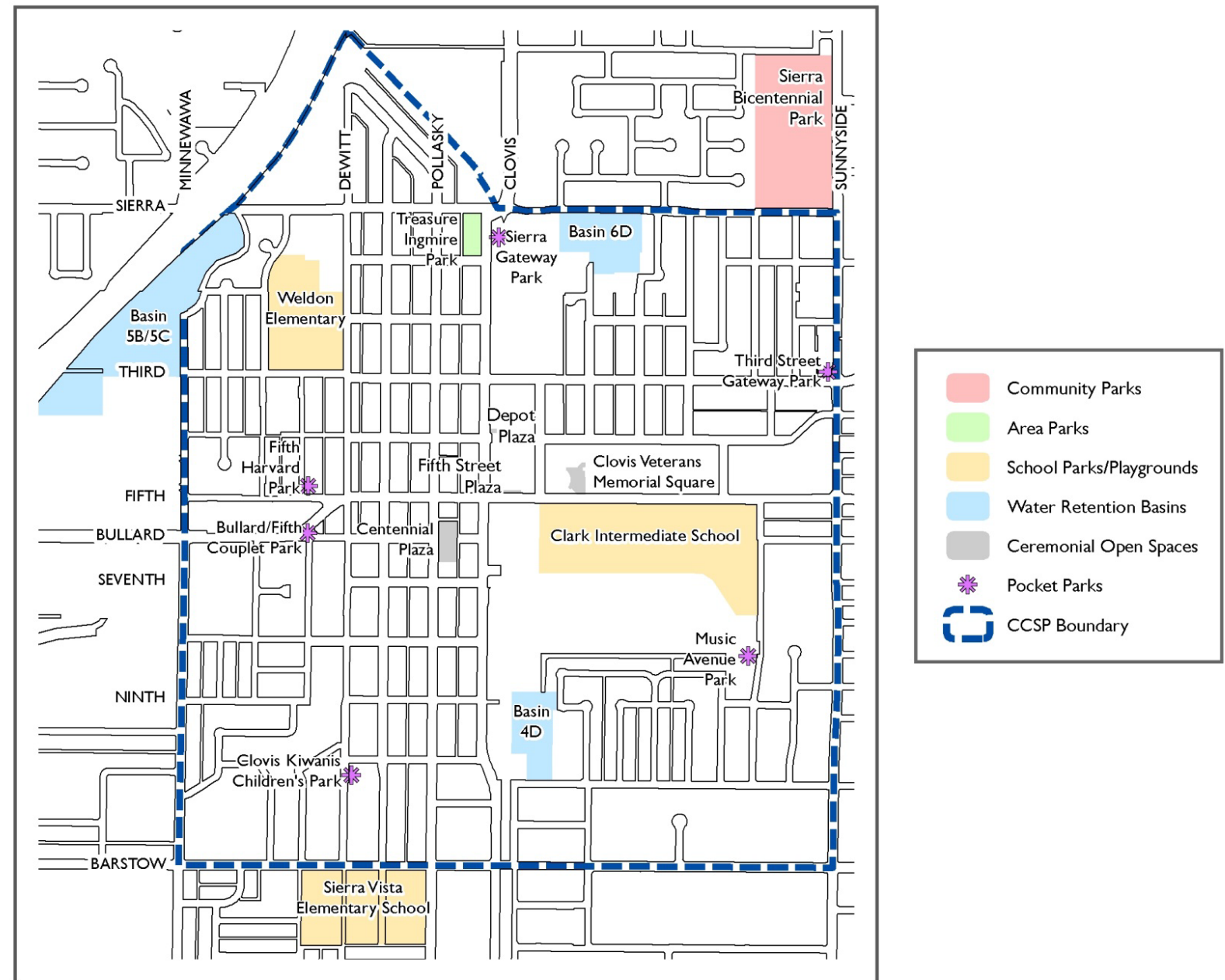
A broad variety of parks, open spaces and public places are found throughout the Central Clovis Specific Plan area providing recreation, open areas and celebration amenities. These facilities are an important component in servicing and enhancing the quality of the Central Clovis environment.

Community Parks provide community serving open space and recreational needs. These parks often include active sports facilities. Although not in the plan area, Sierra Bicentennial Park lies adjacent to the plan area at the northwest corner of Sierra and Sunnyside Avenues and is an important asset to neighborhoods in the Central Clovis area.

Area Parks provide neighborhood serving recreational amenities which include active open space, play equipment, picnicking and restroom facilities. 1.19 acre Treasure-Ingmire Park, located at the southwest corner of Clovis and Sierra Avenues is one of Clovis' original recreational facilities and provides these facilities in close proximity to the Old Town Trail.

Pocket Parks are an intimate and passive open space that often includes picnic and sitting areas and occasionally some small play equipment. They are generally shady places with easy access and visibility from adjacent residences. Six Pocket Parks are found in the Central Clovis area and include;

- ❖ **Fifth Harvard Park** located at the northeast corner of Fifth Street and Harvard Avenue,
- ❖ **Clovis Kiwanis Children's Park** located at the southeast corner of Tenth Street and DeWitt Avenue,
- ❖ **Music Avenue Park** located on the west side of Music Avenue adjacent to the Rodeo Grounds,
- ❖ **Bullard/Fifth Couplet Park** located near Bullard and Harvard Avenues, and,
- ❖ **Sierra Gateway Park** located near the southeast corner of Sierra and Clovis Avenues, and,
- ❖ **Third Street Gateway Park** located at the northwest corner of Third Street and Sunnyside Avenue.





School Park/Playgrounds also serve community recreational and open space needs. The City maintains an “open gate” policy with the Clovis Unified School District (CUSD) that allows for use of District lands and recreational facilities after normal hours and during summer.

- ❖ **Weldon Elementary School**, located at the northwest corner of DeWitt and Third Street provides open space grass fields for after-hours community use.
- ❖ **Clark Intermediate School**, located on the south side of Fifth Street and east of Clovis Avenue provides open space grass fields as well as community accessible sports and swimming facilities.
- ❖ **Sierra Vista Elementary School** lies just south of the project area at the southwest corner of Pollasky and Barstow Avenues and provides open space grass fields for after-hours community use.

Water Retention Basins can provide a view shed and wildlife viewing opportunities. Three viewable basins are located within or in close proximity to the plan area and include;

- ❖ **Basins 5B/5C** located on the west side of Minnewawa Avenue at Second Street,
- ❖ **Basin 6D** located on the south side of Sierra Avenue east of Clovis Avenue, and,
- ❖ **Basin 4D** located east of the Old Town Trail, north of Jefferson Avenue.

Ceremonial Open Spaces provide amenities for citizens and visitors to experience the heritage and history of Clovis in very unique ways. Four such spaces are found in the plan area;

- ❖ **Clovis Veterans Memorial Square** located on the north side of Fifth Street, east of Veterans Parkway provides a shady outdoor venue that often accommodates civic, Memorial District and Clovis Unified School District events, and,
- ❖ **Centennial Plaza** located at Pollasky and Bullard Avenues is designed as the hub of the “SoFi” district providing a venue for outdoor dining, public celebrations, outdoor entertainment and the focal point for Old Town events.
- ❖ **Fifth Street Plaza** located on the north side of Fifth Street east of Clovis Avenue provides a formal urban space that celebrates public sculpture art and the Clovis “time capsule”.
- ❖ **Tarpey Depot Plaza** located at the northeast corner of Fourth Street and Clovis Avenue provides a place reflecting on the railroad history of Clovis.



Centennial Plaza 2016





Public Art

The Central Clovis area is known for public art that expresses Clovis' heritage and history. Citizens and visitors alike enjoy visiting these art pieces both on-foot and by bicycle in a venue unique to the "Valley". Recently bicycle art tours have exposed area citizens to these remarkable one-of-a-kind works.

Sculptural Art

The predominant art forms are physical sculptures. The "Heritage Walk on the Old Town Trail" currently showcases seven art pieces, five of which are located in the specific plan area. These pieces represent the values, history and cultural depth of the community. The City of Clovis has established art guidelines and a review committee for the consideration of additional works. A noteworthy work, "Festus", is located in the center of "Old Town" and has served as a whimsical artistic centerpiece for the past 25 years.

In addition to the "Heritage Walk", opportunities exist for the placement of physical art at "district gateways" to the Old Town Area as well as central nodes such as Centennial Plaza. The City should consider expanding art guidelines to govern the creation and placement of these pieces.

Wall Art

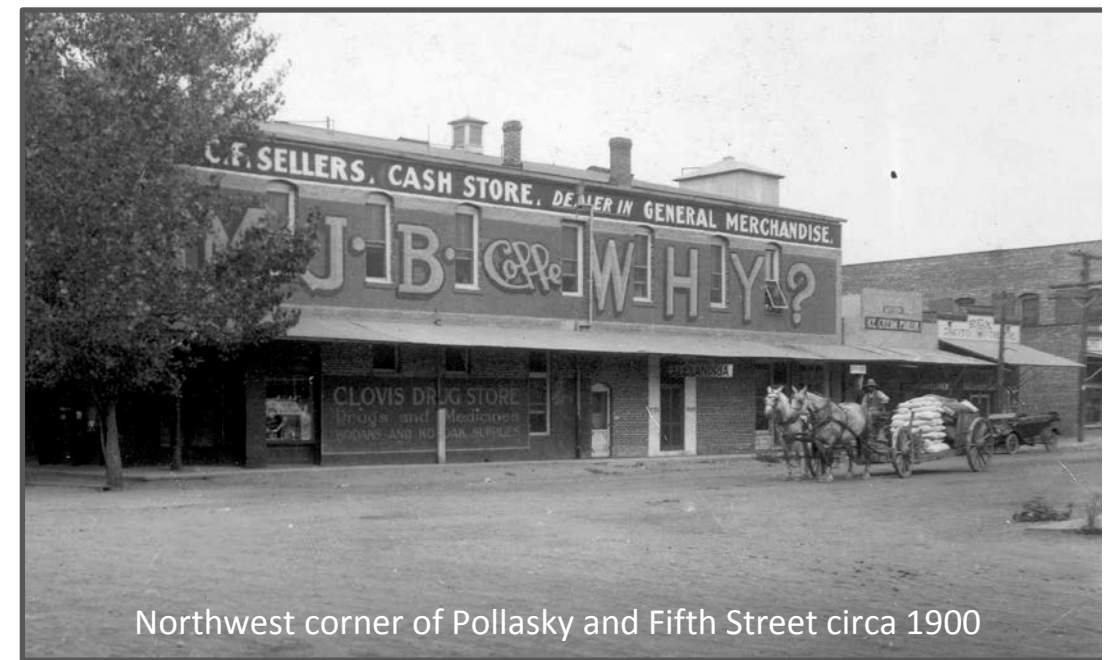
Many original historic business signs can be found on masonry buildings throughout "Old Town". These signs advertised business locations and many remarkably remain today. Extreme care should be put forward to preserve these works in a state of "arrested decay". This plan proposes a program to inventory historic signs and to identify methods for their preservation.

Several "Valley" communities have adopted mural programs as an attractor to their historic central business districts. When unique, such programs can serve to create a specific "sense of place". However repetitive use of this program by similar area communities can diminish the distinctive artistic qualities of individual downtown areas. It is recommended that historic mural programs not be pursued in "Old Town" but rather the recreation of historic and documented wall signs be considered for application to new structures. This pursuit would run parallel with the trend of capturing design elements of lost historic architecture in new "Old Town" building construction. Public elements such as directional parking lot signs could be based upon historic sign examples and applied to building facades.

In no case should historic wall signs be destroyed, amplified, painted over or modified.



"The Walking Doctor" on the Old Town Trail at Third Street



Northwest corner of Pollasky and Fifth Street circa 1900

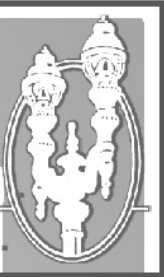


CENTRAL CLOVIS SPECIFIC PLAN



The Robert E. L. Good Store at the southwest corner of 4th Street and Clovis Avenue circa 1920

ADMINISTRATION

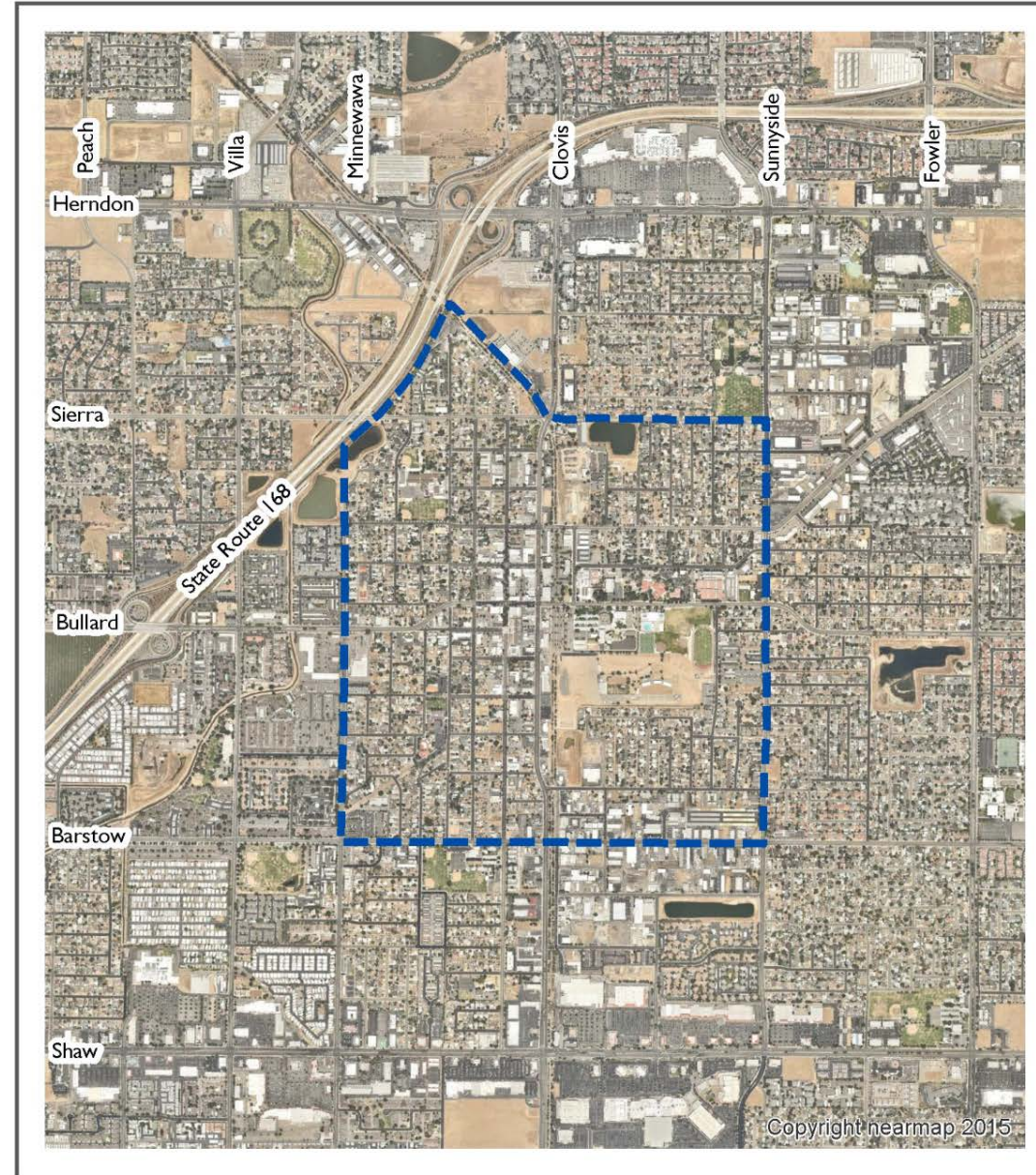


Legal Description

CENTRAL CLOVIS SPECIFIC PLAN AREA

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF SIERRA AVENUE AND SUNNYSIDE AVENUE; THEN SOUTH ALONG SUNNYSIDE AVENUE TO THE INTERSECTION OF BARSTOW AVENUE; THEN WEST ALONG BARSTOW AVENUE TO THE INTERSECTION OF MINNEWAWA AVENUE; THEN NORTH ALONG MINNEWAWA AVENUE TO THE INTERSECTION OF THE SOUTH LINE OF STATE ROUTE 168; THEN NORTHEASTERLY ALONG THE SOUTH LINE OF STATE ROUTE 168 TO THE INTERSECTION OF THE OLD TOWN TRAIL; THEN SOUTHEASTERLY ALONG THE OLD TOWN TRAIL TO THE INTERSECTION OF SIERRA AVENUE; THEN EAST ALONG SIERRA AVENUE TO THE INTERSECTION OF SUNNYSIDE AVENUE AND THE POINT OF BEGINNING.



Regional Location





PA1

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF FIRST STREET AND CLOVIS AVENUE; THEN SOUTH ALONG CLOVIS AVENUE TO THIRD STREET; THEN EAST TO THE NORTHEAST CORNER OF PARCEL B OF PARCEL MAP 78-14 (ORIGINAL) AS RECORDED IN BOOK 30 OF PARCEL MAPS AT PAGE 73, FRESNO COUNTY RECORDS; THEN SOUTH TO THE SOUTHEAST CORNER OF SAID PARCEL B; THEN EAST APPROXIMATELY 14 FEET ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL A OF PARCEL MAP 79-7 AS RECORDED IN BOOK 37 OF PARCEL MAPS AT PAGE 24, FRESNO COUNTY RECORDS; THEN SOUTH 150 FEET ALONG A LINE PARALLEL WITH AND 18 FEET EAST OF THE EAST LINE OF SAID PARCEL A; THEN WEST 18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THEN SOUTH TO A POINT BEING THE INTERSECTION OF A LINE 100 FEET EAST OF THE EAST LINE OF CLOVIS AVENUE AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SEVENTH STREET; THEN WEST APPROXIMATELY 100 FEET TO THE EAST LINE OF CLOVIS AVENUE; THEN NORTH ALONG CLOVIS AVENUE APPROXIMATELY 100 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SEVENTH STREET; THEN WEST ALONG SEVENTH STREET TO THE INTERSECTION OF THE WOODWORTH-POLLASKY ALLEY; THEN NORTH ALONG THE ALLEY TO THE SOUTHEAST CORNER OF PARCEL B OF PARCEL MAP AS RECORDED IN BOOK 3 OF PARCEL MAPS AT PAGE 19, FRESNO COUNTY RECORDS; THEN WEST ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL B TO WOODWORTH AVENUE; THEN TO A POINT ON THE WEST SIDE OF WOODWORTH APPROXIMATELY 100 FEET SOUTH OF BULLARD AVENUE AND THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 3 OF CLOVIS CITY AS RECORDED IN BOOK 1 OF MISCELLANEOUS MAPS AT PAGE 9, FRESNO COUNTY RECORDS; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THEN SOUTH APPROXIMATELY 50 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF BLOCK 3 OF CLOVIS CITY RECORDED IN BOOK 1 OF MISCELLANEOUS MAPS AT PAGE 9, FRESNO COUNTY RECORDS; THEN WEST ALONG THE SOUTH LINE OF SAID LOT 19 TO A POINT BEING THE SOUTHWEST CORNER OF INSTRUMENT NO. 2007-0020348, FRESNO COUNTY RECORDS; THEN NORTH TO THE SOUTHEAST CORNER OF LOT 7 OF BRUMBACH VILLA TRACT AS RECORDED IN BOOK 7 OF PLATS AT PAGE 86, FRESNO COUNTY RECORDS; THEN WEST TO THE SOUTHWEST CORNER OF LOT 44 OF SAID BRUMBACH VILLA TRACT; THEN NORTH ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 44 TO THE INTERSECTION OF

BULLARD AVENUE; THEN EASTERLY AND NORTHEASTERLY FOLLOWING THE BULLARD AVENUE COUPLET TO THE INTERSECTION OF FIFTH STREET AND THE WOODWORTH-POLLASKY ALLEY, THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF FOURTH STREET; THEN WEST ALONG FOURTH STREET TO THE INTERSECTION OF WOODWORTH AVENUE; THEN NORTH ALONG WOODWORTH AVENUE TO THE NORTHWEST CORNER OF LOT 22 OF BLOCK 20 OF TOWN OF CLOVIS AS RECORDED IN BOOK 1 OF RECORD OF SURVEYS AT PAGE 1, FRESNO COUNTY RECORDS; THEN EAST ALONG THE NORTH LINE OF SAID LOT 22 TO THE WOODWORTH-POLLASKY ALLEY, THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF THIRD STREET; THEN EAST ALONG THIRD STREET TO THE INTERSECTION OF THE CLOVIS-POLLASKY ALLEY; THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF FIRST STREET, THEN EAST ALONG FIRST STREET TO THE INTERSECTION OF CLOVIS AVENUE AND THE POINT OF BEGINNING.

PA2

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF SEVENTH STREET AND THE CLOVIS-POLLASKY ALLEY; THEN SOUTH ALONG THE ALLEY TO THE INTERSECTION OF TENTH STREET; THEN EAST ALONG TENTH STREET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF PARCEL A OF SUPPLEMENTARY MAP OF CLOVIS CITY AS RECORDED IN RECORD OF SURVEYS BOOK 2 AT PAGE 20, FRESNO COUNTY RECORDS; THEN SOUTH ALONG THE WEST LINE OF SAID PARCEL A TO THE SOUTH LINE OF SAID PARCEL A; THEN WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL A TO THE INTERSECTION OF POLLASKY AVENUE; THEN SOUTH ALONG POLLASKY AVENUE TO A POINT ON THE NORTH LINE OF LOT 16 OF PETROSINO TRACT RECORDED IN BOOK 13 OF PLATS AT PAGE 28, FRESNO COUNTY RECORDS; THEN EAST TO THE NORTHEAST CORNER OF LOT 4 OF SHEPHERD & TEAGUE ALLUVIAL TRACT NO. 3, RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 24, FRESNO COUNTY RECORDS; THEN SOUTH ALONG THE EAST LINE OF SAID LOT 4 TO THE INTERSECTION OF BARSTOW AVENUE; THEN WEST TO THE INTERSECTION OF THE WOODWORTH-POLLASKY ALLEY; THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF SEVENTH STREET; THEN EAST ALONG SEVENTH STREET TO THE INTERSECTION OF THE CLOVIS-POLLASKY ALLEY AND THE POINT OF BEGINNING.





PA3

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF SIERRA AVENUE AND THE CLOVIS-POLLASKY ALLEY; THEN SOUTH ALONG THE ALLEY TO THE INTERSECTION OF FIRST STREET; THEN WEST ALONG FIRST STREET TO THE INTERSECTION OF THE DEWITT-WOODWORTH ALLEY; THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF SIERRA AVENUE; THEN EAST ALONG SIERRA AVENUE TO THE INTERSECTION OF THE CLOVIS-POLLASKY ALLEY AND THE POINT OF BEGINNING.

TOGETHER WITH PORTIONS OF LAND BEGINNING AT THE INTERSECTION OF THIRD STREET AND THE HUGHES-OSMUN ALLEY; THEN EAST ALONG THIRD STREET TO A POINT BEING THE INTERSECTION OF THIRD STREET AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF INSTRUMENT NO. 2006-0068918, FRESNO COUNTY RECORDS; THEN SOUTH ALONG THE PROLONGATION OF SAID EAST LINE TO THE INTERSECTION OF FOURTH STREET; THEN WESTERLY ALONG THE NORTH LINE OF FOURTH STREET TO THE INTERSECTION OF OSMUN AVENUE; THEN NORTH TO A POINT BEING THE INTERSECTION OF OSMUN AVENUE AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 11 OF BLOCK 22 OF EAST CLOVIS AS RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 47, FRESNO COUNTY RECORDS; THEN WEST ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID LOT 11 TO THE INTERSECTION OF THE HUGHES-OSMUN ALLEY; THEN NORTH ALONG THE ALLEY TO THIRD STREET AND THE POINT OF BEGINNING.

PA4

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

LOTS 23 THROUGH 32, INCLUSIVE, OF BLOCK 20 OF TOWN OF CLOVIS AS RECORDED IN BOOK 1 OF RECORD OF SURVEYS AT PAGE 1, FRESNO COUNTY RECORDS.

TOGETHER WITH LOTS 17 THROUGH 32, INCLUSIVE, OF SAID BLOCK 20.

PA5

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

PORTIONS OF LAND GENERALLY BOUNDED BY FIRST STREET TO THE NORTH, THE CLOVIS-POLLASKY ALLEY TO THE EAST, THIRD STREET TO THE SOUTH, AND WOODWORTH AVENUE TO THE WEST.

PA6

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE INTERSECTION OF SEVENTH STREET AND THE CLOVIS-POLLASKY ALLEY; THEN EAST ALONG SEVENTH STREET TO THE NORTHEAST CORNER OF INSTRUMENT NO. 2001-0098108, FRESNO COUNTY RECORDS; THEN SOUTH TO THE SOUTHEAST CORNER OF SAID INSTRUMENT; THEN WEST ALONG THE SOUTH LINE OF SAID INSTRUMENT TO A POINT APPROXIMATELY 100 FEET EAST OF CLOVIS AVENUE; THEN SOUTH AND APPROXIMATELY 100 FEET PARALLEL TO CLOVIS AVENUE TO A POINT APPROXIMATELY 154 FEET SOUTH OF TENTH STREET; THEN WEST TO A POINT BEING THE SOUTHWEST CORNER OF LOT A OF SUPPLEMENTARY MAP OF CLOVIS CITY AS RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 20, FRESNO COUNTY RECORDS; THEN NORTH ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT A TO THE INTERSECTION OF TENTH STREET; THEN WEST ALONG TENTH STREET TO THE INTERSECTION OF THE CLOVIS-POLLASKY ALLEY; THEN NORTH ALONG THE ALLEY TO THE INTERSECTION OF SEVENTH STREET AND THE POINT OF BEGINNING.



MASTER DEVELOPMENT PLAN



PA7

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

LOTS 1 THROUGH 38, INCLUSIVE, AND LOTS 40 THROUGH 54, INCLUSIVE, OF TRACT 1307 RECORDED IN BOOK 16 OF PLATS AT PAGE 86, FRESNO COUNTY RECORDS.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND BY SAID LOT 54 TO THE NORTH, THE CLOVIS OLD TOWN TRAIL TO THE EAST, SIERRA AVENUE TO THE SOUTH, AND POLLASKY AVENUE TO THE WEST.

TOGETHER WITH PORTIONS OF LAND BEGINNING AT THE INTERSECTION SIERRA AND DEWITT AVENUES; THEN EAST ALONG SIERRA AVENUE TO THE INTERSECTION OF THE DEWITT-WOODWORTH ALLEY; THEN SOUTH ALONG THE ALLEY TO THE INTERSECTION OF FIRST STREET; THEN EAST ALONG FIRST STREET TO THE INTERSECTION OF WOODWORTH AVENUE; THEN SOUTH ALONG WOODWORTH AVENUE TO THE INTERSECTION OF FIFTH STREET; THEN WEST ALONG FIFTH STREET TO THE INTERSECTION OF OXFORD AVENUE; THEN NORTH ALONG OXFORD AVENUE TO THE INTERSECTION OF FOURTH STREET; THEN WEST ALONG FOURTH STREET TO THE INTERSECTION OF MINNEWAWA AVENUE; THEN NORTH ALONG MINNEWAWA AVENUE TO THE INTERSECTION OF DRY CREEK; THEN NORTHERLY AND EASTERLY ALONG DRY CREEK TO THE INTERSECTION OF SECOND STREET; THEN EAST ALONG SECOND STREET TO THE INTERSECTION OF OXFORD AVENUE; THEN SOUTH ALONG OXFORD AVENUE TO THE INTERSECTION OF THIRD STREET; THEN EAST ALONG THIRD STREET TO THE INTERSECTION OF DEWITT AVENUE; THEN NORTH ALONG DEWITT AVENUE TO THE INTERSECTION OF SIERRA AVENUE AND THE POINT OF BEGINNING.

PA8

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

LOTS 1 THROUGH 15, INCLUSIVE, OF PETROSINO TRACT RECORDED IN BOOK 13 OF PLATS AT PAGE 28, FRESNO COUNTY RECORDS.

TOGETHER WITH LOTS 14 THROUGH 17, INCLUSIVE, OF BLOCK 2 OF CLOVIS CITY AS RECORDED IN BOOK 1 OF MISCELLANEOUS MAPS AT PAGE 9, FRESNO COUNTY RECORDS.

TOGETHER WITH LOTS 7 THROUGH 18, INCLUSIVE, OF BLOCK 3 OF SAID CLOVIS CITY.

TOGETHER WITH LOTS 1 THROUGH 32, INCLUSIVE, OF BLOCK 4 OF SAID CLOVIS CITY.

TOGETHER WITH LOTS 17 THROUGH 32, INCLUSIVE, OF BLOCK 5 OF SAID CLOVIS CITY.

TOGETHER WITH LOTS 17 THROUGH 32, INCLUSIVE, OF BLOCK 8 OF SAID CLOVIS CITY.

TOGETHER WITH LOTS 1 THROUGH 32, INCLUSIVE, OF BLOCK 9 OF SAID CLOVIS CITY.

TOGETHER WITH LOTS 1 THROUGH 34, INCLUSIVE, OF BLOCK 10 OF SUPPLEMENTARY MAP OF CLOVIS CITY AS RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 20, FRESNO COUNTY RECORDS.

TOGETHER WITH LOTS 17 THROUGH 34, INCLUSIVE, OF BLOCK 11 OF SAID SUPPLEMENTARY MAP OF CLOVIS CITY.

TOGETHER WITH LOTS 8 THROUGH 13, INCLUSIVE, OF BLOCK 15 OF SAID SUPPLEMENTARY MAP OF CLOVIS CITY.

TOGETHER WITH LOTS 1 THROUGH 9, INCLUSIVE, OF BLOCK 17 OF SAID SUPPLEMENTARY MAP OF CLOVIS CITY.

TOGETHER WITH LOTS 92 THROUGH 129, INCLUSIVE, OF TRACT MAP NO. 1650 AS RECORDED IN BOOK 19 OF PLATS AT PAGE 40, FRESNO COUNTY RECORDS.

TOGETHER WITH THE SOUTHEAST QUARTER OF LOT 18 OF SHEPHERD AND TEAGUE ALLUVIAL TRACT NO. 3 AS RECORDED IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 24, FRESNO COUNTY RECORDS.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND TO THE NORTH BY A LINE BEING THE PROLONGATION OF THE NORTH LINE OF PARCEL A OF PARCEL MAP NO. 131 AS RECORDED IN BOOK 23 OF PARCEL MAPS AT PAGE 84, FRESNO COUNTY RECORDS, TO THE EAST BY THE WOODWORTH-POLLASKY ALLEY, TO THE SOUTH BY BARSTOW AVENUE, AND TO THE WEST BY DEWITT AVENUE.





PA9

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY THIRD STREET, TO THE EAST BY THE HUGHES-OSMUN ALLEY, TO THE SOUTH BY FIFTH STREET, AND TO THE WEST BY A LINE PARALLEL WITH AND APPROXIMATELY 114 FEET EAST OF CLOVIS AVENUE.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY FOURTH STREET, TO THE EAST BY THE OSMUN AVENUE ALIGNMENT, TO THE SOUTH BY FIFTH STREET, AND THE WEST BY THE HUGHES-OSMUN ALLEY.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY SIERRA AVENUE, TO THE EAST BY THE HUGHES-OSMUN ALLEY, TO THE SOUTH BY THIRD STREET, AND THE WEST BY CLOVIS AVENUE.

PA10

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

PARCELS H, I, AND J, INCLUSIVE, OF PARCEL MAP 99 RECORDED IN BOOK 19 OF PARCEL MAPS AT PAGE 74, FRESNO COUNTY RECORDS.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY A LINE PARALLEL WITH AND APPROXIMATELY 148 FEET NORTH OF BULLARD AVENUE, ON THE EAST BY THE BULLARD COUPLET, ON THE SOUTH BY BULLARD AVENUE, AND ON THE WEST BY PARCEL I OF SAID PARCEL MAP 99.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY FIFTH AVENUE, TO THE EAST BY THE BULLARD COUPLET, ON THE SOUTH BY A LINE PARALLEL WITH AND APPROXIMATELY 148 FEET NORTH OF BULLARD AVENUE, AND TO THE WEST BY A LINE PARALLEL WITH AND APPROXIMATELY 300 FEET WEST OF DEWITT AVENUE.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY BULLARD AVENUE, TO THE EAST BY A LINE PARALLEL WITH AND APPROXIMATELY 250 FEET EAST OF OXFORD AVENUE, TO THE SOUTH BY A LINE PARALLEL WITH AND APPROXIMATELY 192 FEET SOUTH OF BULLARD AVENUE, AND TO THE WEST BY OXFORD AVENUE.

TOGETHER WITH LOTS 2 THROUGH 10, INCLUSIVE, OF GOOD ADDITION AS RECORDED IN BOOK 10 OF PARCEL MAPS AT PAGE 39, FRESNO COUNTY RECORDS.

TOGETHER WITH PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY BULLARD AVENUE, TO THE EAST BY THE SOUTH PROLONGATION OF THE WEST LINE OF LOT 5 OF SAID GOOD ADDITION, TO THE SOUTH BY THE WEST PROLONGATION OF THE SOUTH LINE OF LOT 15 OF SAID GOOD ADDITION, AND TO THE WEST BY MINNEWAWA AVENUE.

PA11

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

PORTIONS OF LAND GENERALLY BOUND ON THE NORTH BY FOURTH STREET, ON THE EAST BY SUNNYSIDE AVENUE, ON THE SOUTH BY FIFTH STREET, AND ON THE WEST BY THE OSMUN AVENUE ALIGNMENT.

PA12

ALL PORTIONS OF LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

LOT A OF CLOVIS MILL SITE TRACT RECORDED IN BOOK 10 OF PLATS AT PAGE 96, FRESNO COUNTY RECORDS.





Administration and Implementation

CENTRAL CLOVIS SPECIFIC PLAN MASTER PLAN COMMUNITY OVERLAY ZONING DISTRICT ADMINISTRATION

This Specific Plan and Master Plan Community (M-P-C) Zoning District represents a framework of development for the Central Clovis area. Implementation of these policies and zoning districts requires the approval of this M-P-C handbook and any subsequent submittals over the life of the plan. This section sets forth the procedures needed to implement and administer both the Central Clovis Specific Plan and the M-P-C overlay district, and those procedures required for its amendment, if necessary.

IMPLEMENTATION

The Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning will be implemented through the adoption of this document and the maps, street plans, text discussions, development standards and design guidelines contained herein or attached as a part of this submittal. Subsequent submittals may be required for the modification of this document.

The City's approval of the Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning, shall constitute sufficient findings to justify any waivers, variances, exceptions or deviations set forth in the M-P-C Zoning District Overlay to those provisions of the Clovis Municipal Code that would otherwise be required. Such waivers, variances, exceptions or deviations shall be deemed granted.

This document contains several Planning Areas that have specific directives regarding land use and development standards. Development within these areas shall be consistent with the directives of this document. Land use and development standards for those areas not included as Planning Areas shall be governed by the land uses assigned by the Clovis General Plan and associated zoning.

PROCEDURES

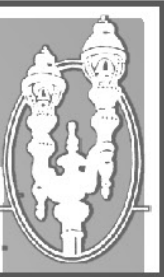
Development within the Central Clovis Specific Plan area shall comply with the development standards approved in this Specific Plan and M-P-C document. Amendments to this adopted Specific Plan and M-P-C document shall be filed with the Department of Planning and Development Services. The Planning and Development Services Director shall determine if the proposed modification is considered “minor” or “major,” and the request or proposal shall be processed accordingly.

Minor and Major Modification. Procedures for and determination of minor and major modification requests shall be consistent with Section 9.18.030 of the Clovis Municipal Code – M-P-C (Master Plan Community) Overlay Zoning.

PROCESS FOR SITE PLAN REVIEW APPLICATIONS WITHIN A M-P-C DISTRICT

The individual project approval process requires the preparation of a site plan review application for all non-single family residential projects consistent with Section 9.56 of the Clovis Municipal Code.





Action Items

Implementation of the Central Clovis Specific Plan will generally happen as development and redevelopment activity occurs in the plan area in a manner consistent with the plan's development standards. However several action items are proposed to assist in executing implementation efforts.

- ❖ Prepare and modify design guidelines for the various planning areas.
- ❖ Develop and adopt a program for the inventory, preservation and recreation of historic painted wall advertising art for use in the Old Town Commercial Planning Area.
- ❖ Prepare "permit ready" residential plans for Pedestrian Tiny Street neighborhoods.
- ❖ Include and schedule improvements to the Clovis Avenue Storefront Commercial streetscape as part of Clovis' Community Investment Program.
- ❖ Conduct an analysis of and implement vehicular parking and way finding programs to more efficiently direct users to parking facilities.
- ❖ Prepare and adopt guidelines, standards and development plans for the various gateways.
- ❖ Prepare and adopt a policy for outdoor entertainment related to the Old Town Plaza.
- ❖ Prepare and adopt policies for outdoor dining.
- ❖ Align Clovis' Active Transportation Plan to the pedestrian and bicycle directives of the Central Clovis Specific Plan.
- ❖ Design and implement a street sign program for the Central Clovis area.



CENTRAL CLOVIS SPECIFIC PLAN



L.W. Gibson Store, northwest corner of 5th Street and Pollasky Avenue



APPENDIX/DESIGN GUIDELINES





Introduction

These design guidelines are intended to serve as a guide for the conservation, adaptive use and enhancement of buildings and streetscapes contained within the Central Clovis Specific Plan. It is a manual designed to meet the needs of many users including architects, designers, building contractors and business owners. Each of these interests has a vital role to play in the success of Old Town.

The major content of the manual is the provision of practical guidelines for the restoration and rehabilitation of buildings and storefronts which contribute to the distinct and exceptional character of Old Town. It also serves as a guide for new replacement and infill construction within various design areas.

The information and illustrations address various facets of design when, as considered as a whole, will provide a depth and comprehensiveness in quality to the Old Town experience.

Applicability

These design guidelines shall be used as a basis for considering and approving Site Plan Review and Exterior Amendments to Site Plan Reviews for all applicable commercial buildings.





OTC Old Town Storefront Commercial

Background

Old Town's Storefront Commercial District was initially developed between the 1880 and 1920 and reflects the pre-automobile era. The first commercial buildings to appear in Old Town were simple wood structures often including an architecturally embellished store front. The intent of this design was to assist in the identification of the use directly from the street front and to be able to visually merchandise wares to those passing by.

As Old Town matured, building types began to transition to fire resistant masonry and brick construction while maintaining the direct street front orientation.

Most first floor environments utilized ceiling heights of 12 or more feet in conjunction with transom windows and shade awnings. This configuration allowed buildings to be passively ventilated (prior to air conditioning) during warm days through high ceiling vents while allowing natural lighting to illuminate the interior via storefront and transom windows.

Visual storefront symmetry was also an important element of the period in creating an architectural aura of "significance".

Much of the architectural "charm" of Old Town relates to these basic elements and thus it is important to incorporate these factors in the rehabilitation of authentic structures.

Over the years many Storefront Commercial buildings were replaced by new structures that reflected the design relevant to the era of construction. While building orientation, setback and viewability to the street front remained important, several buildings reflect distinct architectural eras which include, "Mission Revival", stainless steel outfitted "Streamline Moderne" and mid-century concrete block. Such styles are legitimate in their own context and illustrate the depth of evolving history in Old Town.

In the 1960's and 70's, many storefronts were "modernized" in an attempt to produce a contemporary character that might appeal to shoppers. These efforts generally disguised authentic storefronts with facades reflective of automobile oriented shopping centers of that time. In several cases this work caused irreparable damage to masonry structures through the application of stucco and similar materials and the destruction of transom windows. In other circumstances, many plywood facades "protected" original architectural elements allowing for their rediscovery.





Purpose

These Storefront Commercial guidelines encourage the recognition, preservation and enjoyment of all authentic architectural styles while preserving and enhancing the pedestrian environment. They also provide guidance for new construction, signs, colors and materials.

The primary goal of the Storefront Commercial Design Guidelines is to preserve and enhance the attractiveness of the business core where people prefer to walk rather than drive and where the pleasant sidewalks, shading trees and a variety of shops, restaurants and other activities encourage people to spend time, slow their pace and engage one another. The design of buildings and setting, circulation and public spaces in Old Town have, and will continue to play a crucial role in maintaining this character and vitality.

Street Orientation. Buildings in the Storefront area of Old Town should be located at the back of the sidewalk unless space between buildings and sidewalk is to be used for pedestrian features such as plazas, courtyards or outdoor eating areas.

Height, Scale. Multi-story buildings are desirable because they can provide opportunities for upper floor offices, restaurants and residential units and can increase the numbers of potential customers for ground floor retail uses. Differing building heights that are significantly taller or shorter than adjacent buildings provide important visual interest.

- ❖ For large projects that occupy several lots, variable roof heights and architectural features that penetrate the roof line are encouraged to provide visual interest and establish a more “human-scale” environment.
- ❖ Reinforce established horizontal lines particularly those that describe the storefront commercial sidewalk setting.
- ❖ Maintain a distinction between the first and second floors by having a more transparent ground floor. On upper floors, use windows and other architectural features that reinforce the typical rhythm of upper story windows found on traditional commercial buildings and provide architectural interest on all four sides of the building.
- ❖ Large buildings should be clearly expressed at the street frontage by changing material or setback to respect the historic lot pattern and rhythm of Old Town.
- ❖ Use roof overhangs, cornices, dentals, moldings, awnings and other decorative features to decrease the vertical appearance of the walls.
- ❖ Use recesses and projections and color to visually reduce the size, bulk and scale of the building.

- ❖ Use planter walls and other pedestrian oriented features on the ground floor such as windows, wall detailing and public art.
- ❖ Consider the quality of natural and reflected light in public spaces within and around the project site and choose materials and colors to enhance lighting effects with respect to available solar exposure.





Visible Service Infrastructure. The following guidelines are established in recognition of the particular service demands of the buildings in Old Town. Planning for the following considerations must be done early so that proposed building designs correctly depict final construction.

- ❖ Utility boxes for phone, cable, electricity, natural gas, information systems etc. should be located along service alleys, within the building or in a sub-grade vault.
- ❖ Location of backflow prevention devices and fire sprinkler risers must be identified on project plans and shall be located inside of the building or in a permanently screened location when located on a street frontage. (see Storefront Commercial Design Guidelines).

Façade Design. New structures and remodels should provide storefront windows, doors, entries, transom windows, awnings, cornice treatments and other architectural features that complement existing structures, without copying their architectural style.

- ❖ **Overall Character.** In general, buildings should have either flat or stepped rooflines with parapets and essentially flat facades. Walls with round or curvilinear lines or large pointed or slanted rooflines should generally be avoided.
- ❖ **Proportions in relation to context.** Buildings should be designed with consideration of the characteristic proportions of existing adjacent facades as well as the rhythm, proportion and spacing of their existing door and window openings.
- ❖ **Storefront Rhythm.** A new building façade that is proposed to be much wider than the existing characteristic facades on the street should be divided into a series of bays or components defined by columns or masonry piers that frame windows, doors and bulkheads. Creating and reinforcing a façade rhythm helps tie the street together visually and provides pedestrians with features to mark their progress down the street.
- ❖ **Individual storefront proportions.** Storefronts should not overpower the building façade and should be confined to the area framed by the support piers and lintel above, consistent with the classic Old Town architecture.

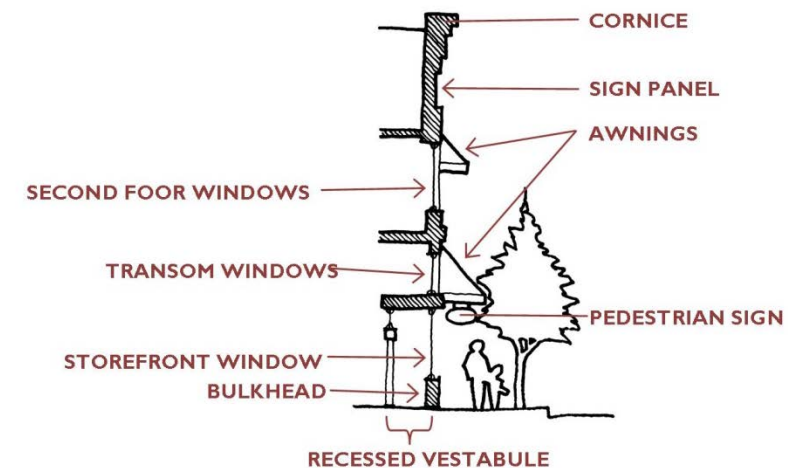




- ❖ **Wall surfaces.** Wall surfaces, particularly at the street level, should be varied and interesting, rather than unbroken and monolithic as blank walls discourage pedestrian traffic. This can be achieved in a number of ways including;
 - ❖ Dividing the façade in a series of display windows with smaller panes of glass;
 - ❖ Constructing the façade with small human scale material such as brick or decorative tile along bulkheads;
 - ❖ Providing traditional recessed entries; and
 - ❖ Careful sizing, placement and overall design of signs.
- ❖ **Doorways.** Doorways should be recessed to provide a space for pedestrians to stop prior to entering a building.
- ❖ **Bulkheads.** Storefront windows should not begin at the level of the sidewalk, but should sit above the base, commonly called a bulkhead, of 18 to 36 inches in height. Bulkheads should be designed as prominent and visible elements of the building façade and should be treated sensitively to ensure compatibility with the overall appearance of the building. Desirable materials for the bulkhead facing include those already common in Old Town including wood and ornamental glazed tile.
- ❖ **Materials and architectural details.** While Old Town buildings have a variety of materials and architectural details, several consistent themes in these aspects of design have helped define its distinctive character.
- ❖ **Finish materials.** The exterior materials of the Old Town buildings involve several aspects including color, texture and materials. Materials with integral color such as smooth troweled plaster, tile, stone, and brick are encouraged. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. However if the building design is simple, a finely textured material can greatly enrich the building's overall character. Materials should complement those on adjacent buildings.
- ❖ **Exterior Colors.** Exterior colors of all Storefront Commercial buildings shall utilize a palette complimentary to the era and style of building. Use of historic color charts and professional consulting is encouraged.



STOREFRONT COMMERCIAL DESIGN ELEMENTS



STOREFRONT COMMERCIAL DESIGN ELEMENTS





Remodeling. Storefront remodeling often covers original details or retains them only as visual “leftovers”. Existing details should not be wasted in remodeling efforts. If enough remain, they can be restored as part of the original design. If only a few remain, they can be incorporated as a design feature in a new storefront. In either case, design changes to a façade should grow out of the remaining traditional details and create a harmonious background that emphasizes those details.

- ❖ All exposed existing brick faces shall be preserved and shall not be painted over or covered. Removal of paint from brick surfaces shall be accomplished only through a chemical process and not sand blasted or high pressure washed.
- ❖ Weather-worn turn-of-the-century signs painted on brick present an authentic historical record of Old Town and shall not be damaged or covered.
- ❖ Alleys and parking lot sides of structures are encouraged to retain historic infrastructure including piping, fire doors, security grills etc. in maintaining the authentic utility environment of Old Town.

Doorways. Doors and storefront systems should be of materials and have details and ornament appropriate to the building wall materials (for example, an older brick building would more appropriately have wood and glass doors with brass fittings rather than aluminum framed doors).

- ❖ Storefront entrance doors should be recessed within the building façade to provide an area for pedestrians to transition from the interior space to the public sidewalk. The appropriate depth of the recess will depend upon the storefront design and available space, but should be at least the width of the entrance door.
- ❖ Doors themselves should be primarily of glass to avoid conflicts between entering and exiting patrons.
- ❖ Door and entry designs and materials should be compatible with the other storefront materials. Terrazzo and tile pavers are attractive and appropriate paving materials common to Old Town while indoor/outdoor carpeting and wood planking are inappropriate materials.



DeWitt Building circa 1920





Windows. Windows that allow pedestrians to see activities within the ground floor of Old Town buildings are important in maintaining the pedestrian orientation of Old Town. Ground floor windows adjacent to sidewalks encourage pedestrians to linger, while extensive blank walls do not.

- ❖ When windows are added or changed, it is important that the design be compatible with the themes common in the same block.
- ❖ Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Introducing or changing the location or size of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.
- ❖ Permanent fixed security grates or grills in front windows are not permitted. Any necessary security grills should be placed inside, behind the window display area.
- ❖ Traditional storefront transom windows should be retained whenever feasible. If the ceiling inside the structure had been lowered, the ceiling should be stepped up to meet the transom so that light will penetrate the interior of the building.
- ❖ Existing windows should be maintained and not “Walled-in” or darkened to provide more interior wall or storage space.
- ❖ Restaurants and similar uses are encouraged to utilize “foldable” windows that allow the interior space to expand into the public right-of-way.
- ❖

Awnings. Awnings should be retained and/or incorporated where feasible and compatible with the storefront.

- ❖ Where the façade of a commercial building is divided into distinct bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by the bay elements and fit into the space created by the bay.
- ❖ Awning shape should relate to the window or door opening. Barrel-shaped awnings should be used to compliment arched windows while square awnings should be used on rectangular windows.
- ❖ Awnings may not be internally illuminated.
- ❖ Awnings can either be fixed or retractable.
- ❖ The materials and color of awnings need to be carefully chosen. The use of second floor awnings shall be coordinated with the lower storefront awnings. Canvas is the most appropriate material for awnings. Plastic (vinyl) or other glossy materials are not appropriate. Corrugated metal awnings may be used when appropriate with the storefront architecture.
- ❖ Awnings should be functional and at least four feet wide.
- ❖ A single building face with multiple tenants should use consistent awning design and color on each floor, unless the building architecture differentiates the separate tenancies.



BEFORE



AFTER

STOREFRONT COMMERCIAL DESIGN ELEMENTS





Other Details. A number of other details should be incorporated into the exterior building design to add a degree of visual richness and interest while meeting functional needs. These details include such items as:

- ❖ Light fixtures, wall mounted or hung with decorative metal brackets.
- ❖ Metal grillwork, at vent openings or as decorative features at windows, doorways or gates.
- ❖ Decorative scuppers, catches and down-spouts.
- ❖ Balconies, rail, finials, corbels, plaques, etc.
- ❖ Crafted artworks.
- ❖ Architectural lighting and outdoor dining lighting should only be allowed when it complements the design theme of the building.
- ❖ Seasonal lighting shall be removed following seasonal events.

Public spaces, plazas and courtyards. Public spaces on Old Town sites should be designed as extensions of the public sidewalk by providing pedestrian amenities such as benches and fountains and by continuing the pavement treatment of the sidewalk.

- ❖ Plazas and courtyards are encouraged within Old Town.
- ❖ Primary access to public plazas and courtyards should be from the street: secondary access may be from retail shops, restaurants, offices and other uses.
- ❖ Shade Trees or architectural elements that provide shelter and relief from direct sunlight should be provided.
- ❖ Courtyards should be buffered from parking areas or drive aisles by low walls, landscaping or other features to clearly define the edges of pedestrian space. Portable shade structures, umbrellas and other temporary structures that oar out of context with the adjacent architecture are prohibited.
- ❖ Ample seating should be provided.
- ❖ Bicycle parking should be provided.





Signs. Proper signs on storefront commercial structures in Old Town are particularly important in that they not only identify the use, but are a facet of the design of buildings and the overall streetscape. Most storefront commercial building facades incorporated sign areas in their design as well as used window and canopy signs that oriented to both the street and pedestrian environment.

- ❖ Fascia signs should be placed and fitted to areas provided on storefront architecture.
- ❖ All signs should use graphics and font types reflective of the era that the building was constructed.
- ❖ With the exception of the Clovis Avenue frontage, all signs shall be externally illuminated. Along the Clovis Avenue frontage individual channelized lettering and “halo” signs may be used with fonts that harmonize with the style of the structure. Plexiglas panel “can” signs and exposed raceways are expressly prohibited.
- ❖ Window and canopy signs are allowed and shall coordinate with the graphics of the main panel sign. Window and canopy sign square footage shall be included in calculating permissible sign area.
- ❖ Double sided pedestrian oriented projecting signs are limited to 2 square feet and shall coordinate with the overall sign program. Graphics that illustrate the items sold or served in the store are encouraged.
- ❖ Privilege, automated or flashing and illuminated “open” signs are prohibited.
- ❖ “A” and “I” frame signs and other portable freestanding signs are prohibited from display in the public right-of-way.
- ❖ Menu boards should be wall mounted and incorporated into the architectural style of the building



EXHIBIT “-”

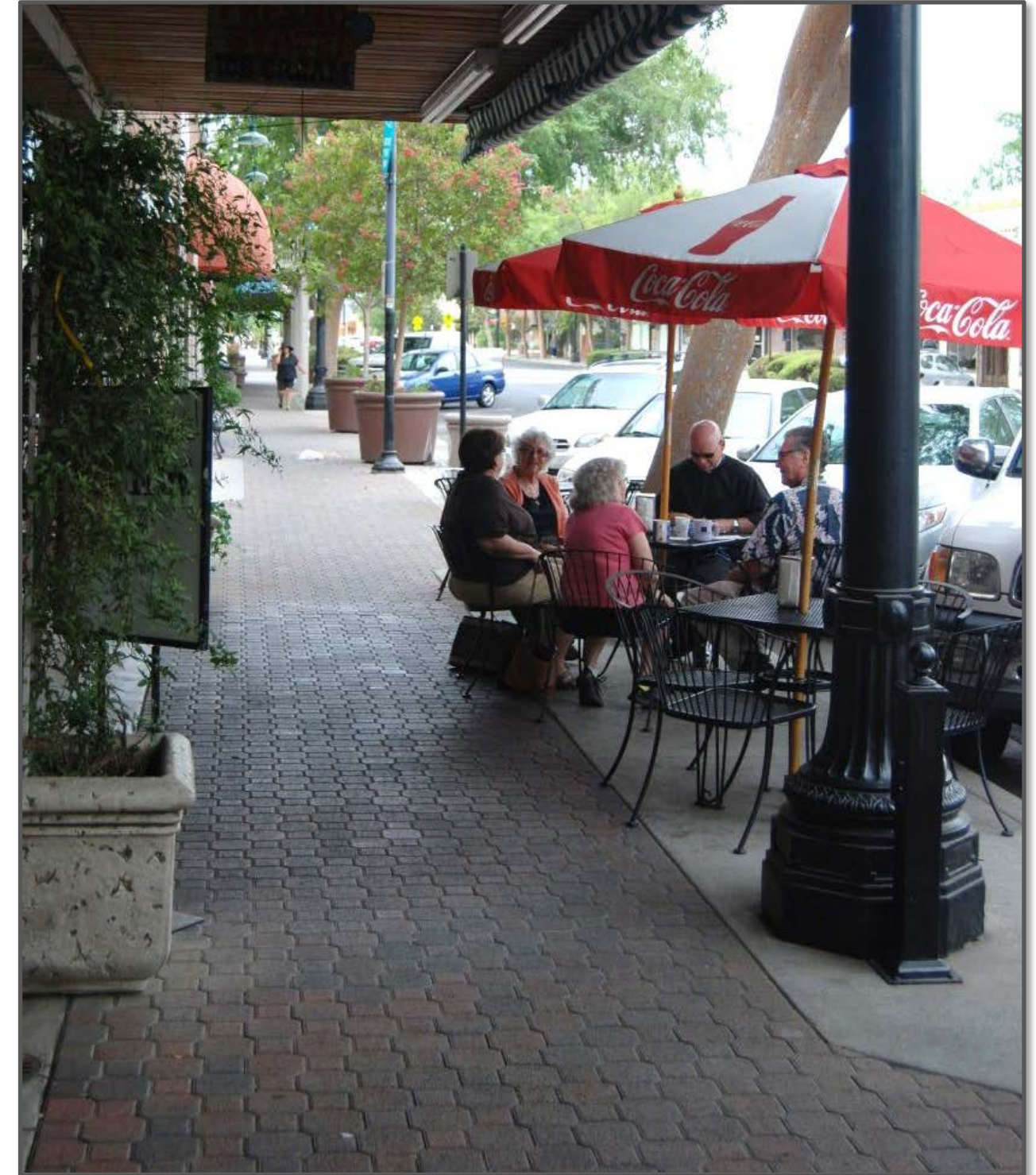
STOREFRONT COMMERCIAL AWNING & SIGN PLACEMENT





Outdoor Merchandising. Outdoor merchandising and sidewalk dining can add to the pedestrian experience of the Old Town area when treated in context with the business it serves and the streetscape design.

- ❖ Merchandise items displayed in the public right of way shall relate specifically to the adjacent business and harmonize with items displayed in the storefront windows.
- ❖ Outdoor dining, tables and chairs are allowed when it does not conflict with the pedestrian flow of the sidewalk and overhang of vehicles parked along the curb face.
- ❖ All outdoor merchandising and dining shall meet American Disabilities Act requirements and requires a permit from the City of Clovis.



FINAL REPORT

EXHIBIT "C"

INSTRUCTIONS FOR COMPLETING THE ANNUAL STATUS AND FINAL REPORTS

Annual Status Report –due with the 4th and 8th quarterly report

Submission: A quarterly progress report and an annual status report for the grant project. The information that you report will depend upon your focus area (see below). If you are uncertain of your focus area, please contact your Grants Administrator.

Focus Area 1 - Cities and Counties

The GRANTEE shall include discussion of the following:

(a) How and the extent the grant project has achieved the goals and sustainability objectives outlined in the regional planning documents (e.g., Sustainable Community Strategies) applicable to their local jurisdiction. Highlight the specific measures in the grant-funded project that reflect the regional plan objectives.

The San Joaquin Valley (SJV) Regional Policy Council adopted 13 smart growth principles in April 2009 as part of the San Joaquin Valley Blueprint. The Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning District directly address and implement these principles, as described below.

1. Create a range of housing opportunities and choices

Through the Central Clovis Specific Plan Update process, staff identified housing opportunities within the project area to support possible market demands of the community. The various housing opportunities include multifamily/ affordable housing, senior housing and pedestrian residential for standard single-family residential homes. An important goal of the Central Clovis Specific Plan is "An authentic heart of the Clovis Community that offers employment, housing and lifestyle opportunities for all ages and incomes." This goal is further supported by an action item which states "Consider opportunities for new residential development and the development of underutilized properties." The identified housing opportunities within the Specific Plan boundaries can be reviewed under the Task 03 Project Report, titled Explore Development Scenarios for Opportunity Sites.

2. Create walkable and bikeable neighborhoods

The Central Clovis Specific Plan identifies a specific goal and five (5) action items addressing better strategies for pedestrian and bicycle connectivity with the Project Area. The following goal and action items are found in Page 1.4 of the Specific Plan document:

Goal: A pedestrian and bicycle friendly downtown that connects to regional assets and all transportation modes.

Action Items:

- Study opportunities for "road diets" allowing for greater pedestrian and bicycle usage.
- Study opportunities, strategies and best practices for pedestrian access across Clovis Avenue.
- Encourage and identify areas for bicycle parking and bicyclist facilities throughout the Old Town area.

- Develop a pedestrian and bicycle oriented wayfinding program for Old Town that also identifies the location of area parking facilities.
- Encourage community events that celebrate pedestrians, bicyclists and those with disabilities.

The aforesaid action items promote pedestrian and bicycle connections between the commercial businesses in Old Town and the surrounding residential neighborhoods. Proposed conceptual improvements include narrowing Bullard Avenue to two lanes of traffic with bike lanes; widen pedestrian ways and create a tree shaded canopy to improve the walking experience to shopping opportunities; and change vehicular exit in the Bullard/Fifth couplet to a pedestrian and bicycle entrance to the SoFi (South of Fifth) District.

3. Encourage community and stakeholder collaboration

Advisory Committee Meetings

The advisory committee held publicly noticed meetings between January 2015 and July 2016 to discuss the specific plan progress at various stages of the document update. Topics discussed at the advisory committee meetings included draft action items, document layout and design, opportunities and constraints map, public outreach alternative methods, community design development standards, design guidelines, land use development standards, vision, and intent.

Fresno State University Student Workshop

On Wednesday, May 6, 2015, staff conducted an evening workshop with a group of 25-30 geography class students at California State University, Fresno. The workshop focused on discussions related to the strength, weaknesses, opportunities, and constraints of the project boundary area. Staff compiled and presented the results to the advisory committee for consideration.

Community Workshops

City staff conducted two (2) community workshops at Clark Intermediate School on Thursday, November 12th, 2015 and Thursday, December 3rd, 2015. Staff mailed out over 2,700 notices to property owners and residents for the community workshops. Topics discussed at the community workshops included alley pedestrian residential, opportunities and constraints, goals and action items, gateways, districts, Clovis Avenue, Bullard Avenue, and bicycle and trail systems.

City staff recorded the exhibit voting results from both community workshops for review and comment by the City Council and Planning Commission. The top five (5) voted exhibits were:

1. Bullard Avenue: Café Sidewalk Environment
2. Bullard Avenue: Pedestrian/ Bicycle Entry Feature
3. Alley Pedestrian Residential Development
4. Clovis Avenue: Extended Pedestrian Plazas
5. Action Item: Design distinctive tree and landscape pallets for significant streets in Old Town

Planning Commission & City Council Joint Meetings

Throughout the course of the Central Clovis Specific Plan Update, staff held two (2) publicly noticed Planning Commission and City Council joint meetings on April 13, 2015 and January 19, 2016 to discuss the work completed to date and adopt in concept the draft goal statements of the document. Additionally, the Planning Commission and City Council discussed comments received from residents and property owners during the community workshops held in November and December of 2015.

Planning Commission Public Hearing – August 25, 2016

The Clovis Planning Commission held a publicly noticed meeting on Thursday, August 25, 2016, to review and consider the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Zoning District. Additionally, staff mailed out approximately 1,308 notices (Notice of Public Hearing) to residents and property owners within the Central Clovis Specific Plan area. Residents within the Project area spoke in favor of the project and provided comments to staff regarding traffic and landscaping.

City Council Public Hearing – November 7, 2016

City staff has tentatively scheduled the City Council hearing for final consideration of the Central Clovis Specific Plan for Monday, November 7, 2016. Staff will again mail out notices to residents and property owners within the project area to encourage their attendance and participation at the final public hearing for the proposed 2016 CCSP and M-P-C Zoning District.

4. Foster distinctive, attractive communities with a strong sense of place

The Central Clovis Specific Plan identifies two specific goals and associated action items addressing the historic heritage of Clovis and development of distinctive architectural and landscaping elements with the Project Area. The following goals and action items are found in Page 1.4 of the Specific Plan document:

Goal: An entertainment, art and cultural center for the region that preserves, promotes and celebrates the historic heritage of Clovis.

Action Items:

- Promote both public and private venues for local artists and poets.
- Include performing arts as an event in Old Town.
- Encourage events that celebrate the cultural diversity of the metropolitan area.
- Catalog area auditoriums, lecture halls and other venues in the Old Town vicinity and integrate their use with Old Town events.
- Connect Old Town to the Fresno State events center, the Fresno airport, area hotels and outlying events through a bus/shuttle service.

Goal: A place with distinctive gateways and thematic elements.

Action Items:

- Design distinctive tree and landscape palettes for significant streets in Old Town.
- Visually delineate the original city boundaries of Clovis.
- Identify gateway points and develop thematic elements which identify one's arrival and departure in Old Town.
- Provide distinctive way finding to Old Town from State Route 168.
- Develop distinct districts in Old Town through streetscape and architectural design as well as unique sets of land uses.

5. Make development decisions predictable, fair, and cost-effective

The M-P-C (Master Plan Community) Zoning District provides staff, Planning Commission, City Council, businesses, property owners, and residents with a clear framework of development for the Central

Clovis area. Additionally, an action item of the Specific Plan is to consider incentives to encourage quality business, mixed use and residential development within Central Clovis.

6. Mix land uses

Mixed use projects are permitted in the specific planning areas, such as the Old Town Storefront Commercial District with an approved conditional use permit. Additionally, no on-site parking is required if the project is located within the PBIA (Parking Business Improvement Area). Furthermore, the Transitional Residential Commercial District allows for the transition of pedestrian oriented commercial uses into established residential neighborhoods. Commercial conversion of homes may be permitted subject to adequate parking provided on-site and the approval of a conditional use permit. Finally, other Districts allowing mixed uses included the Mixed Office residential, Garden Residential, Landmark, and Gateway Office/ Commercial.

7. Preserve open space, farmland, natural beauty, and critical environmental areas

Two important guiding principles of the 2016 Central Clovis specific Plan and Master Plan Community (M-P-C) Zoning District is to use and design public open space resources for trails, parks, and recreation where people live, work and play. Additionally, the Master Plan Community Zoning will foster stewardship as a primary means of conserving and enhancing natural resources, and promoting connection to the Sierra.

8. Provide a variety of transportation choices

The Central Clovis Specific plan encourages the use of public and active transportation services and facilities, including the Old Town Trail, Class I, II, and III facilities found within the Project area. Amenities provided for the use of these active transportation services include bicycle racks, bicycle service facilities, drinking fountains, and restrooms.

Furthermore, Clovis Transit operates one (1) route through the Project area, which provides the opportunity to connect to a Fresno Area Express (FAX) route.

9. Strengthen and direct development toward existing communities

This project directly implements General Plan policies in the Land Use Element geared specifically toward the authentic heart of the community. The Clovis General Plan and the 2016 Central Clovis Specific Plan seek to maintain the walkability of Old Town and prioritize public investments, such as infrastructure, services, facilities and open space. Additionally, policy 2.6 of the General Plan ensures the promotion and endorsement of Old Town as a regional destination.

10. Take advantage of compact building design

A unique District which promotes and encourages the development of second residential units within a standard single-family residential zoning district is the Pedestrian Residential Planning Area (PA-7). When an alley or side street access is available, the District allows an additional residential unit with a maximum square footage of 400 Sq. Ft. This Planning Area encourages the creation of pedestrian scale neighborhood facing onto alleys and trails. These units will be required to provide one (1) parking stall and specific setbacks for approved developments. Separate utility connections will not be required with the approval of second residential units. Finally, staff will look into providing approved development plans with three elevation options at the front counter to help property owners avoid hiring professional firms to development plans for the second unit.

11. Enhance the economic vitality of the region

The Central Clovis Specific Plan identifies a specific goal and associated action items identifying important strategies for reinforcing economic success in Old Town and throughout the community. The following goals and action items are found in Page 1.4 of the Specific Plan document:

Goal: A thriving local economy enriched with successful businesses.

Action Items:

- Study and identify compatible retailers and services that can provide value for specific downtown districts.
- Facilitate a permit process for outdoor/sidewalk dining.
- Study and identify strategies for encouraging expanded evening hours of activity.
- Promote Old Town as a bicycle and pedestrian environment that is easily accessible from metropolitan area trails.
- Consider incentives to encourage quality business, mixed use and residential development.

12. Support actions that encourage environmental resource management

See response to Principle #7.

13. Plan for future water needs

The Public Facilities Element of the Clovis General Plan identifies various policies focused on sustainable management of water resources. These water resource policies address new development, annexations, water supply, facilities, recycled water, master plan, groundwater, and water facility protection.

(b) The progress to date on the goals measured by the indicators outlined in the grant application. The indicators can include process goals, such as numbers of meetings or the extent of outreach efforts, as well as specific metrics such as reduced VMT or additional miles of bike lanes. For any indicators that cannot be measured at the time the annual report is due, the report should include a statement as to why a particular indicator is not yet measurable, and a schedule indicating the time at which the indicator will be measurable, including benchmarks which will be completed by that time.

The Project was recently completed in July 2016. It is premature to evaluate the program objectives and indicators, with one exception:

Promote Equity, Workshop Attendance: thousands of notices were mailed to residents and property owners seeking attendance and participation at the community workshops. Additionally, staff publicly noticed advisory committee meetings throughout the course of the project, which provided additional participation opportunities in the Project objectives.

The City will implement and measure public improvements and development within the next five years using the indicators and desired outcomes identified in the grant application.

The following schedule indicates when and how the Indicators under each specific Program Objective will be measurable:

October 2016

- Workshop Attendance – *[How: Record Number of Participants at Meetings]*

November 2021 – May 2022

- Access to Transportation – *[How: Mail Survey & Record Replied Results]*
- Number of Completed Sidewalk Segments – *[How: Aerial/Field Recordation of Linear Feet Segments]*
- Median Household Income – *[How: Research American Fact Finder Website]*
- Number of New Housing Units (including affordable) Constructed – *[How: Research Building Permit Issuance History]*
- Number of Housing Units Connected by Complete Sidewalks – *[How: Research Building Permit Issuance History with Tract Map Conditions of Approval]*
- Installation of New Bicycle Paths and Walking Trails – *[How: Aerial/Field Recordation of Linear Feet Segments]*
- Bicycle Commuters – *[How: Survey Trail Commuters]*
- Transit Ridership – *[How: Mail Survey & Record Replied Results]*
- Number of Public Transit Trips – *[How: Survey Transit User Data for Public Utilities]*
- Number of New Trees Planted – *[How: Research Park Division's Data]*
- Installation of Drought Tolerant Landscaping – *[How: Research Building Permit Issuance History & Site Plan Review Conditions of Approval]*
- Number of Healthy Shopping Businesses – *[How: Research Business License Applications & Statement of Operations]*

November 2022 – May 2023

- Number of Developments eligible for LEED-ND certification Housing that Meets RHNA for Extremely Low, Very Low and Low Income Households – *[How: Research Building Permit Issuance History]*
- Number of LEED-Certified Buildings – *[How: Research Building Permit Issuance History]*
- Housing Units Within ½ Mile of Transit – *[How: Research GIS Data Information]*
- Number of New Residential Projects that Meet or Exceed the Valley Blueprint Density Standard – *[How: Research Building Permit Issuance History]*
- Number of Building Permits for New and Renovated Construction Within the Proposal Area Compared to Greenfield Developments – *[How: Research Building Permit Issuance History]*
- Proportion of Jobs/Housing Within ½ Miles of Transit – *[How: Research Census Data Information]*
- Number of New Commercial Projects with Increased FAR – *[How: Research Building Permit Issuance History]*
- Lands Protected by Offset Housing/Commercial – *[How: Implement General Plan Goal and Policy]*
- Amount of Stormwater Runoff Channeled to Bioswales – *[How: Consider Urban Greening Master Plan Conservation Efforts]*

June 2023 – December 2023

- Residential and Commercial Water Usage – *[How: Promote Conservative Water Usage Through Public Utilities Mail Notices]*
- New Connections for Recycled Water – *[How: Continue City Policy in Loma Vista Area]*
- Participation in Energy Star Programs – *[How: Promote Energy Star Programs through Public Utilities Mail Notices]*
- Residential Energy Consumption – *[How: Promote Conservation through Public Utilities Mail Notices]*

The following Indicators will be more easily trackable:

- Access to Transportation
- Median Household Income
- Installation of New Bicycle Paths and Walking Trails
- Transit Ridership
- Number of Public Transit Trips
- Number of New Trees Planted
- Installation of Drought Tolerant Landscaping
- Number of LEED-Certified Buildings

The following Indicators will be difficult to track, but staff will monitor progress:

- Participation in Energy Star Programs
- Residential Energy Consumption

(c) What are the issues/barriers that may have arisen to make it difficult to implement the regional sustainability goals at the local level? Indicate a plan to overcome those barriers.

An Opportunities and Constraints Analysis was conducted for the Project area, which assessed the existing conditions of the Specific Plan area, mobility, general plan designations, and local market. This study identified two key constraints and challenges faced during the project.

1. Infrastructure Capacity

The water study completed for the Project by Provost & Pritchard Consulting Group provided an important evaluation of the existing water system impacts from the Project demands. The study found that water for majority of the project area is supplied by wells and delivered to users through a network of pipes. Properties within the project area located on the north side of Sierra Avenue receive water from the Kings River. Ultimately, the water demand necessary to implement the proposed land uses would increase beyond current usage levels.

However, the City has the facilities and necessary resources to accommodate the increased demands of the Project. A corrective action to overcome this barrier is the implementation of prior critical water supply agreements and planning efforts affecting water supply in the community.

2. Gaps and Oversupply by Type of Building Space and Type of Business

The City of Clovis has a shortage of men's clothing and furniture stores. Shortages specific to the project area include grocery, drug and clothing retail stores.

A corrective action to overcome this barrier is to continue promoting policies that encourage independent retailers and a diverse range of businesses in Old Town.

All Grant Recipients:

Grant recipients from all three Focus Areas shall be capable of presenting an overview of their project to the COUNCIL at the conclusion of the Grant Agreement. The overview shall include discussion of successes, barriers, and lessons learned from both the grant process and the grant-funded project.

At the completion of the Grant Agreement, planning staff would be available to present an overview of the City's Central Clovis Specific Plan update process. In addition to the opportunities and constraints learned from the Project above, a success from the grant process was the valuable feedback and comments received from community residents throughout the grant-funded project.

A barrier identified throughout the grant project was completing important Project Tasks per the Work Plan with limited City staff resources available. As a result, the project's Schedule of Deliverables was amended at various stages of the Project to extend the due date of critical reports. A lesson learned from the grant process was the importance of ensuring adequate staffing and/or evaluating the possibility of consultant assistance.

In May 2012, the City was awarded the grant to assist in refining and updating the community vision to guide the future growth and development of Old Town for the next 20 years. Through its General Plan update, the City identified its 1983 Central Clovis Specific Plan as a focus area for more detailed study and analysis. The Specific Plan holds in its center the City's Old Town, the community's primary social and cultural heart, and older, economically disadvantaged neighborhoods within the project area.

Accordingly, the Central Clovis Specific Plan includes a new Master Plan Community Overlay Zoning District and associated technical studies.

The new overlay zoning district allows greater land use and development flexibility in various Planning Areas within the Project boundaries, providing a use schedule, associated development standards and accomplish the following objectives:

1. Provides specific Planning Area description, permitted uses, designation, intensity, setbacks, parking, and accessory uses.
2. Allow mixed land uses within specific "District" or Planning Areas, which may combine nonresidential uses and residential or office/ commercial space.
3. Encourage the creation of pedestrian scale neighborhoods facing onto alleys and trails.

4. Encourage the preservation and authentic enhancement of homes to preserve the character of the area.

In conjunction with the overlay district, the Central Clovis Specific Plan provides the Old Town Storefront Commercial design guidelines to encourage the recognition, preservation and enjoyment of all authentic architectural styles while preserving and enhancing the pedestrian environment. They also provide guidance for new construction, signs, colors, and materials.

The Specific Plan also establishes specific action items (page. 4.2) necessary in executing implementation efforts after the approval and adoption of the Plan and Overlay Zone District by the City Council. These specialized actions items include, but not limited to, the development of design guidelines for the various "District" or Planning Areas and adopt a policy for outdoor entertainment. Additionally, prepare "permit ready" residential plans for Pedestrian Tiny Street neighborhoods.

Guided by smart growth principles defined in the San Joaquin Valley Blueprint, Policy 6.2 of the City's General Plan and the Development Code, the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Overlay Zoning District provide replicable models for other communities in the Central Valley seeking to revitalize their Old Town Districts.

Between January 2015 and July 2016, the City provided opportunities to engage the public on various topics, including alley pedestrian residential, opportunities and constraints, goals, and action items for the Central Clovis Specific Plan. The public participated through public workshops, advisory committee meetings and additional input offered at the Planning Commission public hearing.

Together, the Central Clovis Specific Plan, Master Plan Community (M-P-C) Overlay Zoning District, and action items have been well received by the general public, business owners, and property owners. The City's updated Specific Plan and Overlay Zoning District will establish the Clovis community vision of Old Town for the next 20 years. Finally, this Project seeks to build upon the successes and accomplishments of former efforts and reinforce the importance of the Central Clovis area.

Final Report – DISCHARGE OF GRANT OBLIGATIONS

The GRANTEE'S obligations under this agreement shall be deemed discharged only upon acceptance of the Final Report by the DEPARTMENT. The final report will attach and incorporate all work-product generated by the Grant Funds including the Final Sustainable Community Plan produced by the grantee. The grantee's Board of Directors or Board of Supervisors shall adopt and certify as accurate the Final Plan Report prior to its submission to the Department.

On Monday, November 7, 2016, City staff will recognize the members of the Central Clovis Specific Plan Advisory Committee and present an overview of the 2016 Central Clovis Specific Plan and Master Plan Community (M-P-C) Overlay Zoning District.

Staff's overview of the document to the City Council will include:

- Vision and intent
- Values and guiding principles
- Goals and action items

- Opportunities and constraints
- Community design development standards
- Land use development standards
- Implementations

The Final Report will be attached to the staff report for review and consideration by the City Council. Additionally, the staff report will include a draft Resolution approving the Specific Plan and Final Report.



AGENDA ITEM NO: **2-A 1**

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: November 7, 2016

SUBJECT: Adopt – Ord. 16-25, An Ordinance of the City Council of the City of Clovis Amending Sections 8.1.02, 8.2.101, 8.5.101, 8.6.101, and Adding Chapters 8.15, 8.16, 8.17 of Title 8 of The Clovis Municipal Code Pertaining to Adoption of the 2016 California Building, Electrical, Mechanical, Plumbing, Residential, Energy, and Green Building Standards Codes. (Vote: 4-0-1 with Councilmember Armstrong absent)

Please direct questions to the City Manager's office at 559-324-2060.



AGENDA ITEM NO: 4-A

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Administration
DATE: November 7, 2016
SUBJECT: Consider Approval – Change of Council Meeting Schedule

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to approve the cancellation of the regular Council meetings scheduled for Monday, November 21, 2016, December 19, 2016, and Tuesday, January 3, 2017.

EXECUTIVE SUMMARY

There is a need to change the schedule of meetings for the City. Staff is recommending that City Council cancel the meetings of November 21, 2016, December 19, 2016, and January 3, 2017.

BACKGROUND

Staff is able to consolidate the agenda items to the first and second meetings in November and December 2016, and the second and third meetings in January 2017. Staff is recommending that City Council consider canceling the meetings of November 21, 2016, December 19, 2016, and January 3, 2017. Given adequate notice, staff will be able to amend the timing of actions coming forward so that operations will not be affected by the cancellation.

FISCAL IMPACT

None.

REASON FOR RECOMMENDATION

Pursuant to the Clovis Municipal Code, the City Council meets in regular session on the first, second, and third Monday of each month, except when those Mondays occur on a recognized City holiday. The City Council needs to confirm any change to the schedule of meetings in order to properly notice the public of the City Council's schedule of meetings.

ACTIONS FOLLOWING APPROVAL

A revised schedule of meetings will be published in conformance with law.

Prepared by: Jacquie Pronovost, Exec. Asst.

Submitted by: Rob Woolley, City Manager 