



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 14, 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 Flores

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 items associated with approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner / applicant; The Vincent Company Architects, Inc., representative. (Staff: G. González)
1. Consider Approval - Res. 16-____, A request to approve an environmental finding of a Mitigated Negative Declaration for GPA2016-08, R2016-09 and SPR2016-05.
 2. Consider Approval - Res. 16-____, GPA2016-08, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential.
 3. Consider Introduction - Ord. 16-____, R2016-09, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

2. ADMINISTRATIVE ITEMS

A. ADMINISTRATION (City Manager, City Clerk, Finance)

1. Consider Adoption - Ord. 16-26, Amending various sections of Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code. (Vote: 3-0-1 with Councilmember Ashbeck absent)
2. Consider Adoption - Ord. 16-27, R2016-13, A request to approve a Master Plan Community (M-P-C) Zoning District. (Vote: 3-0-1 with Councilmember Ashbeck absent)
3. Consider Policy Direction Concerning Changes to the City's Sphere of Influence. (Staff: J. Holt)

3. CITY MANAGER COMMENTS

4. COUNCIL ITEMS

A. Council Comments

ADJOURNMENT

Meetings and Key Issues			
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. 17, 2017 (Tue.)	6:00 P.M.	Regular Meeting	Council Chamber
Feb. 6, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Feb. 13, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Feb. 21, 2017 (Tue.)	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 November 7, 2016 Council meeting.

B. ADMINISTRATION

- 1) No items.

C. COMMUNITY AND ECONOMIC DEVELOPMENT

- 1) No items.

D. FINANCE

- 1) No items.

E. GENERAL SERVICES

- 1) Approval - Employment Agreement for Interim City Manager.

F. PLANNING AND DEVELOPMENT SERVICES

- 1) Approval – Bid Award for CIP 15-08, Winery Demolition, and; Authorize the City Manager to execute the contract on behalf of the City.

G. PUBLIC SAFETY

- 1) Receive and File - Police Department report for the month of August 2016.

H. PUBLIC UTILITIES

- 1) Approval – Res. 16-____, A Resolution Designating the Director and Alternates for the Upper Kings Basin Integrated Regional Water Management Joint Powers Agreement.
- 2) Receive and File – Public Utilities Report for the month of August 2016.

I. REDEVELOPMENT SUCCESSOR AGENCY

- 1) No items.

CLOVIS CITY COUNCIL MEETING

November 7, 2016

6:00 P.M.

Council Chamber

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

Roll Call: Present: Councilmembers Flores, Whalen, Mayor Magsig
Absent: Councilmember Ashbeck

6:01 P.M. - PUBLIC COMMENTS

None

6:02 - CONSENT CALENDAR

Motion by Councilmember Flores, seconded by Councilmember Whalen, that the items on the Consent Calendar be approved. Motion carried 3-0-1 with Councilmember Ashbeck absent.

- A1) Approved - Minutes for the October 17, 2016 Council meeting.
- C1) Approved - Big Wins Day Vehicle Rebate Program.
- C2) Received and Filed - Business Organization of Old Town (BOOT) First Quarter Report, July through September 2016.
- D1) Received and Filed - Investment Report for the month of July 2016.
- D2) Received and Filed - Treasurer's Report for the month of July 2016.
- E1) Approved - **Res. 16-161**, Renewing the Retiree Medical Plan Option for Eligible Retirees and Restating Eligibility Requirements for Participation in the Plan.
- E2) Approved - **Res. 16-162**, amending the City's FY16-17 Classification and Compensation Plans to Adopt a Digital Forensic Analyst Classification and Salary Range; and Approval - **Res. 16-163**, amending the City's FY16-17 Position Allocation Plan.
- E3) Approved - Claim Rejection of the General Liability claim submitted by Kristen Robinson on behalf of Adam Jasiah Smith.
- E4) Approved - Claim Rejection of the General Liability claim submitted by DeYoung Properties, LLP.
- F1) Approved - Bid Award for CIP 15-18, Shaw and Sunnyside Traffic Signal and, Authorize City Manager to execute the contract on behalf of the City.
- F2) Approved - Final Acceptance for CIP 12-16, Shaw and DeWolf Traffic Signal.
- F3) Approved - 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.
- F4) Approved - Final Acceptance for CIP 14-05, Fowler Avenue Street Improvements - Herndon to SR168.
- F5) Approved - **Res. 16-164**, Final Map Tract 6107, located at the southwest corner of Shaw and Highland Avenues (Lennar Homes of California).

- F6) Approved – **Res. 16-165**, 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).

6:03 ITEM 1A - APPROVED – **RES. 16-166**, MAKING AND ADOPTING EXPRESS FINDINGS REASONABLY REQUIRED BASED ON LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS; AND APPROVED INTRODUCTION – **ORD. 16-26**, AMENDING VARIOUS SECTIONS OF TITLE 4, CHAPTER 4.4 ARTICLE 1 OF THE CLOVIS MUNICIPAL CODE RELATING TO THE CALIFORNIA FIRE CODE

Fire Chief John Binaski presented a report on a request to 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. 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. There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve **Resolution 16-166** Making and Adopting Express Findings Reasonably Required Based on Local Climatic, Geological and Topographical Conditions; and approved Introduction – **Ord. 16-26**, amending various sections of Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code. Motion carried 3-0-1 with Councilmember Ashbeck absent.

6:08 ITEM 1B1 - APPROVED - **RES. 16-167**, APPROVING THE 2016 CENTRAL CLOVIS SPECIFIC PLAN AND FINAL REPORT; AND ITEM 1B2 -APPROVED INTRODUCTION - **ORD. 16-27**, R2016-13, APPROVING A MASTER PLAN COMMUNITY (M-P-C) ZONING DISTRICT

Associate Planner George Gonzalez and Planning and Development Services Director Dwight Kroll presented a report on 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. 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. 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. Dwight Kroll provided an overview of the entire project and recommended approval.

Susan Woods, resident of Old Town, commented on PG&E replacing LED lights downtown and how nice they look. She also commented on traffic on Fifth and safe crossing of pedestrians. John Wright, DeAnn Hailey, committee member, commented on the plan and provided recommendations. Resident, commented on concerns with Bullard and 8th Ave. and concerns with increased traffic. Discussion by the Council.

Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to approve - **Res. 16-167**, approving the 2016 Central Clovis Specific Plan and Final Report; and approved Introduction - **Ord. 16-27**, R2016-13, approving a Master Plan Community (M-P-C) Zoning District. Motion carried 3-0-1 with Councilmember Ashbeck absent.

7:31 ITEM 2A1 - ADOPTED – **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)

Assistant City Manager John Holt indicated that this item was on the regular agenda because at introduction on October 7, 2016, it was approved 4-0-1 with Councilmember Armstrong absent. There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Whalen, for the Council to adopt **Ordinance 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. Motion carried 3-0-1 with Councilmember Ashbeck absent.

7:32 ITEM 3 - CITY MANAGER COMMENTS

NONE

7:33 ITEM 4A - APPROVED – CHANGE OF COUNCIL MEETING SCHEDULE.

City Manager Rob Woolley presented a report on modifying the council schedule for the next three months. Rob Woolley indicated staff is recommending the City Council approve the cancellation of the regular Council meetings scheduled for Monday, November 21, 2016, December 19, 2016, and Tuesday, January 3, 2017. 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. There being no public comment, Mayor Magsig closed the public portion. Discussion by the Council. Motion by Councilmember Whalen, seconded by Councilmember Flores, for the Council to cancel the regular Council meetings scheduled for Monday, November 21, 2016, December 19, 2016, and Tuesday, January 3, 2017. Motion carried 3-0-1 with Councilmember Ashbeck absent.

7:34 ITEM 4B - COUNCIL COMMENTS

Councilmember Flores reminded residents to get out and vote tomorrow.

Councilmember Whalen commented on his ½ marathon run over the weekend and complemented Clovis on quality of trails in Clovis, law enforcement, and all involved staff.

Mayor Magsig commented that he only had three more meetings as a Clovis City Councilmember.

ADJOURNMENT

Mayor Magsig adjourned the meeting of the Council to November 14, 2016

Meeting adjourned: 7:37 p.m.

Mayor

City Clerk



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 14, 2016

SUBJECT: Approval – Employment Agreement for Interim City Manager

ATTACHMENT: Employment Agreement

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve the attached employment agreement identifying the terms and conditions of the appointment of Luke Serpa as Interim City Manager.

EXECUTIVE SUMMARY

City Council has selected Luke Serpa as the Interim City Manager. An employment agreement specifying the terms and conditions of employment is attached for Council's approval.

BACKGROUND

After the City Manager submitted his resignation, the City Council selected Public Utilities Director Luke Serpa as the Interim City Manager. The attached agreement sets forth the terms and conditions of his employment while the City considers options for selecting a full-time City Manager.

FISCAL IMPACT

There are sufficient funds available in the Administration budget to accommodate the salary and benefit expenses associated with the Interim City Manager employment agreement.

REASON FOR RECOMMENDATION

City Manager employment agreements, interim or otherwise, require approval of the City Council.

ACTIONS FOLLOWING APPROVAL

The agreement will be executed by all parties and Mr. Serpa will assume his duties as Interim City Manager effective January 1, 2017.

Prepared by: Lori Shively, Personnel/Risk Manager

Recommended by: Robert K. Ford, General Services Director

A handwritten signature in dark ink, appearing to be "RKF", enclosed within a hand-drawn oval.

**EMPLOYMENT AGREEMENT
INTERIM CITY MANAGER
CITY OF CLOVIS**

This Agreement is entered into on November 14, 2016, between the City of Clovis ("City") and Luke Serpa ("Serpa"), with respect to the following Recitals, which are a substantive part of this Agreement:

RECITALS

A. City's existing City Manager, Robert Woolley ("City Manager"), is retiring effective December 30, 2016.

B. City desires to appoint an Interim City Manager upon the City Manager's retirement, while City further evaluates the position and determines what recruitment process it will use for a new permanent City Manager.

C. Serpa is City's existing Public Utilities Director and he desires to fulfill the position of Interim City Manager and City desires to appoint Serpa to that position, effective after the City Manager's retirement, on January 1, 2017.

D. Appointment of an Interim City Manager at this time, to become effective January 1, 2017, is important so the City Manager can assist with the transition and training.

NOW, THEREFORE, City and Serpa agree as follows:

1. Employment. City employs Serpa as the Interim City Manager, effective January 1, 2017. Serpa will be an at-will employee serving at the pleasure of the City Council subject to the terms and conditions set forth below. Serpa's employment with City as Interim City Manager is at the mutual consent of both Serpa and City. There are no express or implied agreements contrary to the foregoing.

2. Term. This Agreement shall be in effect until City appoints a new permanent City Manager, unless terminated in accordance with Section 6 below and is not for any guaranteed term. In the event of termination pursuant to Section 6, Serpa shall not be entitled to any additional compensation except as provided in subsection (d) of that section.

3. Salary. Serpa shall be placed on Step 1 of the City Manager's salary schedule that becomes effective January 1, 2017. Serpa shall not be entitled to receive any merit increases as the Interim City Manager unless otherwise agreed in writing by City.

4. Duties and Professional Conduct. Serpa shall have the powers and shall perform the duties prescribed in the Clovis Municipal Code for the City Manager. Serpa

shall also perform such additional responsibility as may be assigned by the City Council. Serpa shall adhere to the professional standards of conduct as prescribed by the International City/County Management Association.

5. Evaluation. Serpa shall receive a performance evaluation at the expiration of three (3) months of employment as Interim City Manager, and again at the expiration of six (6) months of employment as Interim City Manager, or more often as may be requested by the City Council. Failure to evaluate shall have no effect on the rights, duties, and obligations of the parties herein.

6. Termination of Contract. This Agreement shall terminate under the following circumstances:

a. Upon Appointment of Permanent City Manager. Automatically upon the appointment of a permanent City Manager.

b. Mutual Consent. At any time by mutual consent of the City Council and Serpa.

c. By Serpa. At any time by Serpa upon at least thirty (30) days prior written notice to the City Council of the termination.

d. By City Council. At any time without cause by a majority of the City Council by providing five (5) business days written notice or a combination of notice and payment of salary equal to five (5) business days. The provisions of the Clovis Municipal Code, § 2.2.109, pertaining to a 90 day waiting period after a Council election shall not apply.

7. Consequences of Termination. Upon termination of this Agreement, Serpa shall be entitled to return to his current position as Public Utilities Director, subject to City and Serpa's rights and obligations for that position as they existed prior to this Agreement. The right to return to the position of Public Utilities Director shall not apply if this Agreement is terminated for any of the following reasons: refusal to follow the lawful directions of the Council; repeated unexcused absences from the City Manager's office and duties; material violation of City policies; conviction of a felony or a misdemeanor crime involving acts of moral turpitude under California law; use or possession of illegal drugs; malfeasance in office.

8. Conviction of Crime Involving Abuse of Office. Regardless of the term of this Agreement, if this Agreement is terminated, any cash settlement related to the termination shall be fully reimbursable to Clovis if Serpa is convicted of a crime involving an abuse of his office.

9. Benefits and Allowances. During this Agreement, Serpa shall continue to receive all of City's best miscellaneous executive management benefits for PERS retirement, annuities, deferred compensation, life and other insurance, expense and

reimbursement allowances, medical, dental and vision plans, automobile allowances, sick leave, vacation, compensatory time off, credit union, worker's compensation and similar subsequent or replacement benefits, all in accordance with the terms and conditions thereof as adopted or approved by the City Council. All leave balances accrued prior to Serpa's appointment shall be frozen as to monetary value associated with his current position as Public Utilities Director. All leave accrued after appointment shall be credited at the monetary value associated with the Interim City Manager position.

10. Professional Meetings. Serpa is expected to attend appropriate professional meetings at local and state levels and to periodically report to the City Council regarding meetings attended and shall be reimbursed for the expense of attending those meetings.

11. Expense Reimbursement. City shall reimburse Serpa for actual and necessary expenses incurred within the scope of employment in accordance with City's reimbursement schedules and policies.

12. Notices. Any notices required or permitted by this Agreement shall be in writing and shall be personally served or shall be sufficiently given and deemed served upon the other party if sent by United State Postal Service, first class postage prepaid, and addressed as follows:

TO CITY: City Council
 c/o City Attorney
 City of Clovis
 1033 Fifth Street
 Clovis, CA 93612

TO EMPLOYEE: Luke Serpa
 Interim City Manager
 City of Clovis
 1033 Fifth Street
 Clovis, CA 93612

Notices shall be deemed given as of the date of personal service or upon the date of deposit in the course of transmission with the US Postal Service.

13. General Provisions.

a. Governing Law and Venue. This Agreement and the rights and obligations of the parties shall be governed by and construed in accordance with the laws of the State of California. The parties also agree that, in the event of litigation, venue shall be the state courts located in Fresno County, California.

b. Entire Agreement. This Agreement contains the entire agreement and understanding between the parties. There are no oral understandings, terms, or

conditions, and neither party has relied upon any representation, express or implied not contained in this Agreement.

c. No Assignment. Serpa may not assign or transfer any rights granted or obligations assumed under this Agreement.

d. Modification. This Agreement cannot be changed or supplemented orally. It may be modified or superseded only by a written instrument executed by both of the parties.

e. Severability. If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remaining provision of the Agreement shall continue in full force and effect.

CITY

INTERIM CITY MANAGER

By: _____
Nathan Magsig, Mayor

By: _____
Luke Serpa

APPROVED AS TO FORM

David J. Wolfe, City Attorney



AGENDA ITEM NO: CC-F-1

City Manager: *AA*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: November 14, 2016

SUBJECT: Approval – Bid Award for CIP 15-08, Winery Demolition, 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 15-08, Winery Demolition to UEI Unlimited Environmental Inc. in the amount of \$ 1,099,000.00 (Base \$945,000.00 and Add Alt. 1 \$154,000.00) and;
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

EXECUTIVE SUMMARY

The project involves the removal and disposal of all asbestos containing material; the complete demolition and disposal of all structures noted in the plans, including foundations, underground utilities/pipes, vegetation, fences, and miscellaneous improvements; fill of subsurface areas, including compaction; traffic control, and development and implementation of a storm water pollution prevention plan (SWPPP); and Add Alt. 1 work (tower demolition) for the Winery property at 3494 Clovis 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 November 14, 2016. The project will be ADA compliant upon completion.

BACKGROUND

The following is a summary of the bid results of October 18, 2016:

BIDDERS	BASE BIDS
UEI Unlimited Environmental Inc. <i>Add Alt. 1</i>	\$ 945,000.00 \$ 154,000.00
Bowen Engineering and Environmental. <i>Add Alt. 1</i>	\$ 1,074,000.00 \$ 63,000.00
AMPCO Contracting <i>Add Alt. 1</i>	\$ 1,077,418.24 \$ 118,937.00
CVE Contracting Group <i>Add Alt. 1</i>	\$ 1,175,000.00 \$ 310,000.00
Kroeker, Inc. <i>Add Alt. 1</i>	\$ 1,756,448.00 \$ 310,350.00
ENGINEER'S ESTIMATE <i>ENGINEER'S EST. Add Alt. 1</i>	\$ 1,355,000.00 \$ 300,000.00

All bids were examined and the bidders' submittals were found to be in order. Staff has validated the lowest responsive bidder 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 was approved in the 2016-2017 fiscal year budget. The project is supported by the Parks Fund and General Government Facilities.

REASON FOR RECOMMENDATION

UEI Unlimited Environmental 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. Demolition will begin approximately December 1, 2016, after contract execution, and be completed in one hundred - twenty (120) working days thereafter.

Submitted by:

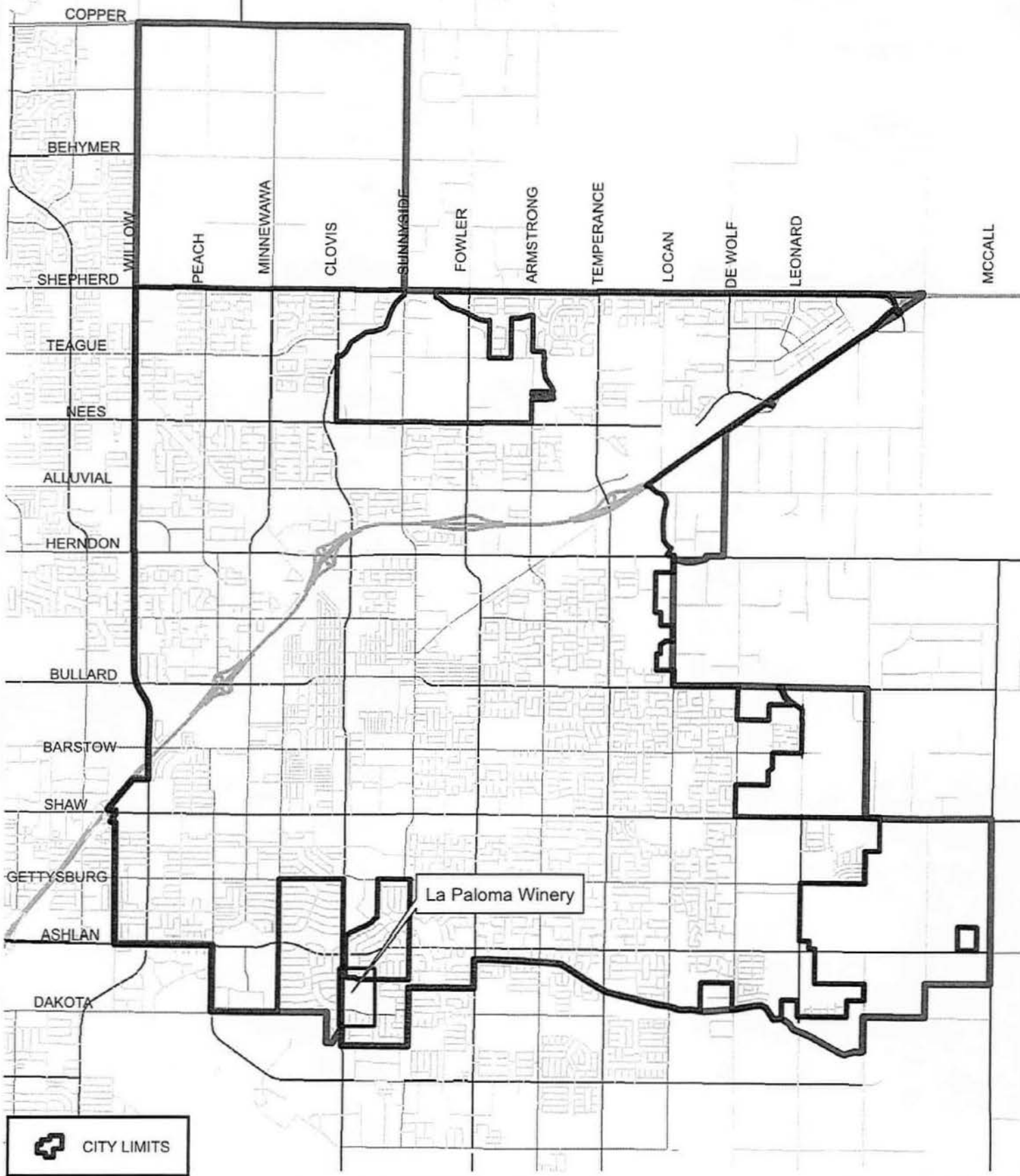


Michael Harrison
Interim City Engineer

Recommended by:



Dwight Kroll
Director of Planning
and Development Services





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

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Police Department
DATE: November 14, 2016
SUBJECT: Monthly Report to Council, August 2016

CONFLICT OF INTEREST

None

RECOMMENDATION

Receive and file August 2016 Police Department Monthly Report to City Council.

EXECUTIVE SUMMARY

The Police Department provides monthly updates to City Council Members on department activities.

BACKGROUND

The Police Department Monthly Report contains statistical data along with timely articles.

Clovis Police Department

Monthly Report to Council, August 2016

CLOVIS POLICE OFFICER/STAFF ACCOMPLISHMENTS

FBI Crime Index Statistics for August

Homicide	0	Burglary	41
Vehicle Theft	19	Forcible Rape	5
Robbery	6	Larceny Theft	167
Arson	1	Aggravated Assault	18

Clovis Police Department Statistics for August:

Calls for Service: Public: 5,148 Officer Initiated: 3,645 Total: 8,793

(Average Calls for Service per Day: 263.79)

Arrests: Adults: 409 Juveniles: 21 Total: 430

Traffic Accidents: Fatal: 0 Injury: 26 Non-Injury: 42 DUI: 7 Hit & Run: 19

DUI Arrests: 38 Traffic Cites: 482 Parking Cites: 136

Municipal Citations: 108 Priority One Response Time: 4.13 min.

Citizen Surveys of Service: June July Aug.

(Above average or excellent) **91% 95% 95%**

Volunteer Hours for August (@ \$22.14 per hour)

Volunteers: 73 Hours Served: 1026.8 hours Total Savings: \$22,733.35

Pet Adoption Center Volunteers contributed 615 hours

Explorer Hours for August (@ \$11.50 per hour):

Explorers: 15 Hours Served: 48 Hours Served Total Savings: \$552.00

Community Development Block Grant Stats for August: Warnings/Courtesy Notices: 35

Closed CRMs due to compliance: 62

News Releases Available online and on Facebook

Clovis Police Department Patrol Volunteer Jerry Philipp Earns Law Enforcement Volunteer of California “Volunteer of the Year ” Award

Jerry Philipp began as a volunteer with the Clovis Police Department in late June of 2012. He was often seen with a partner in neighborhoods during summer months for vacation house checks.

Jerry has assisted patrol units with traffic control, standing by for tow trucks to arrive, and providing patrols of neighborhoods and businesses. He hosts many of the department tours given to our citizens and educators. Jerry also attended Neighborhood Watch meetings as one of the department representatives. Jerry donates an average of 20 hours of time per month; over his career with us, he has donated more than 1,000 hours. Earlier this year, Jerry told Corporal Guerra he was interested in doing more with the Neighborhood Watch program, and proposed reaching out to the Neighborhood Watch captains to see if there was any interest in meeting and discussing their issues. Corporal Guerra quickly gave him the go ahead.

Jerry has since had several meetings with individual groups and organized presentations, including one at the request of Assemblyman Jim Patterson. Because of Jerry's outstanding initiative and handling of the Neighborhood Watch program, he has been made the lead contact person for the Clovis Police Department. Recently, he was the recipient of the Law Enforcement Volunteer of California “Volunteer of the Year” award. Jerry competed for this award with other volunteers throughout California.





CITY OF CLOVIS REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Public Utilities Department

DATE: November 14, 2016

SUBJECT: Approval – Res. No. 16-_____, a Resolution Designating the Director and Alternates for the Upper Kings Basin Integrated Regional Water Management Joint Powers Agreement

ATTACHMENTS: (A) Resolution

CONFLICT OF INTEREST

None.

RECOMMENDATION

That Council adopt a resolution designating the City's director on the board of the Joint Powers Authority as the Mayor.

EXECUTIVE SUMMARY

The City's current resolution authorized the Mayor to appoint a director and Harry Armstrong was appointed as the City's director on the Upper Kings Basin Integrated Regional Water Management Joint Powers Authority. Since he has now retired, the City needs to select a new director. It is recommended that the Mayor be designated as the City's director. The alternate directors will continue to be the Public Utilities Director and the Assistant Public Utilities Director.

FISCAL IMPACT

There is no fiscal impact related to this action.

REASON FOR RECOMMENDATION

Approval of the change will allow the City to have representation at all times on the Authority.

ACTIONS FOLLOWING APPROVAL

Staff will forward an executed copy of the resolution to the Authority.

Prepared by: Lisa Koehn, Assistant Public Utilities Director

Submitted by: Luke Serpa, Public Utilities Director LS

Attachment A

RESOLUTION NO. 16-_____

**RESOLUTION DESIGNATING THE DIRECTOR AND ALTERNATES FOR THE
UPPER KINGS BASIN INTEGRATED REGIONAL WATER MANAGEMENT JOINT
POWERS AGREEMENT**

WHEREAS, the City of Clovis is a member of the Upper Kings Basin Integrated Regional Water Management Authority; and

WHEREAS, the City of Clovis by Resolution No. 11-27 dated April 4, 2011, designated that the Mayor of the City of Clovis would appoint the City of Clovis Director on the Joint Powers Authority's Board of Directors, and the Public Utilities Director and Assistant Public Utilities Director were designated as alternates; and

WHEREAS, in order to provide continuity of representation and participation in the Authority, a Director and Alternates need to be appointed.

THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis, that:

The City of Clovis Mayor pursuant to the Upper Kings Basin Integrated Regional Water Management Joint Powers Agreement Section 3.01 – Governing Body shall be the representative to the Upper Kings Basin Integrated Regional Water Management Authority, and the Public Utilities Director and Assistant Public Utilities Director are designated as alternates;

* * * * *

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

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: November 14, 2016

Mayor

City Clerk



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

City Manager: 

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

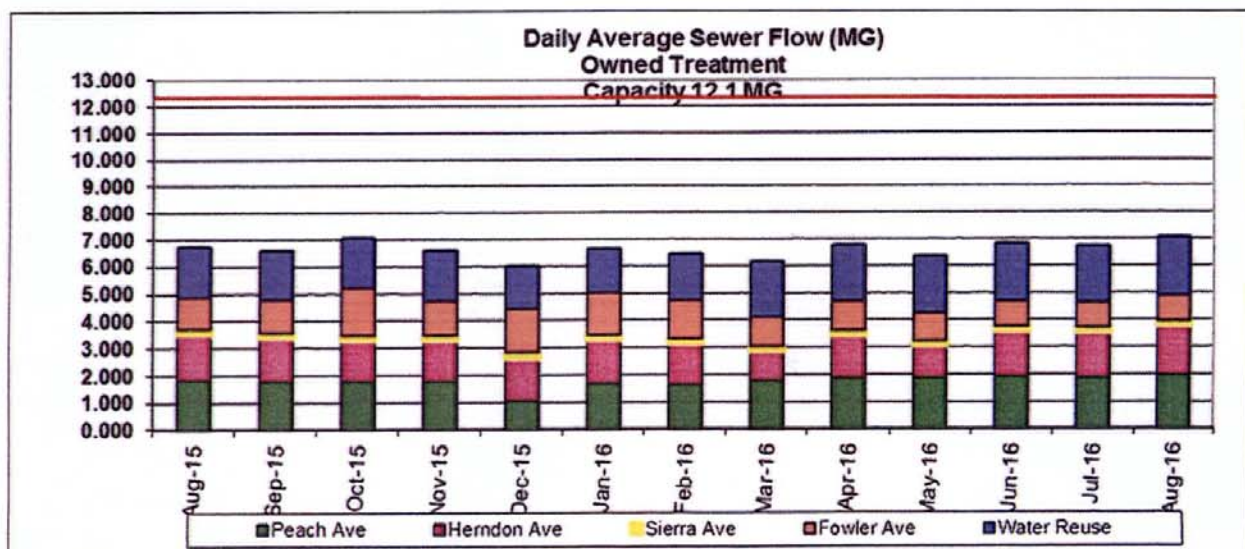
FROM: Public Utilities Department

DATE: November 14, 2016

SUBJECT: Receive and File - Public Utilities Monthly Report August 2016

WASTEWATER DISPOSAL SECTION

<u>Sewer Flow</u>	Total Flow MG In August		Average Daily Flow MG/d		Owned Treatment Capacity MGD
	2016	2015	2016	2015	
Peach Avenue	60.650	56.000	1.956	1.806	3.0
Herndon Avenue	55.700	52.890	1.797	1.706	2.8
Sierra Avenue	6.107	5.871	0.197	0.189	0.5
Fowler Avenue	28.090	35.930	0.906	1.159	3.0
Water Reuse	69.179	58.001	<u>2.232</u>	<u>1.871</u>	<u>2.8</u>
TOTAL			7.088	6.731	12.1



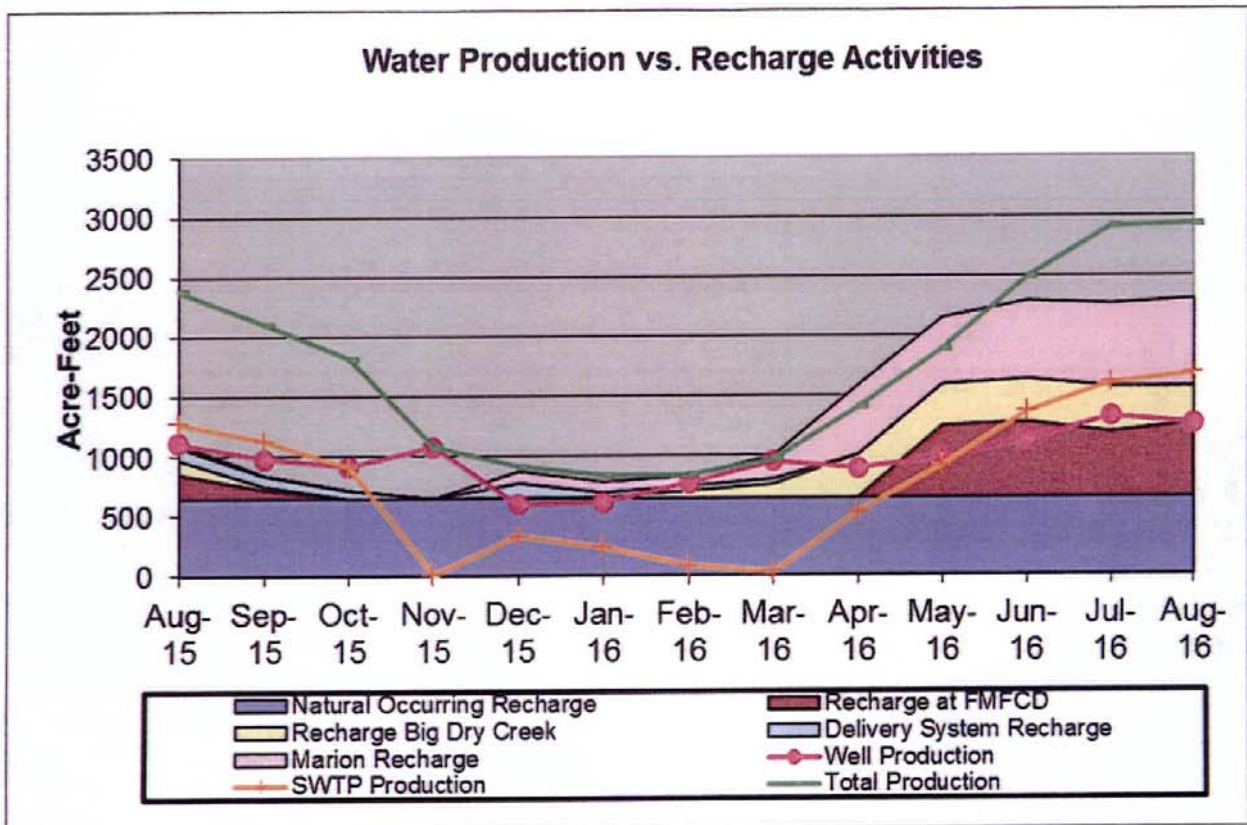
Storm Drain Maintenance

Summary of Activities	August 2016	August 2015	August 2014
Number of storms this month	0	0	1
Total rainfall this month (inches)	0	0	T
Rainfall to date (inches)	0	.43	.01

WATER SECTION

Water Production Unit

	This Month	Calendar Year to date
Recharge at FMFCD Basins (AF)	621	2,413
Recharge Upstream in Big Dry Creek (AF)	303	1,933
Marion Recharge per FID (AF)	736	3,586
Delivery System Recharge	0	128
Total Artificial Recharge (AF)	1,660	8,060
Natural Recharge	642	5,133
Total Well Production (AF)	1,253	7,872
Treatment Plant Production (AF)	1,671	6,372



Summary of Activities	2016	Year to Date	2015	Year to Date	2014	Year to Date
SWTP production (mg)	544.464	2076.071	413.211	1792.530	504.646	2198.996
Well production (mg)	408.346	2564.838	360.909	2816.945	496.784	3594.166
Total water production (mg)	952.810	4640.909	774.120	4609.475	1001.430	5793.162
Daily average	30.736	19.020	24.972	18.891	31.295	23.645
Days between readings	31	244	31	244	32	245

RECYCLING BRASS WATER METERS

The City of Clovis Public Utilities Meters Department meter replacement program replaces meters 1" or smaller when they stop or malfunction and larger meters are replaced if they stop working or fail an accuracy test.



On the average 37 small or residential water meters and around three to five large commercial water meters are replaced every month.

What do we do with old meters pulled out of service? In the past we had an informal trade in agreement with our water meter distributor for a per unit credit to be applied towards the purchase of new water meters. This was our practice until scrap metal commodities started to increase around 2006. It was then more sustainable and profitable to recycle water meters with competitive local scrap metal recycle yards.

Unfortunately, in the past year scrap metal prices have been falling drastically.

Knowing that clean brass prices are nearly 50% higher, we now find time to break down and sort out water meter materials to bring us a return we were getting a couple years ago.

Our Meter's maintenance worker has a work bench in our warehouse where he can safely disassemble water meters, removing plastics and glass and separating red and yellow brass and also salvaging stainless steel nuts and bolts.

This year alone we have salvaged around 5 tons of raw materials – for a revenue of \$16,877.28!





AGENDA ITEM NO: **1-A-1-3**

City Manager: *JA*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: November 14, 2016

SUBJECT: Consider items associated with approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner/ applicant; The Vincent Company Architects, Inc., representative.

- a. Consider Approval, Res. 16-____, A request to approve an environmental finding of a Mitigated Negative Declaration for GPA2016-08, R2016-09 and SPR2016-05.
- b. Consider Approval, Res. 16-____, **GPA2016-08**, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential.
- c. Consider Introduction Ord. 16-____, **R2016-09**, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A.:"	GPA2016-08 Conditions of Approval
Exhibit "A-1.:"	R2016-09 Conditions of Approval
Attachment 1:	Mitigated Negative Declaration
Attachment 2:	Planning Commission Minutes
Attachment 3:	Draft Ordinance & Resolutions
Attachment 4:	Applicant's Justification for GPA2016-08
Attachment 5:	Correspondence from Commenting Agencies
Exhibit "B.:"	Master Site Plan
Exhibit "B-1.:"	Multi-Family Site Plan
Exhibit "C.:"	Multi-Family Floor & Elevation Plans
Exhibit "D.:"	Concept Landscape Plan

CONFLICT OF INTEREST

None.

RECOMMENDATION

Planning Commission and staff recommend that the City Council:

- Adopt a Mitigated Negative Declaration for GPA2016-08, R2016-09 and SPR2016-05, pursuant to CEQA Guidelines; and
- Approve General Plan Amendment GPA2016-08; subject to the conditions of approval listed as Exhibit "A;" and
- Approve Rezone R2016-09; subject to the conditions of approval listed as Exhibit "A-1."

EXECUTIVE SUMMARY

The applicant is requesting to amend the General Plan Land Use Diagram and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential for approximately 20 acres of property on the south side of Santa Ana Avenue, west of Sierra Vista Parkway, and amend the P-C-C (Planned Commercial Center) Zone District for the same project site to accommodate additional residential uses. Approval of this Project would allow the developer to continue processing a site plan review and development drawings for the multi-family product.

Some issues of discussion included in this report deal with land use modification, sewer, water, and impacts to City services.

BACKGROUND

- General Plan Designation: General Commercial
- Specific Plan Designation: Shaw Avenue Specific Plan (Major Department Stores, Specialty Stores and Support Facilities)
- Existing Zoning: P-C-C (Planned Commercial Center)
- Lot Size: 20 acres
- Current Land Use: Vacant
- Adjacent Land Uses:

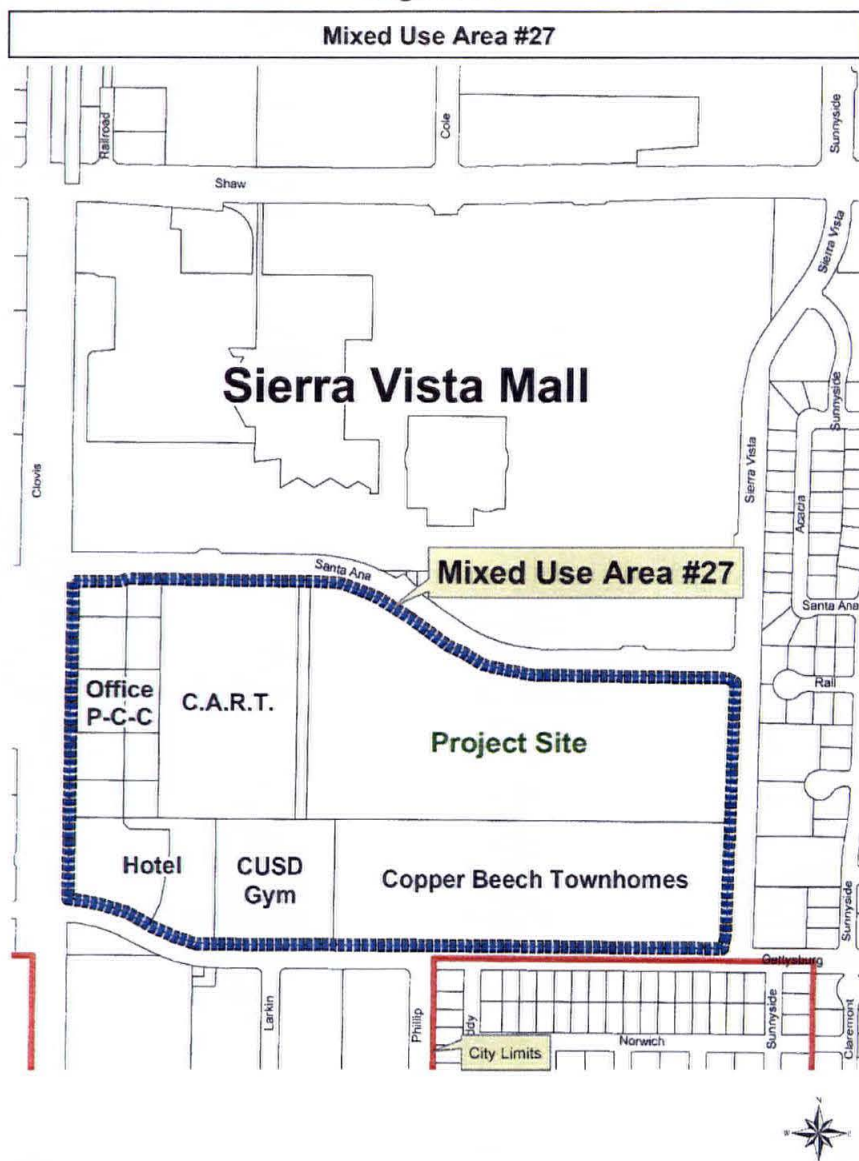
North:	Sierra Vista Mall
South:	Multi-Family Residential
East:	Single-Family Residential
West:	Industrial

Within the superseded 1993 Clovis General Plan, the project site was located under Mixed Use Area #27, which provided a primary use of Commercial/Retail and secondary uses of up to 40% of the area as Office and 25% of the area as Residential. The total land acreage for Mixed Use Area #27 was approximately 56.8 acres (see Figure A below). The targeted density for the 25% residential component under Mixed Use Area #27 was High Density Residential (15.1-25.0 DU/AC) and a maximum height of five (5) stories.

In 2004, the Copper Beech Townhomes project just south of the project site utilized the 25% residential component of Mixed Use Area #27.

In 2014, the updated Clovis General Plan eliminated the Mixed Use Area #27 category for these properties and established the General Plan as the guiding framework for the future vision and development for the affected properties, including the project site.

Figure A



PROPOSAL AND ANALYSIS

General Plan Amendment

Proposal

The applicant is requesting to amend the General Plan Land Use Diagram and Area #1 of the Shaw Avenue Specific Plan for an area currently designated as Commercial to allow multi-family and single-family residential. This amendment request would allow the land use designation of High Density Residential (15.1 to 25.0 units per acre) for the multi-family and single-family developments. A General Plan Amendment is a change in City policy and requires a compelling reason for change. The Applicant has provided a justification for the General Plan Amendment (see Attachment 3).

This General Plan Amendment is accompanied with a specific project for the multi-family product with a density of 21.3 units per acre. The request to allow High Density Residential is not unlike other past plan amendments within the Shaw Avenue Specific Plan Area. The requested land use modification for the multi-family product is similar to the project type of the Copper Beech Townhomes located to the south of the project site with the exception that the proposed Project includes a standard living unit as opposed to student housing. Additionally, the requested land use modification for the single-family product is similar to the project type and density of the single-family development located on the west side of Stanford Avenue, along Poe Lane.

If approved, the existing General Plan designation of Commercial for the project site will not change. The allowed commercial land uses for the project site under the Shaw Avenue Specific Plan will be retained and the allowed uses will include multi-family and single-family residential.

Rezone

The applicant is requesting to amend the P-C-C (Planned Commercial Center) Zone District for the project site to accommodate additional residential uses. The project's proposed land use modification to allow High Density Residential (15.1 to 25.0 units per acre) in both the General Plan Land Use Diagram and Shaw Avenue Specific Plan would be consistent with the proposed P-C-C rezone amendment.

The rezone amendment to the P-C-C (Planned Commercial Center) Zone District would accommodate the development of a 216-unit multi-family product and an 83-lot single-family product. The multi-family density approval under this amendment is proposed at 21.32 units per acre and would not exceed 25 dwelling units per acre. Additionally, the single-family density approval under this amendment is proposed at 15.57 units per acre and would not exceed 25 dwelling units per acre.

Housing Element

The City of Clovis adopted their 2016 Housing Element as part of the 2015-2023 Multi-Jurisdictional Housing Element on March 3, 2016. The Housing Element identified an unaccommodated need of low and moderate income housing within the City of Clovis per the State Regional Housing Needs Allocation (RHNA). The RHNA identified an unaccommodated need of approximately 4,400 units. The City is currently working on a plan to zone properties in order to meet the State's RHNA. One method as discussed during the 2014 General Plan Update is to provide for very high density housing along the Shaw Avenue Corridor west of Clovis Avenue. The 2014 General Plan already includes accommodation for very high density housing along this corridor, therefore it is a matter of creating a zoning overlay for the Plan area.

Staff was considering this site as well as other sites east of Clovis Avenue as an area that could support an overlay to provide for very high density housing, however, due to the need for a General Plan Amendment, staff determined to focus on the west side of Clovis Avenue. The applicant's proposal to zone the subject property to allow for 20 units per acre would reduce the unaccommodated need by 216 units.

Development Standards

The rezone request to modify the Planned Commercial Center zoning includes standards for development. The standards include building setbacks, heights and parking stall size and ratios. The standards are included in the conditions of approval attached to this report.

Sewer and Water Impacts

The Project's impacts to water and sewer facilities were analyzed during the California Environmental Quality Act (CEQA) review. Provost and Pritchard provided a summary of water impacts and concluded that the City has capacity to serve the proposed project and the infrastructure can accommodate the Project upon completion of the recommended connections. The City Engineer completed a sewer analysis and concluded that the City has capacity to accommodate the Project.

The project lies inside the Fresno Irrigation District boundary and therefore eligible to utilize entitled surface water from the Kings River. However, this project will pay fees to acquire additional water supplies necessary for the project demands.

Landscape Setbacks

The Shaw Avenue Specific Plan adopted specific street section designs for various streets. Santa Ana Avenue is proposed to have a 30-foot landscape/pedestrian setback, with a 5-foot sidewalk and a 25-foot landscape setback. Sierra Vista Parkway is proposed to have a 30-foot landscape/pedestrian setback, with an 8-foot sidewalk and a 22-foot landscape setback. The 8-foot sidewalk shall meander along the Sierra

Vista Parkway frontage. The walls for the single-family product along the Santa Ana Avenue and Sierra Vista Parkway frontages shall be a 6-foot split face masonry wall from the highest side.

Specific locations and type of trees to be utilized along Santa Ana Avenue and Sierra Vista Parkway shall be reviewed during the residential site plan review process.

Site Plan Review (Multi-Family Product)

The applicant has submitted a Site Plan Review application for the proposed multi-family development. Through the Site Plan Review process, staff will review elevations, floor plans, parking, community building, pool, common use space and amenities, fencing, lighting, and landscaping.

Residential Site Plan Review (Single-Family Product)

The developer of the single-family product will be required to submit a Residential Site Plan Review in order to allow staff to review landscaping, open space, architecture, elevations, amenities, and specific plot plans.

If approved, the developer of the single-family product will be required to submit a Tentative Tract Map and Conditional Use Permit for consideration by the Planning Commission and City Council.

Neighborhood Meeting

Per City policy, the applicant held a neighborhood meeting prior to the Planning Commission meeting on Wednesday, September 7, 2016. The applicant will hold a second neighborhood meeting prior to the City Council hearing. Staff has not received confirmation of the second scheduled meeting upon finalization of this report.

Public Comments

A public notice was sent to area residents within 800 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Review and Comments from Agencies

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

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

Planning Commission Comments

The Planning Commission considered this Project on Thursday, October 27, 2016. The Commission approved General Plan Amendment GPA2016-08 with a vote of 5-0. The Commission also approved Rezone R2016-09 with a vote of 5-0.

The Commission approved the modification of condition #6 under Exhibit "A" and conditions #3 and #23 under Exhibit "A-1" to address the correct land use designation for the single-family product. These modifications comply and follow the calculation method stated under Condition #23 under Exhibit "A-1."

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

Policy 3.5 **Fiscal sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

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

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

Policy 5.1 **Housing variety in developments.** The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage

of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

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

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 6.1: **Amendment criteria.** The City Council may approve amendments to the General Plan when the City Council is satisfied that the following conditions are met:

- The proposed change is and will be fiscally neutral or positive.
- The proposed change can be adequately served by public facilities and would not negatively impact service on existing development or the ability to service future development.

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

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

The Project requests to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential. The Project provides a residential development within walking and/or biking distance to the Sierra Vista Mall.

California Environmental Quality Act (CEQA)

The City of Clovis has completed an environmental review (an assessment of the project's impact on natural and manmade environments) of the proposed project, as required by the State of California. The City Planner has recommended approval of a Mitigated Negative Declaration (a written statement announcing that this project will not have a significant effect on the environment). Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean this project will be approved.

The City published notice of this public hearing in The Business Journal on Friday, November 4, 2016.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The proposal to amend the General Plan Land Use Designation and Shaw Avenue Specific Plan is consistent with the original vision of the Mixed Use Area #27 category under the 1993 Clovis General Plan by providing a complementary and creative mix of uses to accommodate a variety of lifestyles. Additionally, the Project is contributing to the units needed to reduce the unaccommodated need specified in the Housing Element. Planning Commission and staff therefore recommend approval of GPA2016-08 and R2016-09, subject to the conditions of approval attached as Exhibit "A" and Exhibit "A-1."

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 800 feet notified:	162
Interested individuals notified:	10

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\GPA & SPA\GPA 2016\GPA2016-08 (LandValue)\Documents\CC 111416\PDS - CC Staff Report GPA2016-08 & R2016-09.doc

**FIGURE 1
PROJECT LOCATION MAP**

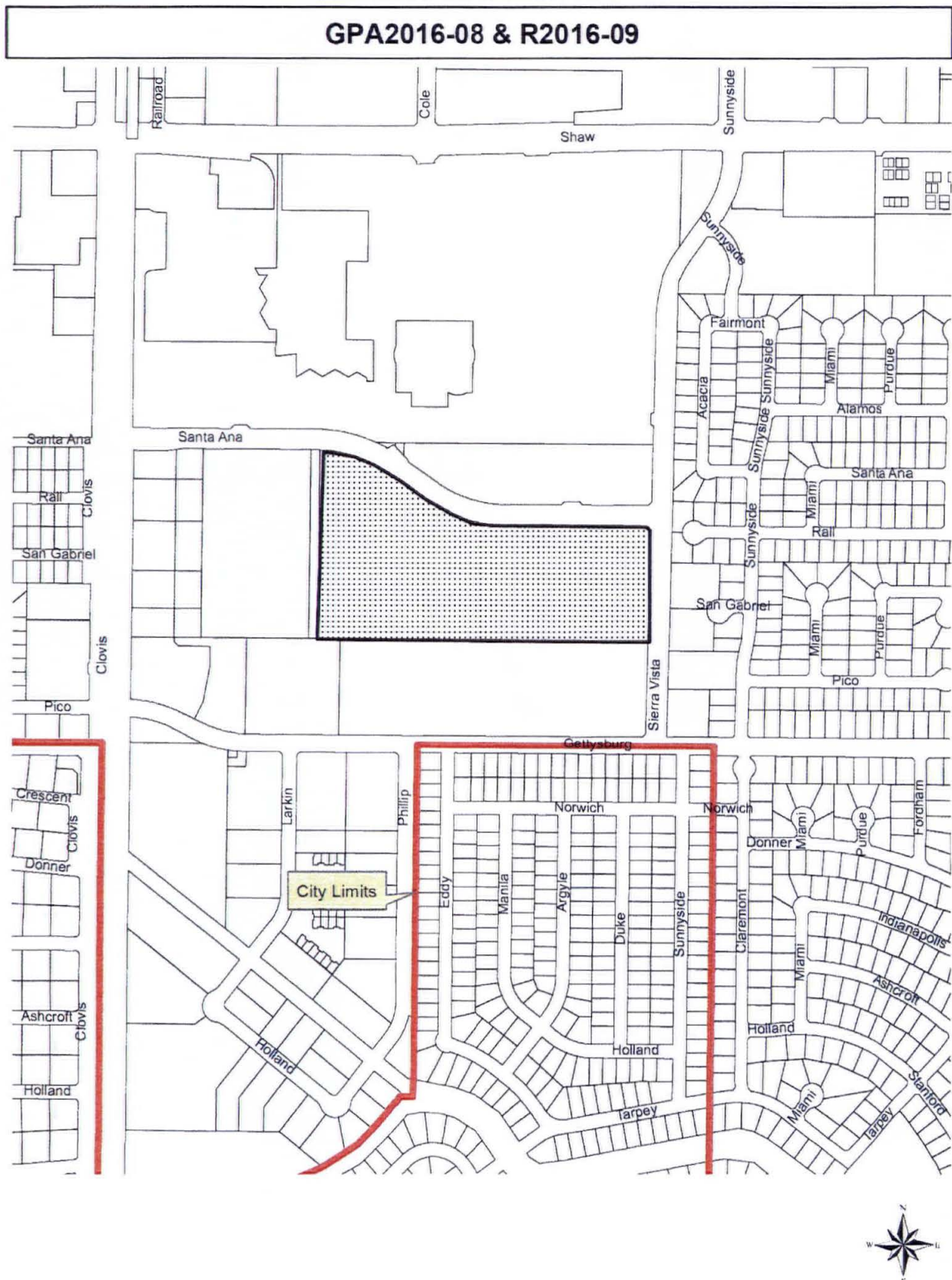


EXHIBIT "A"
Conditions of Approval – GPA2016-08
(As modified and approved by the Planning Commission – October 27, 2016)

Planning Division Conditions

(George González, MPA, Associate Planner – (559) 324-2383)

1. Development of this site shall be consistent with the General Plan and the multiple family residential design guidelines.
2. Development of this parcel may be a residential development consistent with Rezone R2016-09.
3. This General Plan Amendment allows for multi-family and single-family residential uses within Area #1 of the Shaw Avenue Specific Plan.
4. The commercial uses permitted within Area #1 of the Shaw Avenue Specific Plan are not eliminated with the approval of GPA2016-08.
5. General Plan Amendment GPA2016-08 approves a land use designation of High Density Residential (15.1-25.0 DU/AC) for the multi-family product.
6. General Plan Amendment GPA2016-08 approves a land use designation of ~~Medium High Density Residential (7.1-15.0 DU/AC)~~ **High Density Residential (15.1-25.0 DU/AC)** for the single-family product.

EXHIBIT "A-1"
Conditions of Approval – R2016-09
(As modified and approved by the Planning Commission – October 27, 2016)

Planning Division Conditions

(George González, MPA, Associate Planner – (559) 324-2383)

1. This Project is subject to the development standards of the Shaw Avenue Specific Plan.
2. This rezone shall become effective only upon approval of General Plan Amendment GPA2016-08 by the City Council.
3. Rezone R2016-09 approves an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses. Rezone R2016-09 permits the development of a 216-unit multi-family product and an 83-lot single-family product. The multi-family density shall not be less than 20 units per acre nor exceed 25 dwelling units per acre. The single-family density shall not exceed ~~45~~ **25** dwelling units per acre.
4. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
5. All transformers for the multi-family product and single-family subdivision shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
6. Santa Ana Avenue shall have a 30-foot landscape/pedestrian setback, with a 5-foot sidewalk and a 25-foot landscape setback.
7. Sierra Vista Parkway shall have a 30-foot landscape/pedestrian setback, with an 8-foot sidewalk and a 22-foot landscape setback. The 8-foot sidewalk shall be meandering along the Sierra Vista Parkway frontage.
8. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes within the single-family product where the garage is converted for the use as a sales office.
9. All landscaping (open space and private yards) shall conform the City of Clovis Water Efficient Landscape Ordinance.

Multiple-Family Standards

10. The project shall meet the density requirements of the underlying Land Use of 20 to 25 units per acre. Density shall be calculated using the Net Developable

Acreage. Net Developable Acreage includes all portions of the site excluding private drives and the project's community open space.

11. This project shall have an on-site manager.
12. The site plan is approved per the attached Exhibit "B-1" of this report.
13. Maximum building (main structure) height shall not exceed forty-five (45) feet.
14. The parking ratio shall provide a minimum of 1.88 stalls per unit including at least one covered parking stall per unit.
15. Covered parking stalls shall be a minimum of 10' x 20' (inside dimension).
16. Open stalls shall be a minimum of 9' x 20'. The applicant may use the optional 18' stall with 2' bumper overhang.
17. Carports shall be cantilevered type with posts toward front of stalls.
18. The project requires the submittal and approval of a site plan review. Specific colors, materials, walls, fencing, and landscaping will be evaluated.
19. A minimum six foot high masonry wall shall be constructed along the west, east, and south (areas that currently do not exist) property lines of the development.
20. Wall height shall be measured from the highest point of finished grade.
21. Any proposed fencing along Santa Ana Avenue shall be constructed of decorative tubular steel with masonry columns or solid split face masonry.
22. The development is permitted a double side monument sign on Santa Ana Avenue with a total of 24 square feet each side and maximum height of 6 feet.

Single-Family Standards

23. The project shall meet the density requirements of the underlying Land Use of ~~7.1 to 15~~ **15.1 to 25** units per acre. Density shall be calculated using the Net Developable Acreage. Net Developable Acreage includes all portions of the site excluding private drives and the project's community open space.
24. The developer of the single-family product shall submit a Tentative Tract Map and Conditional Use Permit for consideration by the Planning Commission and City Council.

25. The developer for the single-family product shall construct a minimum six-foot high solid split face masonry wall along the Santa Ana Avenue and Sierra Vista Parkway frontages.
26. Each home shall provide a minimum of two covered parking spaces per unit in a garage with a minimum inside dimension of 20'x20'.
27. The applicant shall provide driveways with a minimum length of 20 feet. If sidewalks are provided, the driveway length shall be measured from the back of the walkway. Driveways that are between 0-8 feet may be considered through the Planned Development Permit process.
28. Maximum building (main structure) height for the single-family product shall not exceed thirty-five (35) feet.
29. The single-family project requires the submittal and approval of a residential site plan review. Specific color and materials of the models, walls, fencing, and landscaping will be evaluated.
30. The development is permitted a double side monument sign on each entrance with a total of 12 square feet each side and maximum height of 6 feet.

Rezone Mitigation Measures for Entire Project

31. The developer shall comply with all mitigation measures as identified in the adopted mitigation monitoring program for this conditional use permit.
 - **3.1-d** The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.
 - **3.4** No more than 15 days before the start of initial ground-disturbing activities for the Project, a qualified biologist(s) knowledgeable of the species will conduct a take avoidance survey for the presence of burrowing owls as described in Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012). If burrowing owls are detected on the Project site, site-specific avoidance or mitigation measures consistent with the best practices presented in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) will be implemented.
 - **3.5** No more than 7 days before the start of any disturbance of the Project site (e.g., mobilization, staging, grading, or construction) that will begin during the breeding season (1 February through 15 September), a qualified biologist will conduct preconstruction surveys for raptors and other birds covered by the MBTA or State regulations. The survey for the presence of raptors will cover all areas within 500 feet of Project

construction, and the survey for other nesting birds will cover areas within 300 feet of Project construction, where access is available.

- **3.6** If breeding birds with active nests (nests with eggs or chicks) are found within 7 days before or during construction, the qualified biologist will establish an appropriate restricted exclusion zone based on the species' biology and the current and anticipated disturbance levels occurring in the vicinity of the nest. All exclusion zones will be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities will be allowed within the exclusion zones until the young have fledged from the nest or the nest fails from natural causes.

Implementation of these measures will reduce potential project impacts to nesting raptors and migratory birds to a less than significant level under CEQA, and will ensure compliance with state and federal laws protecting these species.

POLICE DEPARTMENT CONDITIONS

(John Willow, Department Representative - 324-2400)

- 32. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.18.15.)
- 33. It shall be the responsibility of the property owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 72 hours. (CMC §§ 5.18.02(r), 5.18.06 (b).)
- 34. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
- 35. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.

CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS

(Steve Ward, CUSD Representative – 559-327-9000)

- 36. The development of this project is subject to the Clovis Unified School District impact fee. See the attached letter.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS

(Neda Shakeri, FMFCD Representative - 456-3292)

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

FRESNO IRRIGATION DISTRICT CONDITIONS
(Laurence Kimura, FID Representative - 233-7161)

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

COUNTY OF FRESNO COMMENTS
(Steve Farmer, County of Fresno Representative - 488-2892)

39. The Applicant shall pay the County of Fresno's facilities impact fees set forth in the applicable Schedule of Fees adopted by the County Board of Supervisors, in County Ordinance, Chapter 17.90.

GENERAL PLAN AMENDMENT GPA2016-08
REZONE R2016-09
SITE PLAN REVIEW SPR2016-05
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

PREPARED BY:



CITY OF CLOVIS

Planning Division
1033 Fifth Street
Clovis, CA 93612

Project Manager:
George González, Associate Planner
559-324-2383
georgeg@cityofclovis.com

September 2016

ATTACHMENT 1



**City of Clovis
Planning and Development
Services
1033 Fifth Street
Clovis CA 93612**

For County Clerk Stamp

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC REVIEW OF A PROPOSED MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that on **Thursday, October 27, 2016, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612.

The Clovis Planning Commission will consider the following item:

Consider items associated with approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner/applicant; The Vincent Company Architects, Inc., representative.

- a. GPA2016-08, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential.
- b. R2016-09, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

A Mitigated Negative Declaration has been completed for this project, pursuant to Section 15070 of CEQA. Recommendation of a proposed Mitigated Negative Declaration does not necessarily mean these projects will be approved. Hard copies and electronic copies of the proposed Mitigated Negative Declaration for this project may be reviewed and/or obtained at the City of Clovis Planning Division, 1033 Fifth Street, Clovis, California, Monday through Friday, between 8:00 a.m. and 3:00 p.m.

All interested parties are invited to comment in writing to the Planning Division. Comments will be accepted from October 5, 2016, to 3:00 p.m. on October 27, 2016. Comments and questions regarding these items should be directed to Bryan Araki, City Planner at (559) 324-2346 or email at bryana@cityofclovis.com.

If you would like to view the Planning Commission agenda and staff reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "Government/Public Documents" and then either "Planning Commission Agenda" or "Planning Commission Reports." The agenda and reports are published to the website 72 hours preceding the Planning Commission meeting.

If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Bryan Araki, City Planner

PUBLISH: Wednesday, October 5, 2016, The Business Journal



**City of Clovis
Planning and Development
Services
1033 Fifth Street
Clovis CA 93612**

For County Clerk Stamp

DRAFT MITIGATED NEGATIVE DECLARATION

Proposed: September 14, 2016

Agency File No: GPA2016-08, R2016-09 & SPR2016-05

Finding: The City of Clovis has determined that the project described below will not have a significant effect on the environment and therefore the preparation of an Environmental Impact Report is not required.

Lead Agency: City of Clovis is the Lead Agency for this project.

Project Title: General Plan Amendment GPA2016-08, Rezone R2016-09 & Site Plan Review SPR2016-05.

Project Location: South side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway in the City of Clovis, Fresno County.

Project Description: Consider items associated with approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner/ applicant; The Vincent Company Architects, Inc., representative.

- a. GPA2016-08, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential.
- b. R2016-09, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

Environmental Assessment: The Initial Study for this project is available for review at the City of Clovis, Planning and Development Services Department, 1033 Fifth Street, Clovis, CA.

Justification for Mitigated Negative Declaration: The City of Clovis has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity. Accordingly, approval of a Mitigated Negative Declaration for the project is recommended. The City finds that the proposed activity can be adequately served by City public services. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, nor interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, climate change, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: George González, Associate Planner

Phone: (559) 324-2383

Signature: _____

Date: September 21, 2016

INITIAL STUDY

Introduction

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the Project. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines Sections 15070(b), 15071(e).

Documents Incorporated By Reference

This mitigated negative declaration utilizes information and incorporates information and analyses provided in the following documents pursuant to CEQA Guidelines Section 15150.

- **City of Clovis General Plan.** The 2014 Clovis General Plan provides a description of the project area setting, and sets forth a plan for the development of the general plan planning area, of which the current project area is part.
- **Program Environmental Impact Report prepared for the Clovis General Plan.** The General Plan Program EIR describes potential impacts of development of the project area consistent with the general plan land use map. Some of these impacts (e.g. runoff, aesthetics, etc.) are to be expected with any urban development, and are therefore applicable to the current project.
- **Findings and Statement of Overriding Considerations prepared for the adoption of the Clovis General Plan.** Adoption of the development plan contained in the General Plan is expected to result in certain unavoidable environmental impacts (Agriculture, Air Quality, Cultural Resources, Greenhouse Gas, Hydrology and Water, Noise and Vibration, Population and Housing, Transportation and Traffic, and Utility and Service Systems) that the City has determined are outweighed by the potential benefits of plan implementation. These impacts are applicable to the project at hand due to the fact that the proposal is consistent with the planned urbanization of the general plan planning area.
- **Shaw Avenue Specific Plan.** The Shaw Avenue Specific Plan provides a description of the project area setting, and sets forth a plan for the development of the specific plan planning area, of which the current project area is part.
- **Environmental Impact Report prepared for the Clovis Landfill Expansion and Permitting Project (Certified July 11, 2005, SCH No. 2002091105).** The EIR examined the potential impacts of a revision to the city's Solid Waste Facility Permit to expand filling operations and expand the land fill property boundaries.
- **Environmental Impact Report prepared for the Clovis Sewage Treatment /Water Reuse Facility Program (Certified July 18, 2005, SCH No. 2004061065).** The EIR examined the potential impacts from the construction and operation of the City's new sewage treatment/water reuse facility (ST/WRF) that would provide an alternative solution to its current sewage (wastewater) treatment services capabilities.
- **Clovis Municipal Code Title 5 (Public Welfare, Morals And Conduct) and Title 9 (Development Code).** This Code consists of all the regulatory, penal, and administrative laws of general application of the City of Clovis and specifically to development standards, property maintenance and nuisances, necessary for the protection of health and welfare, codified pursuant to the authority contained in Article 2 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code of the State of California.
- **California Health and Safety Code Section 7050.5.** This section states that in the event that human remains are discovered, there shall be no further disturbance of the site of any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has been notified. If the remains are

determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

- **Section 15064.5 of the CEQA Guidelines.** This section addresses the discovery of human remains, and the disturbance of potential archaeological, cultural, and historical resources. The requirements of Section 15064.5 with regard to the discovery of human remains are identical to the requirements of Health and Safety Code Section 7050.5.
- **City of Clovis 2016-2017 Budget.** The budget provides information about city services, and objectives, annual spending plan for the 2016-2017 fiscal year, debt obligations, and the five-year Community Investment Program.
- **City of Clovis Economic Development Strategy (Adopted September 13, 2004).** The City of Clovis Economic Development Strategy outlines the City's strategies for the retention, expansion, and attraction of industrial development, commercial development, and tourism.
- **City of Clovis 2010 Urban Water Management Plan.** The Clovis Urban Water Management Plan outlines the City's strategy to manage its water resources through both conservation and source development. The Plan was prepared in compliance with California Water Code Section 10620.
- **Fresno Metropolitan Flood Control District Storm Drainage and Flood Control Master Plan (Adopted January 2006).** The Fresno Metropolitan Flood Control District (FMFCD) is located in the north-central portion of Fresno County between the San Joaquin and Kings rivers. The FMFCD service area includes most of the Fresno-Clovis metropolitan area (excluding the community of Easton), and unincorporated lands to the east and northeast. The Storm Drainage and Flood Control Master Plan includes program planning, structure, service delivery, and financing, for both flood control and local drainage services. The flood control program relates to the control, containment, and safe disposal of storm waters that flow onto the valley floor from the eastern streams. The local drainage program relates to the collection and safe disposal of storm water runoff generated within the urban and rural watersheds.
- **Fresno Metropolitan Flood Control District Notice of Requirements,** July 8, 2016, A letter from the District stating that their facilities can accommodate the Project.
- **Staff Report on Burrowing Owl Mitigation (CDFG 1995).** This report provides CEQA Lead Agencies and Project proponents the context in which the Department of Fish and Game will review Project specific mitigation measures. The report also includes pre-approved mitigation measures which have been judged to be consistent with policies, standards and legal mandates of the State Legislature, the Fish and Game Commission, and the Department's public trust responsibilities.
- **San Joaquin Valley Air Pollution Control District, Regulation VIII - Fugitive PM10 Prohibitions.** The purpose of Regulation VIII (Fugitive PM10 Prohibitions) is to reduce ambient concentrations of fine particulate matter (PM10) by requiring actions to prevent, reduce or mitigate anthropogenic fugitive dust emissions. Regulation VIII is available for download at <http://www.valleyair.org/rules/1ruleslist.htm#reg8>. A printed copy may be obtained at the District's Central Region offices at 1990 E. Gettysburg Ave., Fresno, CA 93726.
- **Fresno Irrigation District Letter,** June 24, 2016, An evaluation of project impacts on Fresno Irrigation District facilities.
- **City of Clovis Wastewater Collection System Master Plan Modification Review,** August 17, 2016, An evaluation of impacts to the Master Sewer Collection System.
- **Water Assessment from Provost and Pritchard,** August 30, 2016, An evaluation of impacts related to water resources.
- **Biological Resources Impact Analysis from H.T. Harvey & Associates,** September 2015, An evaluation of biological impacts.
- **Cultural Resources Inventory from Applied EarthWorks, Inc.,** dated October 2015, An evaluation of cultural and archeological resources.
- **Paleontological Resources Assessment from Applied EarthWorks, Inc.,** dated October

2015, An evaluation of paleontological resources.

- **Air Quality and Greenhouse Gas Analysis Report from FirstCarbon Solutions**, May 14, 2016, An evaluation of the impacts related to Air Quality and Green House Gas.
- **Fresno County Department of Public Health**, letter dated June 30, 2016, providing standards for health related impacts.
- **Clovis Unified School District Letter**, June 20, 2016, An evaluation of project impact to school facilities.
- **Traffic Impact Study by Peters Engineering Group**, Dated June 16, 2016, An evaluation of potential difference in traffic generation between the existing general plan land use and the proposed land use.

Unless otherwise noted, documents incorporated by reference in this Initial Study are available for review at the Clovis Planning and Development Services Department located at 1033 Fifth Street, Clovis, CA 93612 during regular business hours.

Project Description

The project consists of a request to approve a general plan amendment, rezone amendment and site plan review to allow multi-family and single-family residential on approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway corner in the City of Clovis.

Additionally, General Plan Amendment GPA2016-08, proposes to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential. Rezone R2016-09, proposes to amend the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses. Site Plan Review SPR2016-05, proposes a 216-unit multi-family residential development on approximately 12 acres of land.

The Project will be completed in accordance with the California Building Code; City of Clovis Municipal Code; and 2016 City of Clovis Standards.

Project Location

The proposed Project is located within the City of Clovis, in the County of Fresno (see Figure 1). The proposed Project site is located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway (see Figure 2).



Figure 1 - Regional Location

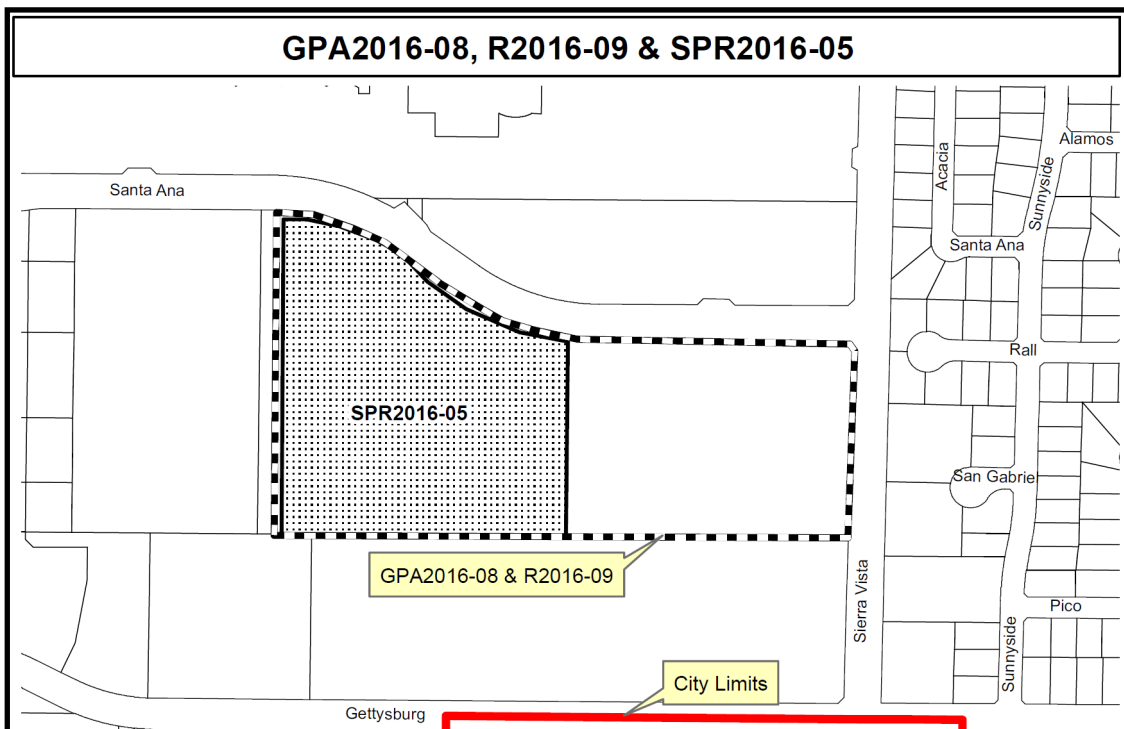


Figure 2 - Project Location

Proposed Design of the Site

Figure 3 shows proposed site plan.

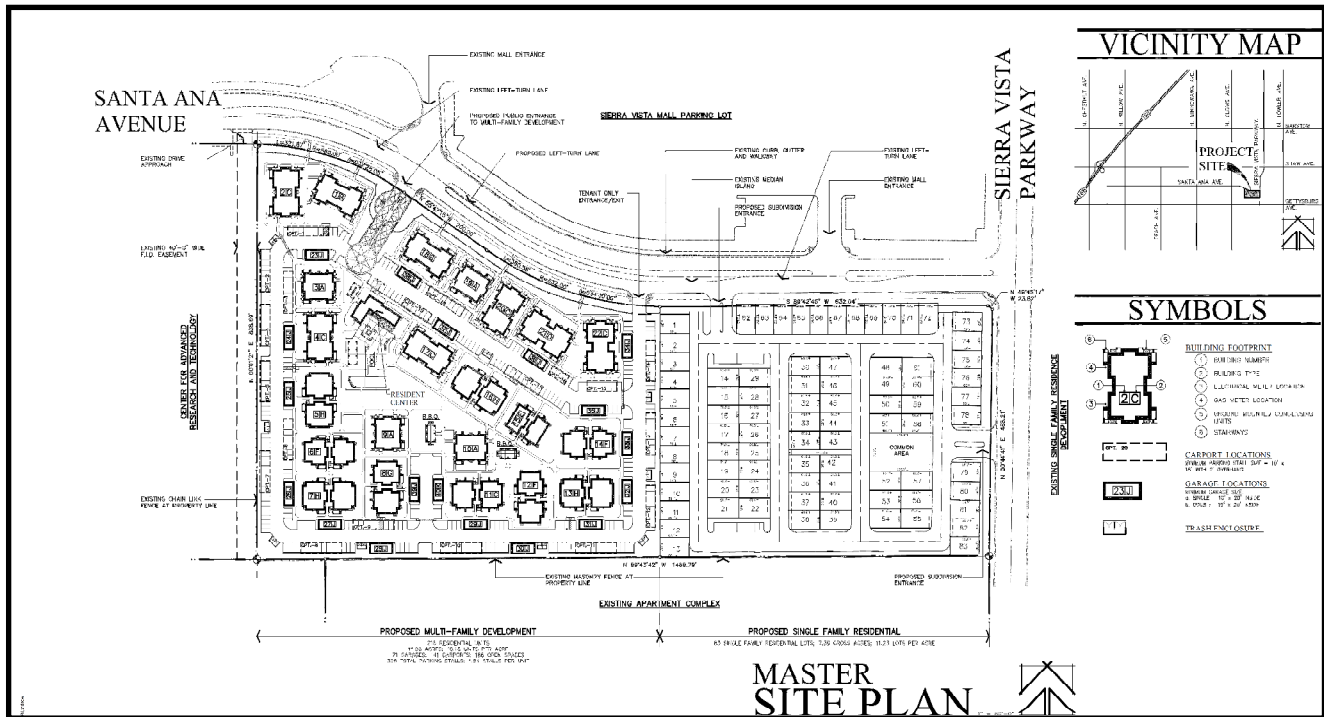


Figure 3 - Project Site Plan

Environmental Measures

Environmental measures are methods, measures, standard regulations, or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the Project.

The following standard environmental measures, which are drawn from City ordinances and other applicable regulations and agency practices, would be implemented as part of the Project and incorporated into the City's approval processes for specific individual projects in the future. The City would ensure that these measures are included in any Project construction specifications (for example, as conditions of approval of a tentative parcel or subdivision map), as appropriate. This has proven to be effective in reducing potential impacts by establishing policies, standard requirements that are applied ministerially to all applicable projects.

Environmental Measure 1: Measures to Minimize Effects of Construction-Related Noise

The following construction noise control standards per the Clovis Municipal Code (Clovis Municipal Code Section 9.3.228.10 et seq.) will be required, which are proven effective in reducing and controlling noise generated from construction-related activities.

- Noise-generating construction activities, Unless otherwise expressly provided by permit, construction activities are only permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday. From June 1st through September 15th, permitted construction activity may commence after

6:00 a.m. Monday through Friday. Extended construction work hours must at all times be in strict compliance with the permit.

- Stationary equipment (e.g., generators) will not be located adjacent to any existing residences unless enclosed in a noise attenuating structure, subject to the approval of the Director.

Environmental Measure 2: Erosion Control Measures to Protect Water Quality

To minimize the mobilization of sediment to adjacent water bodies, the following erosion and sediment control measures will be included in the storm water pollution prevention plan (SWPPP), to be included in the construction specifications and Project performance specifications, based on standard City measures and standard dust-reduction measures for each development.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- No earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; heavily chlorinated water.
- Dewatering activities shall be conducted according to the provisions of the SWPPP. No dewatered materials shall be placed in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

Environmental Measure 3: Dust Control Measures to Protect Air Quality

To control dust emissions generated during construction of future parcels, the following San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) Regulation VIII Control Measures for construction emissions of PM₁₀ are required to be implemented (SJVUAPCD Rule 8021). They include the following:

- Watering—for the purpose of dust control, carry-out, and tracking control—shall be conducted during construction in accordance with the City of Clovis's Storm Water Management Plan (SWMP) and the Project Storm Water Pollution Prevention Plan (SWPPP), if applicable.
- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.

- When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 2 feet of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

Environmental Measure 4: Measures to Control Construction-Related Emissions

To comply with guidance from the SJVAPCD, the City will incorporate the following measures into the construction specifications and Project performance specifications:

- The construction contractor will ensure that all diesel engines are shut off when not in use on the premises to reduce emissions from idling.
- The construction contractor will review and comply with SJVAPCD Rules 8011 to 8081 (Fugitive Dust), 4102 (Nuisance), 4601 (Architectural Coatings), and 4641 (Paving and Maintenance Activities). Current SJVAPCD rules can be found at <http://www.valleyair.org/rules/1ruleslist.htm>.
- The construction contractor will use off-road trucks that are equipped with on-road engines, when possible.
- The construction contractor will use light duty cars and trucks that use alternative fuel or are hybrids, if feasible.

Environmental Measure 5: Measures to Minimize Exposure of People and the Environment to Potentially Hazardous Materials

Construction of the Project could create a significant hazard to workers, the public, or the environment though the transport, use or disposal of hazardous materials. Small quantities of potentially toxic substances (such as diesel fuel and hydraulic fluids) would be used and disposed of at the site and transported to and from the site during construction. Accidental releases of small quantities of these substances could contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard.

To minimize the exposure of people and the environment to potentially hazardous materials, the following measures will be included in the construction specifications and Project performance specifications for each parcel that includes the use of hazardous materials, based on the City's standard requirements that construction specifications include descriptions of the SWPPP, dust control measures, and traffic mobilization.

- *Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions Caused by Construction Equipment.* The City/contractor shall demonstrate compliance with Cal OSHA as well as federal standards for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal OSHA requirements can be found in the California Labor Code, Division 5, and Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR. These standards are considered to be adequately protective such that significant impacts would not occur. Successful development and implementation of the proper storage and handling of

hazardous materials will be measured against the state and federal requirements as verified by the City of Clovis.

- *Develop and Implement a Hazardous Materials Business Plan in Accordance with the Requirements of the County of Fresno Environmental Health System Hazardous Materials Business Plan Program.* The City shall require contractors to develop and implement a Hazardous Materials Business Plan, if required, in accordance with the requirements of the County of Fresno Environmental Health System (EHS) Hazardous Materials Business Plan Program. The Hazardous Materials Business Plan shall be submitted to the County EHS and the City of Clovis Fire Department prior to construction activities and shall address public health and safety issues by providing safety measures, including release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures. A copy of the Hazardous Materials Business Plan shall be maintained on-site, during site construction activities and as determined by the County EHS.
- *Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose at an Approved Facility.* In the event of a spill of hazardous materials in an amount reportable to the Clovis Fire Department (as established by fire department guidelines), the contractor shall immediately control the source of the leak, contain the spill and contact the Clovis Fire Department through the 9-1-1 emergency response number. If required by the fire department or other regulatory agencies, contaminated soils shall be excavated, treated and/or disposed of off-site at a facility approved to accept such soils.
- As applicable, each Project applicant shall demonstrate compliance with Cal-OSHA for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal-OSHA requirements can be found in the California Labor Code, Division 5, Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR.

Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources

If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, the City shall require that work stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City of Clovis and other appropriate agencies.

If human remains of Native American origin are discovered during Project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- The Fresno County coroner has been informed and has determined that no investigation of the cause of death is required; and if the remains are of Native American origin,
 - The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

Environmental Measure 7: Develop and Implement a Construction Traffic Control Plan

If applicable, the construction contractor, in coordination with the City, will prepare a traffic control plan during the final stage of Project design. The purpose of the plan is to insure public safety, provide noise control and dust control. The plan shall be approved by the City of Clovis City Engineer and comply with City of Clovis local ordinances and standard policies.

- The construction traffic control plan will be provided to the City of Clovis for review and approval prior to the start of construction and implemented by construction contractor during all construction phases, and monitored by the City.

Required Project Approvals

In addition to the approval of the proposed Project by the City of Clovis, the following agency approvals may be required:

- San Joaquin Unified Air Pollution Control District
- Fresno Metropolitan Flood Control District

ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Introduction

This chapter provides an evaluation of the potential environmental impacts of the proposed Project, including the CEQA Mandatory Findings of Significance. There are 18 specific environmental topics evaluated in this chapter including:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

For each issue area, one of four conclusions is made:

- **No Impact:** No project-related impact to the environment would occur with project development.
- **Less Than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Less Than Significant with Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant, and no mitigation can be identified that would reduce the impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.1 Aesthetics <i>Would the Project:</i>				
a. Have a substantial effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The City of Clovis is located within the San Joaquin Valley. As a result, the Project site and surrounding areas are predominantly flat. The flat topography of the valley floor provides a horizontal panorama providing vistas of the valley. On clear days, the Sierra Nevada Mountains are visible to the east. Aside from the Sierra Nevada and nearby foothills, there are no outstanding focal points or views from the City.

Impacts

The Project may result in significant aesthetic impacts if it substantially affects the view of a scenic corridor, vista, or view open to the public, causes substantial degradation of views from adjacent residences, or results in night lighting that shines into adjacent residences.

- The proposed Project will not obstruct federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The City of Clovis is located in a predominantly agricultural area at the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. The project site is currently vacant. Although there are no buildings on the property, the P-C-C zoning allows proposed building heights to be determined during the zoning map amendment. The applicant proposes two-story multi-family buildings with a height of approximately 31 feet. As such, the implementation of the Project using current zoning standards, would result in a less than significant impact to scenic vistas.
- The Project is surrounded by single-family homes to the east, multiple-family to the south, The Center for Advance Research and Technology to the west, and Sierra Vista Mall to the north. The Project is not located near a scenic highway. The development of this parcel with two-story development would have a less than significant impact on scenic resources.
- The project area is predominately vacant. The implementation of the Project, consistent with the existing and proposed zoning would not substantially degrade the visual character or quality of the site and its surroundings.
- The Project will include on-site project and off-site street lighting, which would introduce a new source of light to the area. The lighting is necessary to provide enough illumination at night for security and traffic purposes. All lighting will be installed per City and PG&E

standards. With the inclusion of the following Mitigation Measure, impacts in this category will be reduced to a less than significant impact.

Mitigation Measure 3.1

The developer shall direct all on-site lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.2 Agriculture and forest resources <i>Would the Project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.3 Air Quality <i>Will the proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standards or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

SAN JOAQUIN VALLEY AIR BASIN

The City of Clovis (City) is in the central portion of the San Joaquin Valley Air Basin (SJVAB). SJVAB consists of eight counties: Fresno, Kern (western and central), Kings, Tulare, Madera, Merced, San Joaquin, and Stanislaus. Air pollution from significant activities in the SJVAB includes a variety of industrial-based sources as well as on- and off-road mobile sources. These sources, coupled with geographical and meteorological conditions unique to the area, stimulate the formation of unhealthy air.

The SJVAB is approximately 250 miles long and an average of 35 miles wide. It is bordered by the Sierra Nevada in the east, the Coast Ranges in the west, and the Tehachapi mountains in the south. There is a slight downward elevation gradient from Bakersfield in the southeast end (elevation 408 feet) to sea level at the northwest end where the valley opens to the San Francisco Bay at the Carquinez Straits. At its northern end is the Sacramento Valley, which comprises the northern half of California's Central Valley. The bowl-shaped topography inhibits movement of pollutants out of the valley (SJVAPCD 2012a).

Climate

The SJVAB is in a Mediterranean climate zone and is influenced by a subtropical high-pressure cell most of the year. Mediterranean climates are characterized by sparse rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100°F in the valley.

The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversions (1,500–3,000 feet).

Winter-time high pressure events can often last many weeks, with surface temperatures often lowering into the 30°F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few hundred feet (SJVAPCD 2012a).

Ambient Air Quality Standards

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments strengthened previous legislation and laid the foundation for the regulatory scheme of the 1970s and 1980s. In 1977, Congress again added several provisions, including nonattainment requirements for areas not meeting National AAQS and the Prevention of Significant Deterioration program. The 1990 amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the United States. The CAA allows states to adopt more stringent standards or to include other pollution species. The California Clean Air Act (CCAA), signed into law in 1988, requires all areas of the state to achieve and maintain the California AAQS by

the earliest practical date. The California AAQS tend to be more restrictive than the National AAQS, based on even greater health and welfare concerns.

These National and California AAQS are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect “sensitive receptors,” those most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

Both California and the federal government have established health-based AAQS for seven air pollutants. As shown in Table 5.3-1, *Ambient Air Quality Standards for Criteria Pollutants*, these pollutants are ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead (Pb). In addition, the state has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

**TABLE 3.4-1
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM ₁₀	Annual	--	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³
PM _{2.5}	Annual	15 ug/m ³	12 ug/m ³
	24-Hour	35 ug/m ³	--
Lead	30-Day Avg.	--	1.5 ug/m ³
	3-Month Avg.	1.5 ug/m ³	--

Notes: ppm = parts per million; ug/m³ = micrograms per cubic meter.

Source: California Air Resources Board, 2008. *Ambient Air Quality Standards* (4/01/08), <http://www.arb.ca.gov/aqs/aaqs2.pdf>.

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination.

Attainment Status

The air quality management plans prepared by SJVAPCD provide the framework for SJVAB to achieve attainment of the state and federal AAQS through the SIP. Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet the ambient air quality standards. Severity classifications for ozone nonattainment range in magnitude from marginal, moderate, and serious to severe and extreme.

At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM₁₀ and CO, and nonattainment for PM_{2.5}. At the state level, the SJVAB is designated nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards. The SJVAB has not attained the federal 1-hour ozone, although this standard was revoked in 2005.

Impacts

The SJVUAPCD has established the following standards of significance (SJVUAPCD, 1998). A project is considered to have significant impacts on air quality if:

- 1) A project results in new direct or indirect emissions of ozone precursors (ROG or NO_x) in excess of 10 tons per year.
- 2) Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
- 3) Any project with the potential to expose sensitive receptors (including residential areas) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
- 4) A project produces a PM₁₀ emission of 15 tons per year (82 pounds per day).

While the SJVUAPCD CEQA guidance recognizes that PM₁₀ is a major air quality issue in the basin, it has to date not established numerical thresholds for significance for PM₁₀. However, for the purposes of this analysis, a PM₁₀ emission of 15 tons per year (82 pounds per day) was used as a significance threshold. This emission is the SJVUAPCD threshold level at which new stationary sources requiring permits for the SJVUAPCD must provide emissions "offsets". This threshold of significance for PM₁₀ is consistent with the SJVUAPCD's ROG and NO_x thresholds of ten tons per year which are also the offset thresholds established in SJVUAPCD Rule 2201 New and Modified Stationary Source Review Rule.

The SJVUAPCD significance threshold for construction dust impacts is based on the appropriateness of construction dust controls, including compliance with its Regulation VIII fugitive PM₁₀ Prohibitions. The SJVUAPCD guidelines provide feasible control measures for construction emission of PM₁₀ beyond that required by SJVUAPCD regulations. If the appropriate construction controls are to be implemented, then air pollutant emissions for construction activities would be considered less than significant.

The projects impacts to air quality was analyzed by First Carbon Solutions, dated May 24, 2016. The study concluded that the Project related impacts are less than significant.

- a. The Project site is located within the San Joaquin Valley Air Basin (SJVUAPCD), which is a "nonattainment" area for the federal and state ambient air quality standards for ozone and PM₁₀. The Federal Clean Air Act and the California Clean Air Act require areas designated as nonattainment to reduce emissions until standards are met. The proposed Project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. The proposed Project would not create a significant impact over the current levels of ozone and PM₁₀ or result in a violation of any applicable air quality standard. The Project is not expected to conflict with the SJVUAPCD's attainment plans. The Project will be subject to the SJVUAPCD's Regulation VIII to reduce PM₁₀ emissions and

subject to Environmental Measure 3: Dust Control Measures to Protect Air Quality. With the incorporation of these existing measures, the Project will have a less than significant impact.

- b. The proposed Project would result in short-term construction related emissions (dust, exhaust, etc.). The SJVAB currently exceeds existing air quality standards for ozone and the State Standard for PM₁₀. However, as with all construction projects, the Project will be subject to the rules and regulations adopted by the SJVUAPCD to reduce emissions throughout the San Joaquin Valley and will be subject to Environmental Measure 4: Measures to Control Construction-Related Emissions. Therefore, the Project would create a less than significant impact with existing measures incorporated.
- c. The existing sensitive receptors near the proposed Project include residences. The proposed Project may subject sensitive receptors to pollutant concentrations due to construction activities. The use of construction equipment would be temporary and all equipment is subject to permitting requirements of the SJVUAPCD. This impact is considered less than significant.
- d. Objectionable odors are possible during site preparation and construction. However, the odors are not expected to be persistent or have an adverse effect on residents or other sensitive receptors in the Project's vicinity. No objectionable odors are anticipated after constructions activities are complete; therefore, the Project is expected to have a less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.4 Biological Resources <i>Will the proposal result in impacts to:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

resources, such as a tree preservation policy or ordinance?				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Project site is currently vacant. The site is bounded by Sierra Vista Mall to the north, residential east and south and the Center for Advanced Research and Technology to the west.

Impacts

The Project would have a significant effect on the biological resources if it would:

- 1) Interfere substantially with the movement of any resident or migratory fish or wildlife species;
- 2) Substantially diminish habitat for fish, wildlife or plants; or
- 3) Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of the species.

CEQA Guidelines Section 15380 further provides that a plant or animal species may be treated as “rare or endangered” even if not on one of the official lists if, for example, it is likely to become endangered in the foreseeable future. This includes listed species, rare species (both Federal and California), and species that could reasonably be construed as rare.

- a. According to an assessment of the site performed by H.T. Harvey & Associates, Ecological Consultants, there were “no special-status plant or wildlife or their sign were observed. Approximately 72 California ground squirrel burrow entrances were observed in the northern and central portions of the Project site.” Additionally, “no sign of burrowing owls was observed during the survey performed on September 9, 2015, and most of the existing burrows were unsuitable for the species.” With inclusion of a mitigation measure to address the detection burrowing owls, impacts in this category are less than significant.
- b. There is no riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service within the project area. Therefore, the proposed project would not have a substantial adverse effect on riparian or other sensitive natural habitat.
- c. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means.
- d. Construction work during breeding season could result in the destruction of nests, eggs, or young. Active nests could be removed, trample or crushed by construction activity. Additionally, the noise and vibration from construction activity could cause adults to abandon eggs or young, resulting in their mortality. With inclusion of a mitigation measure to address protected nesting birds, impacts in this category are less than significant.
- e. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

Mitigation Measure

- **Mitigation Measure 3.4:** No more than 15 days before the start of initial ground-disturbing activities for the Project, a qualified biologist(s) knowledgeable of the species will conduct a take avoidance survey for the presence of burrowing owls as described in Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012). If burrowing owls are detected on the Project site, site-specific avoidance or mitigation measures consistent with the best practices presented in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) will be implemented.
- **Mitigation Measure 3.5:** No more than 7 days before the start of any disturbance of the Project site (e.g., mobilization, staging, grading, or construction) that will begin during the breeding season (1 February through 15 September), a qualified biologist will conduct preconstruction surveys for raptors and other birds covered by the MBTA or State regulations. The survey for the presence of raptors will cover all areas within 500 feet of Project construction, and the survey for other nesting birds will cover areas within 300 feet of Project construction, where access is available.
- **Mitigation Measure 3.6:** If breeding birds with active nests (nests with eggs or chicks) are found within 7 days before or during construction, the qualified biologist will establish an appropriate restricted exclusion zone based on the species' biology and the current and anticipated disturbance levels occurring in the vicinity of the nest. All exclusion zones will be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities will be allowed within the exclusion zones until the young have fledged from the nest or the nest fails from natural causes.

Implementation of these measures will reduce potential project impacts to nesting raptors and migratory birds to a less than significant level under CEQA, and will ensure compliance with state and federal laws protecting these species.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.5 Cultural Resources <i>Will the proposal:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Mitigation Measures in the Clovis General Plan Program Environmental Impact Report, requires evaluation of the site for archaeological, paleontological, and historical structure sensitivity. These mitigation measures, which identify archaeological and paleontological levels of sensitivity, list historically important sites identified by the Fresno County Library. The Project is not anticipated to impact any cultural resources; however, the Project could lead to the disturbance of undiscovered archaeological and paleontological resources. General Plan Conservation Element Goal 2, acts to preserve historical resources, and mitigation measures adopted in association with the General Plan PEIR help to reduce potential impacts to a less than significant level. The project was evaluated by Applied EarthWorks, Inc. who concluded that "historic research indicated that the property was the site of McGarry Ranch and that between the late 1930s and early 1980s, the project area contained at least three buildings and two canals. AE's survey did not identify any surface evidence (artifacts, features, or structural remnants) associated within these buildings and structures." However, if archaeological remains are discovered, a qualified archeologist should be consulted for in field evaluation of the discovery.

Pursuant to requirements of SB18 and AB52, a notification was sent to the Native American Heritage Commission for review with local tribes for cultural significance. Staff did not receive any request for consultation within the 90-day review period and 30-day review period, respectively.

Impacts

The Project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; or disturbs any human remains, including those interred in formal cemeteries. A cultural study was performed by Applied EarthWorks, Inc. and concluded that there were no surface evidence (artifacts, features, or structural remnants) identified within the Project area.

- b. The proposed Project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines or directly or indirectly destroy a unique paleontological resource or site or unique geological features. There are no known archaeological or paleontological resources located in the areas of construction. These areas have been previously disturbed; however with ground disturbance there is chance that previously undiscovered archaeological and/or paleontological resources could be uncovered. The Project is subject to Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources. Therefore, impacts will be less than significant.
- c&d. The site has not been identified as containing areas where human remains may be located. However, Public Resources Code PRC Section 5097.98, provides procedures in case of accidental finds. Should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.6 Geology and Soils <i>Will the Project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i). Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The General Plan EIR identified no geologic hazards or unstable soil conditions known to exist on the Project site. There are several known faults that exist close enough to the Project to cause potential damage to structures or individuals. The City of Clovis has adopted the California Building Code to govern all construction within the City, further reducing potential impacts in this category by ensuring that development is designed to withstand seismic or other geologic hazards. Furthermore, the structure will be designed, approved and built to Office of Statewide Health Planning and Development (OSHDP) codes and standards.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.7 Greenhouse Gas Emissions				
<i>Will the proposal:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as a driving force for global climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and anthropogenic activities which alter the composition of the global atmosphere.

Individual Projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Carbon dioxide is the "reference gas" for climate change, meaning that emissions of GHGs are typically reported in "carbon dioxide-equivalent" measures. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs, with much greater heat-absorption potential than carbon dioxide, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.¹ Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHG) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels. In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

¹ California Air Resources Board (ARB), 2006, Climate Change website. (<http://www.arb.ca.gov/cc/120106workshop/intropres12106.pdf>).

In April 2009, the California Office of Planning and Research published proposed revisions to the California Environmental Quality Act to address GHG emissions. The amendments to CEQA indicate the following:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that “to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation.”
- OPR’s emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendments to the CEQA Guidelines in the California Code of Regulations.

In December 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted guidance for addressing GHG impacts in its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA*. The guidance relies on performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific GHG emissions on global climate change during the environmental review process. Projects can reduce their GHG emission impacts to a less than significant level by implementing BPS. Projects can also demonstrate compliance with the requirements of AB 32 by demonstrating that their emissions achieve a 29% reduction below “business as usual” (BAU) levels. BAU is a projected GHG emissions inventory assuming no change in existing business practices and without considering implementation of any GHG emission reduction measures.

Significance Criteria

The SJVAPCD’s *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA* provides initial screening criteria for climate change analyses, as well as draft guidance for the determination of significance.

The effects of project-specific GHG emissions are cumulative, and therefore climate change impacts are addressed as a cumulative, rather than a direct, impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32. The guideline addresses the potential cumulative impacts that a project’s GHG emissions could have on climate change. Since climate

change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

- Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then
- Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then
- Does the project achieve AB 32 targeted 29% GHG emission reductions compared with BAU?

Projects that meet one of these guidelines would have less than significant impact on the global climate.

Because BPS have not yet been adopted and identified for specific development projects, and because neither the ARB nor the City of Clovis has not yet adopted a plan for reduction of GHG with which the Project can demonstrate compliance, the goal of 29% below BAU for emissions of GHG has been used as a threshold of significance for this analysis.

A greenhouse gas analysis report was performed by FirstCarbon Solutions, dated May 24, 2016. The evaluation concluded that the project is consistent with the goals of the ARB and impact is less than significant.

Impacts

- A significance threshold of 29% below “business as usual” levels is considered to demonstrate that a project would be consistent with the goals of AB 32. A greenhouse gas analysis report was performed by FirstCarbon Solutions. The study concludes that impacts related to conflicts with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases is less than significant.
- A greenhouse gas analysis report was prepared for the Project by FirstCarbon Solutions. The evaluation addresses the potential for greenhouse gas emissions during construction and after full build out of the proposed Project.

GHG emissions were calculated for BAU conditions and for conditions with implementation of GHG emission reduction project design features proposed by the Project applicants. The study concludes that the proposed Project would not result in any direct impacts to the global climate, and cumulative impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8 Hazards and Hazardous Materials <i>Will the Project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The General Plan Environmental Safety Element Policies were adopted to reduce the potential safety risks associated with hazardous materials and urban development. The proposed Project does not involve activities related to the handling or transport of hazardous materials other than substances to be used during construction. The Project does not involve the construction or operation of hazardous material facilities.

Further, the Project site is not listed as part of the State of California's Hazardous Waste and Substances Site List. Field review by City staff did not identify any obvious signs of contamination.

Impacts

- b. Construction activities that could involve the release of hazardous materials associated with the Project would include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws. Therefore, these impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.9 Hydrology and Water Quality <i>Will the proposal result in:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Plan Area is within the drainages of three streams: Dry Creek, Dog Creek, and Redbank Slough. On the north, Dry Creek discharges into the Herndon Canal in the City of Fresno west of Clovis. South

of Dry Creek, Dog Creek is a tributary of Redbank Slough, which discharges into Mill Ditch south of Clovis (USGS 2012). A network of storm drains in the City and the Plan Area discharges into 31 retention basins, most of which provide drainage for a one- to two-square-mile area. Most of the Plan Area east and northeast of the City is not in drainage areas served by retention basins. Those areas drain to streams that discharge into reservoirs, including Big Dry Creek Reservoir in the north-central part of the Plan Area and Redbank Creek Dam and Reservoir in the southeast part of the Plan Area. Fancher Creek Dam and Reservoir are near the east Plan Area boundary.

The Project is located within the Fresno Metropolitan Flood Control District (FMFCD) boundary, and subject to its standards and regulations. Detention and retention basins in the FMFCD's flood control system are sized to accommodate stormwater from each basin's drainage area in builtout condition. The current capacity standard for FMFCD basins is to contain runoff from six inches of rainfall during a ten-day period and to infiltrate about 75 to 80 percent of annual rainfall into the groundwater basin (Rourke 2014). Basins are highly effective at reducing average concentrations of a broad range of contaminants, including several polycyclic aromatic hydrocarbons, total suspended solids, and most metals (FMFCD 2013). Pollutants are removed by filtration through soil, and thus don't reach the groundwater aquifer (FMFCD 2014). Basins are built to design criteria exceeding statewide Standard Urban Stormwater Mitigation Plan (SUSMP) standards (FMFCD 2013). The urban flood control system provides treatment for all types of development—not just the specific categories of development defined in a SUSMP—thus providing greater water quality protection for surface water and groundwater than does a SUSMP.

In addition to their flood control and water quality functions, many FMFCD basins are used for groundwater recharge with imported surface water during the dry season through contracts with the Fresno Irrigation District (FID) and the cities of Fresno and Clovis; such recharge totaled 29,575 acre feet during calendar year 2012 (FMFCD 2013).

The pipeline collection system in the urban flood control system is designed to convey the peak flow rate from a two-year storm.

Most drainage areas in the urban flood control system do not discharge to other water bodies, and drain mostly through infiltration into groundwater. When necessary, FMFCD can move water from a basin in one such drainage area to a second such basin by pumping water into a street and letting water flow in curb and gutter to a storm drain inlet in an adjoining drainage area (Rourke 2014). Two FMFCD drainage areas discharge directly to the San Joaquin River, and three to an irrigation canal, without storage in a basin. Six drainage areas containing basins discharge to the San Joaquin River, and another 39 basins discharge to canals (FMFCD 2013).

A proposed development that would construct more impervious area on its project site than the affected detention/retention basin is sized to accommodate is required to infiltrate some stormwater onsite, such as through an onsite detention basin or drainage swales (Rourke 2014).

The Big Dry Creek Reservoir has a total storage capacity of about 30 thousand acre-feet (taf) and controls up to 230-year flood flows. Fancher Creek Dam and Reservoir hold up to 9.7 taf and controls up to 200-year flood flows. Redbank Creek Dam and Reservoir hold up to 1 taf and controls up to 200-year flood flows.

Groundwater

Clovis is underlain by the Kings Groundwater Basin that spans 1,530 square miles of central Fresno County and small areas of northern Kings and Tulare counties. Figure 5.9-4, Kings Groundwater Basin, shows that the basin is bounded on the north by the San Joaquin River, on the west by the Delta-Mendota and Westside Subbasins, the south by the Kings River South Fork and the Empire West Side Irrigation District, and on the east by the Sierra Nevada foothills. Depth to groundwater in 2016 ranged

from 196.5 feet at the northwest City boundary to 69.5 feet at the southeast City boundary (Clovis 2016), 25 feet at the southeast SOI boundary, and about 20 feet at the eastern Plan Area boundary (FID 2013). The Kings Subbasin has been identified as critically overdrafted (Provost & Pritchard 2011).

In the Plan Area, groundwater levels are monitored by the City of Clovis and FID. The overall area has not experienced land subsidence due to groundwater pumping since the early 1900s (FID 2006). Subsidence occurs when underground water or natural resources (e.g., oil) are pumped to the extent that the ground elevation lowers. No significant land subsidence is known to have occurred in the last 50 years as a result of land development, water resources development, groundwater pumping, or oil drilling (FID 2006). The City has identified a localized area of subsidence of 0.6 feet in the vicinity of Minnewawa and Herndon Avenues within the last 14 years (Clovis 2016). Regional ground subsidence in the Plan Area was mapped as less than one foot by the US Geological Survey in 1999 (Galloway and Riley 1999). Groundwater levels in the San Joaquin Valley are forecast to hit an all-time low in 2014 (UCCHM 2014).

Groundwater Recharge

New development in accordance with the General Plan Update would increase the amount of impervious surface in the Plan Area, potentially affecting the amount of surface water that filters into the groundwater supply. Groundwater levels are monitored in the Plan Area by the FID and the City of Clovis. As described in the 2015 City of Clovis Urban Water Management Plan (UWMP), groundwater recharge occurs both naturally and artificially throughout the City. The Kings Groundwater Basin area is recharged through a joint effort between the Cities of Clovis and Fresno and the FID (CDWR 2006). Approximately 8,400 acre-feet per year (afy) of water are intentionally recharged into the Kings Groundwater Basin by the City of Clovis, and approximately 7,700 afy of water naturally flow into groundwater in the City's boundaries (Clovis 2011).

The FMFCD urban stormwater drainage system would provide groundwater infiltration for runoff from developed land uses in detention basins in the drainage system service area. The process of expansion of the FMFCD urban storm drainage system is explained above under the analysis of the 2035 Scenario under Impact 5.9-1.

Projects pursuant to the proposed General Plan Update and developed outside of the FMFCD urban stormwater drainage system would be required to meet the requirements of NPDES regulations, including the implementation of BMPs to improve water retention and vegetation on project sites.

Executive Order to Reduce Water Use

The new Clovis General Plan PEIR indicates that the City would have adequate water supply to meet the demand of planned development through the 2035 planning horizon. The current drought situation through mid-2014 was considered and addressed in the General Plan PEIR.

During the 2015 drought the Governor's April 1, 2015 executive order and the resulting State Water Resources Board regulations require that urban water users reduce water use by at least 25 percent (36 percent for the City of Clovis), and was implemented by the City of Clovis through a number of measures. These measures included:

- Establishment of mandatory reductions for all users and implementation of penalties for failure to comply
- Restriction of outdoor water use to two days per week
- Increased enforcement of water conservation rules
- Reducing water use on City landscaping by at least 36 percent below 2013 levels
- Relaxing enforcement of all neighborhood preservation ordinances that could require ongoing landscape irrigation

- Increased public outreach

During 2016 due to improved water conditions, the restrictions were relaxed by the State if the water supplier could self-certify adequate water supplies for the next three dry years. Clovis was able to meet this requirement and subsequently relaxed water conservation requirements for 2016.

It is noted that all landscaping associated with the Project will comply with applicable drought tolerant regulations including the City's adopted Water Efficient Landscape Ordinance. Since the residents within the Project are subject to and will comply with water use reduction requirements, the Project would not result in any significant adverse impacts related to water supply and quality or a substantial increase in the severity of the impacts identified in the Program EIR.

Impacts

The proposed Project may result in significant impacts if it would violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with ground water recharge; substantially alter the existing drainage pattern if the site; substantially increase the rate or amount of surface runoff; exceed the existing or planned storm water drainage system; provide substantial additional sources of polluted runoff; degrade water quality; place housing or structures within a 100-year flood hazard area; expose people or structures to risks of flooding; and inundation from seiche, tsunami, or mudflow.

The General Plan Program Environmental Impact Report identified significant and unavoidable impacts for both the 2035 scenario and full build-out of the General Plan Area and statement of overriding considerations was adopted.

- a. Development of the Project site would be required to comply with all City of Clovis ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. The Project would also be required to comply with Fresno County Health Department requirements, FMFCD regulations, and all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements. This project would not violate any water quality standards or waste discharge requirements.
- b. The Project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level due to the Project. The General Plan Program EIR identified a net decrease in ground water aquifer throughout the region, however, because the City's domestic water system is primarily served through surface water via existing water entitlements, the loss of aquifer is less than significant. The City has developed a surface water treatment plant (opened in June, 2004) that reduces the need for pumped groundwater, and has also expanded the municipal groundwater recharge facility. The Projects impacts to groundwater are less than significant.
- c. The Project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site. Therefore, impacts are less than significant.
- d. The Project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site. Therefore, impacts are less than significant.
- e, f. The proposed Project would add insignificant amounts of new impervious surfaces. These new surfaces would not significantly change absorption rates or drainage patterns that would result in a significant impact. Construction-related activities could result in degradation to water quality. Construction activities typically involve machines that have the potential to leak hazardous materials that may include oil and gasoline.
- h. The Project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows. The Fresno Metropolitan Flood Control District has policies in place to

address projects within a 100-year flood hazard area. The FMFCD has noted that this Project is not located in a 100-year flood area.

- i. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j. The Project is not located near any ocean, coast, or seiche hazard areas. Therefore, the Project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed Project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.10 Land Use and Planning <i>Will the proposal:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Herndon-Shepherd Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Project site is designated General Commercial in the City General Plan's Land Use Diagram and zoned P-C-C (Planned Commercial Center). The proposed Project is requesting to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential. Although this is a change which is not consistent with the General Plan's Land Use Diagram, the project is consistent with the continued urbanization of the Shaw Avenue Specific Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.11 Mineral Resources <i>Will the proposal:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.12 Noise <i>Will the proposal result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The ambient noise environment in the immediate Project vicinity is defined primarily by local traffic, animals, residents and natural noise associated with a rural residential environment. The Clovis Development Code (Section 9.22.080) sets forth land use compatibility criteria for various community noise levels.

Impacts

- The construction of the proposed Project may result in temporary construction-related noise impacts. Construction noise would be short-term in nature and only occur for a limited duration. These impacts have been addressed in the General Plan and with the Clovis Municipal Code restrictions on hours of construction, temporary noise would be less than significant.
- Potential groundborne vibration or groundborne noise levels would most likely occur as part of construction activities associated with the Project. The construction activities would be temporary in nature and no persons would be exposed for extended periods of time. Therefore, impacts associated with exposure to, or generation of, groundborne vibration or noises are considered to be less than significant.
- The proposed Project could result in a permanent increase in the ambient noise levels due to increased traffic, population and equipment related to single-family and multi-family residential, but the impacts are less than significant.

- d. A temporary increase in ambient noise levels would occur in association with construction activities. However, construction noise would be short-term in nature and only occur for a limited duration. Therefore, impacts are considered less than significant.
- e. The proposed Project site is not located within an airport land use plan area. The proposed Project site is approximately 1.70 miles northeast of the Fresno Yosemite International Airport. The project site sits outside of the 60-65 CNEL noise contour of the airport. Therefore, the Project would not expose people to excessive airport or airstrip noise.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.13 Population and Housing <i>Would the Project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed Project will generate or result in increased population in the area. The project includes an 83-lot single-family planned residential development and a 216-unit multiple-family residential development. The number of new residents in the area would equal approximately 807 residents.

Impacts

- a. The Project could add 299 units to the area equating to approximately 807 new residents. It is anticipated that this development would introduce a number of new citizens to the City of Clovis, however it is considered to be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.14 Public Services <i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The Project would not result in a significant increased demand for public services. The project includes an 83-lot single-family planned residential development and a 216-unit multiple-family residential development.

Impacts

- The Project would have a less than significant increase in demand for fire protection services. In the event that a fire occurs during construction, the Clovis Fire Department would respond. However, no additional personnel or equipment would be needed as a result of the Project. Therefore, impacts to fire services are considered less than significant.
- The proposed project would not result in substantial adverse physical impacts associated with the provision of police protection. This Project will be located within the City of Clovis and police protection services will be provided by the City of Clovis Police Department. No significant impacts to police services are anticipated as a result of this project.
- The Project site is located within the Clovis Unified School District. The Clovis Unified School District levies a per square foot school facilities fee to help defray the impact of residential development. The project is subject to the fees in place at the time fee certificates are obtained. The school facility fee paid by the developer to the school district reduces any potential impact to a less than significant level.
- Development of this site with 83 single-family homes and 216-unit multi-family development will introduce new residents to the community. The Parks and Recreation Element of the General Plan requires a specific ratio of park area to residents. A park impact fee is required for each new unit and is then used to construct community parks to meet these goals. The impacts in this category are less than significant since all units/ lots built in this Project will contribute to the park funds.
- The Project would have a less than significant impacts on other public facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.15 Recreation <i>Will the proposal:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project includes an 83-lot single-family planned residential development and a 216-unit multiple-family residential development.

Impacts

- a. The proposed Project would not create new demand for any type of recreational facilities that were not already identified in the parks and recreation Element of the General Plan. The General Plan requires that all development contribute a proportionate share toward the development of parks throughout the community. The Project would have a less than significant impact to recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16 Transportation/Circulation <i>Will the proposal result in:</i>				
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designed in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Roadways are the primary existing transportation facilities in the vicinity of the Project area. Although, non-automobile travel does occur in the area, separate facilities for transit, bicycles, or pedestrians are limited. The General Plan classifies major streets in the area as well as designates where bike lanes and pedestrian paths will occur. Implementation of improvements generally occur with development or in the case of streets within County areas, through government funded projects in cooperation with the County.

Impacts

- a. The site is currently designated General Commercial. The project includes an 83-lot single-family planned residential development and a 216-unit multiple-family residential development. New traffic will be introduced to the area as a result of the Project. Peters Engineering Group analyzed the Project and concluded that the proposed General Plan Amendment will not cause opening-day significant traffic impacts and is not required to construct traffic mitigations. Impacts are considered less than significant.
- b. Peters Engineering Group analyzed the Project and concluded that the proposed General Plan Amendment will not cause opening-day significant traffic impacts and is not required to construct traffic mitigations. Impacts are considered less than significant.
- c. The proposed Project may result in a temporary change in traffic patterns due to construction; however, the Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings will reduce impacts to a less than significant level.
- d. The City Engineer states that the location of drive access points are adequate in addressing the City Standards and has determined that impacts in this category are less than significant.
- e. The Project will not result in inadequate emergency access. The Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings, which requires contractors to keep emergency services informed of the location and progress of work.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.17 Tribal Cultural Resources <i>Would the project cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

On September 25, 2014, Governor Jerry Brown signed Assembly Bill AB52, which intends to protect a new class of resource under CEQA. This new class is Tribal Cultural Resources and provides an avenue to identify Tribal Cultural resources through a consultation process, similar to SB18. However, unlike SB18, where consultation is required for all General Plan and Specific Plan Amendments, AB52, applies to all projects where a Notice of Determination is filed. Furthermore, the consultation process is required to be complete prior to filing a Notice of Intent.

The following project was mailed to each interested Tribe listed on the latest Tribal Consultation list provided by the Native American Heritage Commission using registered US Mail. The Tribes were provided a 30 day period (from receiving their letter) in which to request consultation. Once the consultation period ran its course, the CEQA Initial Study was prepared and a Notice of Intent filed with the County Clerk and/or Office of Planning and Research.

Impacts

- a. A cultural resources inventory was prepared by Applied EarthWorks, Inc. (submitted October 2015), for the project area. The analysis concluded that the Project is not listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. Per AB52, the Project was mailed to all Tribes listed on the Native American Heritage contact list, dated June 20, 2016. Tribes were provided an opportunity to request consultation. The City did not receive any requests or comments from the tribes. The General Plan EIR includes existing measures which provide procedures in the case where resources are discovered. Therefore, impacts in this category are considered less than significant.

3.18 Utilities and Service Systems <i>Will the proposal:</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Pacific Gas & Electric (PG&E) provides electricity and natural gas services in the City of Clovis. AT&T/SBC provides telephone service to the City.

The City's water supply sources include groundwater drawn from the Kings Sub-basin of the San Joaquin Valley Groundwater Basin and treated surface water from the Fresno Irrigation District (MID). Surface water is treated at the City of Clovis Surface Water Treatment Facility.

The City of Clovis provides sewer collection service to its residents and businesses. Treatment of wastewater occurs at the Fresno-Clovis Regional Wastewater Treatment Plant (RWTP). The Fresno-Clovis RWTP is operated and maintained by the City of Fresno and operates under a waste discharge requirement issued by the Central Valley Regional Water Quality Control Board. Additionally, the City of Clovis has completed a 2.8 mgd wastewater treatment/water reuse facility, which will service the City's new growth areas.

The Fresno Metropolitan Flood Control District (FMFCD) has the responsibility for storm water management within the Fresno-Clovis metropolitan area of the Project site. Stormwater runoff that is generated by land development is controlled through a system of pipelines and storm drainage detention basins.

Impacts

- a. The wastewater impacts were evaluated in accordance with the Waste Water master Plan. The City Engineer concludes that the Project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts are considered less than significant.
- b. The Project will not directly result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The Project may result in the construction of new storm water drainage facilities. The Fresno Metropolitan Flood Control District has policies for this type of project. According to a letter from the FMFCD dated July 8, 2016, the district can accommodate the proposed project.
- d. The Project will not require new or expanded entitlements and resources. The site is also within the Fresno Irrigation District and will turn over the water rights to the City of Clovis upon development.
- e. The Project will not require a determination by a wastewater treatment provider (see item b above).
- f. According to the Solid Waste Division, the Project will contribute to the landfill, however, the impacts are less than significant.
- g. The Project will comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Clovis.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.19 Mandatory Findings of Significance				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project includes an 83-lot single-family planned residential development and a 216-unit multiple-family residential development located on the south side of Santa Ava Avenue, between Clovis Avenue and Sierra Vista Parkway, in the City of Clovis. The Project is an infill development within land designated General Commercial.

Impacts

- Based on the analysis provided in Initial Study the Project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.
- Based on the analysis provided in this Initial Study, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects.
- Based on the analysis provided in Initial Study, the project will not have environmental effects that will cause substantial adverse effects on human beings.

CUMULATIVE IMPACTS

This section addresses the Project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." The individual effects may be changes resulting from a single project or separate projects. The

cumulative impact from several projects is the change in the environment that results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor yet collectively significant projects taking place over a period of time.

The cumulative setting for the proposed Project is the build-out of the City of Clovis General Plan which was adopted in 2014. The City has processed several General Plan Amendments since 2014, all of which were included in the Project's analysis related to water, sewer, traffic, air quality, and greenhouse gas impacts.

Aesthetics

The proposed Project is not expected to result in significant cumulative visual resource impacts with mitigation. Street lighting for the area could add additional light pollution to the area. A mitigation measure to shield lighting and/or utilize additional spacing to reduce the potential is included in the conditions of approval and mitigation measures.

Agriculture and Forest Resources

The proposed Project would not substantially contribute to the conversion of agricultural land or forest land to urban or other uses. There are no forest lands in the adjacent to or in the immediate vicinity. The Project area is not classified as Prime Farmland or Farmland of Statewide Importance, therefore, the Project would result in a less than significant cumulative agricultural or forest resources impact.

Air Quality

Implementation of the Project could result in cumulative short-term construction air quality impacts associated with increased emissions. The Project would not result in cumulative air quality impacts to the region. Existing measures are incorporated to address Air Quality Standards during construction. The Project would result in less than significant cumulative air quality impacts.

Biological Resources

The Project could result in significant impacts to nesting migratory and nongame birds without mitigation. The Project would have a less than significant impact to cumulative biological resources with mitigation measures incorporated.

Cultural Resources

The proposed Project is not anticipated to contribute to any potential impacts related to cultural and/or paleontological impacts. Any impacts would be site specific and would not contribute to cumulative impacts. Therefore, the Project would have a less than significant impact to cumulative cultural resources.

Geology and Soils

Project impacts associated with geology and soils would be site-specific and implementation of the Project would not contribute to cumulative seismic hazards. Therefore, the Project would create no impact to cumulative geophysical conditions.

Greenhouse Gas Emissions

As discussed under Section 3. Greenhouse Gas Emissions, implementation of the proposed Project would contribute to GHG emissions, which is inherently a cumulative issue. The emissions from

construction would be short-term (during construction) as a result of various fossil fuel-based construction equipment. Since these impacts are short-term and the contributions to GHG emissions would be minor when compared to the State's GHG emissions target of 427 MMTCO₂-eq by 2020, the construction related greenhouse gas emissions of this Project would be considered a less than significant cumulative impact.

The operational emissions from the Project would be as the result of indirect emissions from electricity usage of the well pump, emissions resulting from the occasional operation of the emergency back-up diesel generator when the power fails, and emissions from maintenance vehicles. These emissions would not be substantial and are considered less than significant. The Project's related GHG emissions would not contribute significantly to global climate change and would not impede the State's ability to meet its greenhouse gas reduction targets under AB 32.

Hazards & Hazardous Materials

The proposed Project is not expected to have significant impacts as the result of hazards or hazardous materials; therefore, the Project is expected to have a less than significant impact to cumulative hazards and hazardous materials impacts.

Hydrology/Water Quality

The proposed Project would not contribute to cumulative surface water quality impacts associated with construction and operational activities. As described in Section 3.3 Hydrology/Water Quality, The proposed Project would not substantially alter the direction of groundwater flows, or result in a substantial change in the quantity of groundwater. The Project would have a less than significant impact to cumulative water conditions.

Land Use Planning & Population/Housing

With the implementation of the mitigation measures identified in Sections 3.1 (Aesthetics), land use impacts would be less than significant. The Project will not have significant impacts to housing or population. The proposed Project is not expected to result in substantial cumulative impacts to land use planning, population or housing.

Mineral Resources

The proposed Project is expected to have no impact to any site-specific mineral resources; therefore, the Project is expected to have a less than significant impact to cumulative mineral resource impacts.

Noise

As described in Section 3.9 Noise, the Project could result in increased construction noise as well as long-term traffic noise impacts. These impacts are less than significant and would not contribute to any cumulative impacts creating a level of significance.

Public Services

The proposed Project creates additional homes and residents but as identified in the initial study, would not result in significant impacts to public services. The Project would have less than significant to cumulative public services conditions.

Recreation

The proposed Project creates additional homes and residents but as identified in the initial study, would not result in significant impacts to recreation. The proposed Project would not result in significant impacts to recreation uses and/or resources. Thus, a less than significant impact to recreation is anticipated.

Transportation/Circulation

The proposed Project would not contribute to short-term or long-term traffic congestion impacts. The Project is not expected to impact cumulative transportation/circulation conditions. Therefore, the Project would have a less than significant impact on cumulative transportation and circulation conditions.

Tribal Cultural

Tribal Cultural resources are site specific. The proposed Project would not cause a substantial adverse change in the significance on a cumulative Tribal cultural resource.

Utilities and Service Systems

The proposed Project would have a less than significant cumulative impact on utility and service system demands.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, as indicated by the checklist and corresponding discussion in this Initial Study.

The environmental factors checked below would be potentially affected by this Project. None of these factors represents a “Potentially Significant Impact” as indicated by this Initial Study.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Haz Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination Findings

The potential impacts identified in this Initial Study are considered to be less than significant since they will cease upon completion of construction, or do not exceed a threshold of significance. Therefore, a Mitigated Negative Declaration is the appropriate level of documentation for this project.

According to the analysis in this Initial Study, based on substantial evidence in the public record, the City of Clovis finds:

- This Initial Study, prepared pursuant to CEQA Section 15063, has identified potentially significant environmental effects that would result from the project.
- The City has reviewed the proposed project impacts and has determined the following mitigation measures will address the identified impacts and reduce impacts to the level required by applicable standards:
 - **3.1-d** The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.
 - **3.4:** No more than 15 days before the start of initial ground-disturbing activities for the Project, a qualified biologist(s) knowledgeable of the species will conduct a take avoidance survey for the presence of burrowing owls as described in Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012). If burrowing owls are detected on the Project site, site-specific avoidance or mitigation measures consistent with the best practices presented in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) will be implemented.
 - **3.5:** No more than 7 days before the start of any disturbance of the Project site (e.g., mobilization, staging, grading, or construction) that will begin during the breeding season (1 February through 15 September), a qualified biologist will conduct preconstruction surveys for raptors and other birds covered by the MBTA or State regulations. The survey for the presence of raptors will cover all areas within 500 feet of Project construction, and the survey for other nesting birds will cover areas within 300 feet of Project construction, where access is available.

- **3.6:** If breeding birds with active nests (nests with eggs or chicks) are found within 7 days before or during construction, the qualified biologist will establish an appropriate restricted exclusion zone based on the species' biology and the current and anticipated disturbance levels occurring in the vicinity of the nest. All exclusion zones will be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities will be allowed within the exclusion zones until the young have fledged from the nest or the nest fails from natural causes.

Implementation of these measures will reduce potential project impacts to nesting raptors and migratory birds to a less than significant level under CEQA, and will ensure compliance with state and federal laws protecting these species.

- The City finds that the cumulative impacts of this project are less than significant as described in Section 4.0 (Cumulative Impacts). As such, this project would not generate significant cumulative impacts.
- Feasible mitigation measures have been incorporated to revise the project before the Mitigated Negative Declaration and Initial Study is released for public review pursuant to CEQA Section 15070 in order to avoid or mitigate the identified effects to a point where clearly no significant effects on the environment will occur.
- The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- As required by CEQA Section 21081.6 et seq., a mitigation monitoring program (Section 6.0) will be adopted by incorporating mitigation measures into the project plan (CEQA Section 21081.6(b)).
- There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Section 21064.5(2)).
- Based on the above-referenced Initial Study and feasible mitigation measures incorporated to revise the proposed project in order to avoid the effects or mitigate the effects to the point where clearly no significant effect on the environment will occur, staff finds that a Mitigated Negative Declaration should be adopted pursuant to CEQA Section 15070 for the proposed project.

Signature _____ Date: September 21, 2016
George González, Associate Planner

Applicant's Concurrence

In accordance with Section 15070 (b) (1) of the CEQA Guidelines, we hereby consent to the incorporation of the identified mitigation measures which are also contained in Section 6.0 of this document.

Signature _____ Date: _____

EXHIBIT B

City of Clovis Mitigation Monitoring and Reporting Program General Plan Amendment GPA2016-08, Rezone R2016-09 & Site Plan Review SPR2016-05 Dated September 21, 2016

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed project because the Mitigated Negative Declaration has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Mitigated Negative Declaration.

The City of Clovis will be the primary agency, but not the only agency responsible for implementing the mitigation measures. The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Mitigated Negative Declaration, in the same order that they appear in the Mitigated Negative Declaration.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
3.1 Aesthetics				
3.1-d	The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.4 Biological				
3.4	No more than 15 days before the start of initial ground-disturbing activities for the Project, a qualified biologist(s) knowledgeable of the species will conduct a take avoidance survey for the presence of burrowing owls as described in Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012). If burrowing owls are detected on the Project site, site-specific avoidance or mitigation measures consistent with the best practices presented in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) will be implemented.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.5	No more than 7 days before the start of any disturbance of the Project site (e.g., mobilization, staging, grading, or construction) that will begin during the breeding season (1 February through 15 September), a qualified biologist will conduct preconstruction surveys for raptors and other birds covered by the MBTA or State regulations. The survey for the presence of raptors will cover all areas within 500 feet of Project construction, and the survey for other nesting birds will cover areas within 300 feet of Project construction, where access is available.			
3.6	If breeding birds with active nests (nests with eggs or chicks) are found within 7 days before or during			

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>construction, the qualified biologist will establish an appropriate restricted exclusion zone based on the species' biology and the current and anticipated disturbance levels occurring in the vicinity of the nest. All exclusion zones will be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities will be allowed within the exclusion zones until the young have fledged from the nest or the nest fails from natural causes.</p> <p>Implementation of these measures will reduce potential project impacts to nesting raptors and migratory birds to a less than significant level under CEQA, and will ensure compliance with state and federal laws protecting these species.</p>			

PLANNING COMMISSION MINUTES

ATTACHMENT 2

CLOVIS PLANNING COMMISSION MINUTES
October 27, 2016

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

Flag salute led by Commissioner Hinkle

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

Absent: None

Staff: Orlando Ramirez, Senior Planner
George Gonzalez, Associate Planner
Sean Smith, Associate Civil Engineer

MINUTES

The Commission approved the October 12, 2016 minutes by a vote of 5-0-0.

COMMISSION SECRETARY

None

PLANNING COMMISSION MEMBERS

None

COMMUNICATIONS AND REFERRALS

Orlando Ramirez: Items related to the agenda.

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

The Chair Requested to move Item X-3 to the beginning of the agenda.

X-1. Consider items associated with approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. LandValue 37, LLC., owner/applicant; The Vincent Company Architects, Inc., representative.

- a. Consider Approval, **Res. 16-50**, A request to approve an environmental finding of a Mitigated Negative Declaration for GPA2016-08, R2016-09 and SPR2016-05.

- b. Consider Approval, **Res. 16-51, GPA2016-08**, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential.
- c. Consider Approval, **Res. 16-52, R2016-09**, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

(6:03pm) Return to missed item- the approval of the commission minutes from October 12, 2016.

George Gonzalez presented the staff report, providing a summary of the proposed project.

Staff requested the applicant to modify the (multi-family) density calculation using the Loma Vista methods.

- George Gonzalez then presented the staff recommendations to adopt a mitigated Negative declaration for GPA2016-08, R2016-09 and SPR2016-05. Approve GPA2016-08 subject to the conditions in Exhibit "A," and approve R2016-09 subject to the conditions in exhibit "A-1."

6:10pm- Chair asks for any Questions.

- Chair Mouanoutoua requested George present more information regarding the Housing element. George Gonzales presented some detailed information regarding the Housing element (adopted in March 2016).

Orlando Ramirez also stated the information about the Housing element requirements.

- Hinkle asked for clarification regarding the trail walkways along Sierra Vista for the Sierra Vista Parkway

George Gonzales presented the tentative plan for the added walkway and pedestrian elements.

Orlando Ramirez also stated that the pedestrian trails/walkways have been proposed for connectivity to the north for ease of access to the Sierra Vista mall.

At this point the Chair opened the floor to the applicant.

- Scott Vincent (Vincent company architect) presented the project scope along with information obtained during research and outreach. He presented the highlights of walkable communities. Design will be suitable for the area. Remarks were finished and he asked for any questions.
- 6:21pm Question posed by commissioner Pawlowski regarding the SFR design single vs 2 story. Question also posed about gated and non-gated areas of the proposed project.
- Question posed by commissioner Hinkle about the apartments ever been turned/changed into condos. Response by Scott Vincent, was no.

- Question posed by commissioner Hatcher regarding stairwells and elevators. Response by Scott Vincent, was no elevators are required and are therefore not planned at this time.

At this point the Chair opened the floor to those in favor.

None.

At this point the chair opened the floor to persons in opposition to the project.

None.

At this point the Commission provided comments and questions.

- Commissioner Hinkle presented at question for staff regarding the zoning and the possibility of condos. Could the apartments possibly be reestablished as condos in the future?
- George Gonzales responded that the new owner/applicant would need to apply for an amendment to the General Plan.
- Orlando Ramirez talked about the different parking requirements that would need to be addressed if the buildings became condos.
- Question posed by commissioner Pawlowski about traffic that may be created by the project.

Sean Smith addressed the question. Staff did not see a need at this time for a traffic signal.

- George Gonzales presented information regarding the SFR neighborhood being gated. A plan has been submitted for a DRC showing the community to be gated. He then reemphasized that the approval before them is just for the number of the lots, not the overall design for the community.
- 6:28pm Question posed by commissioner Hatcher regarding spillover parking. Potential for parking congestion along Santa Ana.
- Chair Mouanoutoua asked what the current parking situation is with the Copper Beach Townhomes.
- Orlando Ramirez stated that there have been no resident complaints about the regarding the current parking situation around the Copper Beach Townhomes.
- Scott Vincent addressed some of the parking concerns. It is planned to be 2.1 parking stalls per unit.
- Concern posed by commissioner Hatcher about pedestrian safety.
- Scott Vincent responded with the details of the initial plan for crosswalks.

6:34pm At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Kallsen to approve the Mitigated Negative Declaration for GPA2016-09, R2016-09 and SPR2016-05. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Kallsen to approve GPA2016-09. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Hinkle, seconded by Commissioner Kallsen to approve R2016-09. The motion was approved by a vote of 5-0.

Consider Approval, **Res. 16-53, TM6102**, A request to approve a vesting tentative tract map for a 69-lot single-family development located on the south side of Shaw Avenue at Highland Avenue. Manny Penn, Blackwood Communities, LLC, owner/applicant, Yamabe and Horn Engineering Representative.

George Gonzalez presented the staff report.

Gonzalez resented information regarding TM6102 (3.82 units per acres). Lot sizes will range in size from 6,000 to just under 6,500 Sq. Ft. Land has been pre-zoned and is consistent with the general plan. Project will include the development of Highland Avenue.

Staff recommends approval of TM6102 with the provided memo addressing Condition 22 (exhibit A) of the staff report addressing the security fencing for the adjacent landowner.

Questions:

6:39pm

- Question posed by commissioner Pawlowski regarding the remaining lots in the area and their respective zoning.

At this point the Chair opened the floor to the applicant.

Manny Penn: Made a statement about the proposed Tentative Tract Map TM6102. The applicant addresses his desire for a well-designed, walkable tree lined area.

At this point the Chair opened the floor to those in favor.

None.

At this point the chair opened the floor to persons in opposition to the project.

None.

At this point the Commission provided comments and questions.

- Commissioner Hinkle presented a question about the FMFCD canals in the area.
- Manny Penn (applicant) added more information about the proposed redesign of the Flood Control canals in the area.

At this point a motion was made by Commissioner Kallsen, seconded by Commissioner Hatcher to approve TM6102. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:48 p.m. until the next regular Planning Commission meeting of November 17, 2016.

ORDINANCE & RESOLUTIONS

ATTACHMENT 3

**DRAFT
RESOLUTION 16-__**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A
MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA2016-08,
REZONE R2016-09 & SITE PLAN REVIEW SPR2016-05, PURSUANT TO CEQA
GUIDELINES**

WHEREAS, the project proponent, LandValue 37, LLC, 5082 North Palm Avenue, Suite B, Fresno, CA 93704, has submitted various files including a General Plan Amendment GPA2016-08, Rezone R2016-09 and Site Plan Review SPR2016-05 for property located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway, in the City of Clovis; and

WHEREAS, the City of Clovis ("City") caused to be prepared an Initial Study (hereinafter incorporated by reference) in September 2016, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

WHEREAS, on the basis of this Initial Study, a Mitigated Negative Declaration has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000, et seq., and Guidelines for implementation of CEQA, 14 California Code of Regulations, sections 15000, et seq.; and

WHEREAS, the City Council has independently reviewed, evaluated, and considered the Initial Study, Mitigated Negative Declaration and all comments, written and oral, received from persons who reviewed the Mitigated Negative Declaration, or otherwise commented on the Project.

NOW, THEREFORE, the City Council of the City of Clovis resolves as follows:

1. Adopts the foregoing recitals as true and correct.
2. Finds that the Initial Study and Mitigated Negative Declaration for the Project are adequate and have been completed in compliance with CEQA and the CEQA Guidelines.
3. Finds and declares that the Initial Study and Mitigated Negative Declaration were presented to the City Council and that the City Council has independently reviewed, evaluated, and considered the Initial Study, Mitigated Negative Declaration and all comments, written and oral, received from persons who reviewed the Initial Study and Mitigated Negative Declaration, or otherwise commented on the Project prior to approving the Project and adopts the Mitigated Negative Declaration for this project.
4. Approves and adopts the Mitigation Monitoring Program set forth in Exhibit "B," including the mitigation measures identified therein and as described in the Mitigated Negative Declaration.

5. Directs that the record of these proceedings be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and that the custodian of the record be the City Planner or other person designated by the Planning and Development Services Director.
6. The Planning and Development Services Director, or his/her designee, is authorized to file a Notice of Determination for the Project in accordance with CEQA and to pay any fees required for such filing.

* * * * *

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Date: November 14, 2016

Mayor

Attest:

City Clerk

TABLE 6.0-1 (EXHIBIT "B")
MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
3.3 Air Quality				
3.1-d	The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.	City of Clovis Planning Division	<i>Prior to Permit and During construction</i>	
3.4 Biological				
3.4	No more than 15 days before the start of initial ground-disturbing activities for the Project, a qualified biologist(s) knowledgeable of the species will conduct a take avoidance survey for the presence of burrowing owls as described in Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012). If burrowing owls are detected on the Project site, site-specific avoidance or mitigation measures consistent with the best practices presented in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) will be implemented.	City of Clovis Planning Division	<i>Prior to Permit and During construction</i>	
3.5	No more than 7 days before the start of any disturbance of the Project site (e.g., mobilization, staging, grading, or construction) that will begin during the breeding season (1 February through 15 September), a qualified biologist will conduct preconstruction surveys for raptors and other birds covered by the MBTA or State regulations. The survey for the presence of raptors will cover all areas within 500 feet of Project construction,	City of Clovis Planning Division	<i>Prior to Permit and During construction</i>	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	and the survey for other nesting birds will cover areas within 300 feet of Project construction, where access is available.			
3.6	<p>If breeding birds with active nests (nests with eggs or chicks) are found within 7 days before or during construction, the qualified biologist will establish an appropriate restricted exclusion zone based on the species' biology and the current and anticipated disturbance levels occurring in the vicinity of the nest. All exclusion zones will be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities will be allowed within the exclusion zones until the young have fledged from the nest or the nest fails from natural causes.</p> <p>Implementation of these measures will reduce potential project impacts to nesting raptors and migratory birds to a less than significant level under CEQA, and will ensure compliance with state and federal laws protecting these species.</p>			

**DRAFT
RESOLUTION 16-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A GENERAL PLAN AMENDMENT AS PART OF THE THIRD GENERAL PLAN AMENDMENT CYCLE OF 2016, INCLUDING GENERAL PLAN AMENDMENT GPA2016-08, AMENDING THE GENERAL PLAN AND SHAW AVENUE SPECIFIC PLAN TO ALLOW MULTI-FAMILY AND SINGLE-FAMILY RESIDENTIAL FOR PROPERTY LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE, BETWEEN CLOVIS AVENUE AND SIERRA VISTA PARKWAY

WHEREAS, LandValue 37, LLC, 5082 North Palm Avenue, Suite B, Fresno, CA 93704, has applied for a General Plan Amendment GPA2016-08; and

WHEREAS, the Applicant submitted an application for a General Plan Amendment to amend the General Plan and Shaw Avenue Specific Plan to allow multi-family and single-family residential, for approximately 20 acres of property located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway, in the City of Clovis, County of Fresno, California; and

WHEREAS, on October 27, 2016, the Planning Commission considered General Plan Amendment GPA2016-08; and

WHEREAS, the Planning Commission voted to recommend approval of GPA2016-08, to the City Council; and

WHEREAS, the City published a Notice of the City Council Public Hearing for November 14, 2016, to consider GPA2016-08, in The Business Journal; and

WHEREAS, a public notice was sent out to area residents within 800 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, on November 14, 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 General Plan Amendment GPA2016-08, 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

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

1. The amendment is part of the third General Plan Amendment Cycle of 2016; and
2. The amendment is consistent with the Clovis General Plan land use diagram; and
3. The amendment is in keeping with the intent and purpose of the Zoning Ordinance; and

4. That the Clovis City Council does approve a Mitigated Negative Declaration for the project.

NOW, THEREFORE, BE IT RESOLVED that the Clovis City Council does hereby approve the Third General Plan Amendment Cycle of 2016, including GPA2016-08.

* * * * *

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

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: November 14, 2016

Mayor

City Clerk

**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 LOCATED ON THE SOUTH SIDE OF SANTA ANA AVENUE, BETWEEN CLOVIS AVENUE AND SIERRA VISTA PARKWAY AND CONFIRMING ENVIRONMENTAL FINDINGS

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, LandValue 37, LLC, 5082 North Palm Avenue, Suite B, Fresno, CA 93704, has applied for a Rezone R2016-09; and

WHEREAS, this is a request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses for property located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway, in the City of Clovis, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on October 27, 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 Rezone R2016-09; 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 14, 2016, to consider Rezone R2016-09. A copy of the Notice was delivered to interested parties within 800 feet of the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on November 14, 2016, to consider the approval of Rezone R2016-09; and

WHEREAS, on November 14, 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 R2016-09, 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 R2016-09, 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 Clovis Planning Commission does recommend approval of a Mitigated Negative Declaration pursuant to CEQA guidelines.
5. Conditions of Approval Finding. Said rezoning is granted subject to performance of the conditions of approval as set forth in "Exhibit A-1," which is on file with the City Clerk's office. Said conditions of approval are deemed necessary to protect the public health, safety, and general welfare.

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:

Amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses.

The property so reclassified is located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway, 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 14, 2016

Mayor

City Clerk

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council held on November 14, 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

**APPLICANT'S JUSTIFICATION FOR GENERAL PLAN
AMENDMENT GPA2016-08**

ATTACHMENT 4

Operational Statement For
SANTA ANA APARTMENTS
SWC Santa Ana Avenue and Sierra Vista Parkway
Clovis, California
Statement Date: May 31, 2016

Site Overview:

- | | | |
|----|---------------------------|--|
| 1. | Site Location: | SWC Santa Ana Avenue and Sierra Vista Parkway, Clovis, California |
| 2. | Assessor's Parcel: | 499-540-12 |
| 3. | Current Zoning: | P-C-C (Planned Commercial Center) |
| 4. | General Plan Designation: | Mixed Use Area No. 27 (Primary Use Commercial / Retail; Secondary Use Office: 40%; Residential: 25% (15.1 to 25 dwelling units per acre) |
| 5. | Project Acreage: | 19.29 acres (total) with 11.9 acres proposed for multi-family residential uses and 7.39 acres reserved for a single-family residential subdivision (83 lots maximum) |
| 6. | Adjacent Uses: | |
| | a. North | Sierra Vista Mall |
| | b. East | Single-Family Residential |
| | c. South | Multi-Family Residential (two and three story buildings) |
| | d. West | CUSD School (CART) |

Site History and Characteristics:

The parcel is currently vacant with no use at this time. The original intent for the parcel was the expansion of the commercial / retail uses of the Sierra Vista Mall, however economic forces (including the development of retail uses on Herndon Avenue east of Clovis Avenue), the construction of the Clovis Unified School to the west, and the lack of visibility from Clovis Avenue and other major streets have eliminated the development of this site as a commercial use. Additionally, the urbanization surrounding the site with residential uses to the south and west have created a condition where the proposed development is an infill project where residential uses are more compatible with the surrounding uses due to traffic and noise issues.

Project Characteristics:

In order for this site to be developed, the site cleared of all vegetative matter as required by the geotechnical report for the project. As noted in the Biological, Archeological and Paleontological Studies prepared for the project, the site does not

include significant vegetative or animal life, and shows no signs of historic significance.

The proposed site is bounded by fully developed streets (Santa Ana Avenue and Sierra Vista Parkway) requiring the installation of only sidewalks along the frontages. Sewer, water, power and natural gas services are available to the project from the public rights-of-way. The parcel is proposed to be developed in two phases, with the western 11.90 (+/-) acres as a multi-family residential development, and the remaining 7.39 (+/-) acres as efficiency single-family residential lots serving as a buffer from the multi-family development to the subdivision on the east side of Sierra Vista Parkway. The multi-family parcel is expected to be developed first due to the time required to process final parcel maps and the review requirements for single family subdivisions.

Multi-Family Residential Development

The multi-family project will be developed in a conventional manner, utilizing two- and three-story residential buildings with detached garages and carports providing covered parking for the residents. A total of 216 units to be constructed on approximately 11.39 acres for a density of 18.15 units per acre (which is within the density currently allowed under the P-C-C District of 15.1 to 25.0 developed units per acre).

Access to the multi-family site for both residents and visitors to the site will occur at the west end of the parcel on East Alluvial Avenue. This entrance has been aligned with the existing entrance / exit from the Sierra Vista Mall parking lot on the south side of the Santa Ana so as to perform as a street intersection. This access will be gated with a call box for visitors, however, during business /daylight hours (including weekends), the gates will be left open to allow visits from tenant guests, potential tenants, and deliveries to occur. Additionally, the Traffic Study prepared for the project will comment on any mitigation measured required due to turning motions at this intersection, including but not limited to the installation of 4-way stop signs, signalization of the intersection, or the installation of traffic-calming elements such as a round-about.

Tenant- and emergency vehicle-only access will provided at the east end of the multi-family residential parcel along Santa Ana Avenue. This access occurs mid-block with only right-turn in / right-turn out movements allowed due to the existing median island to remain in Santa Ana Avenue. As with the main entrance, this access will be open during business / daylight hours and closed at night.

Along the east property line, the two-story residential buildings are removed from the common property line with the single-family subdivision by a minimum of 83 feet. Three-story buildings are removed by a minimum of 91 feet with no balconies allowed to overlook the subdivision and windows on walls parallel to the property line limited. Carports, garages and landscaped screening will provide an added sense of privacy to the residential lots.

The project will be gated and provided with a 6 foot high ornamental wrought-iron

fence with masonry pilasters along Santa Ana Avenue. The main project entrance will include colored and jointed concrete paving to serve as an accent, along with decorative signage walls. Interior property lines common to the existing CUSD school, existing multi-family residential and new single family residential development in the second phase of this project will be provided with 6 foot high concrete masonry fences.

A community center will be provided that not only includes the management offices for the development, but also a resident lounge, multi-media center, business center and fitness facilities for the residents. This building will also serve as the leasing and management offices for the project with hours of operation expected from 8:00 am until 6:00 pm. It is expected that there will be 3 office staff members, along with 2 additional maintenance staff occupying the building.

Directly adjacent to the center will be a swimming pool and spa, as well as arbors for the use of residents. Outdoor activity arbors will also be provided throughout the site that include bar-b-que facilities and seating areas at outdoor gas fireplaces that allow residents an outdoor gathering place at various times of the year. In light of the fact that street parking will not be allowed along Santa Ana, on-site parking has been provided at a level approaching 2 stalls per unit in order to insure that an adequate number of spaces are available for the residents based upon past experience with projects of this nature.

The architecture for the buildings will include flat profile tile roofs and stucco exteriors matching the themes and quality commonly found in this neighborhood. Building heights will be less than 32 feet for the two-story buildings, and less than 42 feet for three-story buildings in order to reflect the scale of the surrounding neighborhoods and developments. Where buildings are in close proximity to the street, they have been limited to two-stories to minimize the potential visual impact of the three-story buildings at this location.

Residential Subdivision - Phase II

The second phase of the project will be the development of a single family planned-unit development with individual lots and common space on the remaining 7.39 (+/-) acres located at the east end of the existing parcel. This will require the processing of a conditional use permit, subdivision map and residential site plan review prior to commencing construction. Access to the site will be provided from both Santa Ana Avenue and Sierra Vista Parkway. The development anticipates lots ranging from 2,100 to 2,250 square feet providing a density of 11.23 developed units per acre. Lots will be provided with 5 foot front yard, 4 to 5 foot side yard, and 10 foot rear yard setbacks. The project also proposes the use of 36 foot wide private streets (as with the project to the north), with striped common area parking spaces for visitors. Nearly 9,500 square feet of open space is provided for the residents of the development as a pocket park.

The second phase is not expected to commence until after the start of the multi-family development. At this time, floor plans and elevations have not as yet been developed for the residences as we will wait to see what market conditions dictate

when ready for the project to develop. It is expected, however, that the single family units will all be two-story structures due to the provision of two-car garages and the limited lot sizes being provided.

With the full build-out of this project, a total of 299 residential units would be provided, which falls with the density range of 15.1 to 25.0 units per acre designated under the current General Plan Designation.

CORRESPONDENCE

ATTACHMENT 5



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR
DR. KEN BIRD, HEALTH OFFICER

June 30, 2016

George Gonzalez, Associate Planner
City of Clovis
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612

LU0018546
2604

Dear Mr. Gonzalez:

PROJECT NUMBER: GPA2016-08, SPR2016-05 & R2016-09

GPA2016-08, A request to amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential on approximately 20 acres of land located on the south side of Santa Ana Avenue, between Clovis Avenue and Sierra Vista Parkway. **SPR2016-05**, A request to approve a site plan review for a 216-unit multi-family residential development and 83 lot single family residential subdivision. **R2016-09**, A request to approve an amendment to the P-C-C (Planned Commercial Center) Zone District to accommodate additional residential uses and memorialize a master development plan for approximately 20 acres.

APN: 499-540-12 ZONING: P-C-C ADDRESS: S side of Santa Ana Ave., btw Clovis Ave. and Sierra Vista Pwy.

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Clovis General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- Any construction materials identified as deemed hazardous must be characterized and disposed of in accordance with current federal, state, and local requirements.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ♦ www.co.fresno.ca.us ♦ www.fcdph.org

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The Following Conditions of Approval are specific to the proposed Multiple Family Residential:

- Prior to the issuance of building permits, the applicant shall submit complete pool/spa facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool/spa from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.

REVIEWED BY:

Kevin
Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=ksuda@co.fresno.ca.us, c=US
Date: 2016.06.30 08:22:56 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

kt

cc: Baruti & Gleghorn- Environmental Health Division
Jim Huelskamp- Applicant (jhuelskamp@landvaluemgt.com) (CT 58.01)



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.434
400.11

July 8, 2016

Mr. George Gonzalez, MPA, Associate Planner
City of Clovis
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Gonzalez,

Rezone R2016-009
GPA 2016-008
Drainage Area "2D"

The proposed rezone and plan amendment lie within the District's Drainage Area "2D". The District has existing Master Plan facilities to accommodate the rezone and plan amendment. The facilities were constructed to serve commercial development, consistent with the current zoning. Therefore, as a condition of approval, development within the rezone and plan amendment areas will be required to pay fees at a commercial rate, even if developing at a lower density, as the existing system is to be paid for through the collection of drainage fees calculated at a commercial rate.

Please contact us if you require further information from the District regarding these projects at (559) 456-3292.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert Villalobos".

Robert Villalobos
Engineering Technician III

RV/lrl

K:\Letters\Rezone Letters\Clovis\2016\2016-009-gpa 2016-008(2d)(rv).docx



YOUR MOST VALUABLE RESOURCE - WATER

June 24, 2016



TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

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

RE: Site Plan Review Application No. 2016-05, R2016-09, GPA2016-08
N/E Gettysburg and Clovis avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Application No.2016-05, R2016-09, and GPA2016-08 for which the applicant request to approve a site plan review for a 216-unit multi-family residential development, amend P-C-C to accommodate additional residential uses, and also amend the General Plan and Area #1 of the Shaw Avenue Specific Plan to allow multi-family and single-family residential, APN: 499-540-12. These requests are being processed concurrently. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, active Jefferson No. 112 Pipeline runs northerly along the east side of Sierra Vista Parkway approximately 100 feet east of the subject project property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Sierra Vista Parkway or in the vicinity of this pipeline, FID requires it review and approve all plans.
3. For informational purposes, FID's active Dawson No. 114 Pipeline runs westerly along the south side of Shaw Avenue and crosses Sierra Vista Parkway approximately 1,650 feet north of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Shaw Avenue or in the vicinity of this pipeline, FID requires it review and approve all plans.

G:\Agencies\Clovis\Site Plan Review\SPR2016-05.doc

4. For informational purposes, FID's active Helm No. 101 Canal runs westerly and crosses Clovis Avenue approximately 1,300 feet southwest of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Clovis Avenue or in the vicinity of this pipeline, FID requires it review and approve all plans.
5. For informational purposes, an abandoned FID pipeline known as the Jefferson W. Br. No. 112 traverses the subject property at the approximate location shown on the attached FID exhibit map. Should this pipeline be encountered during development, know that it is abandoned.

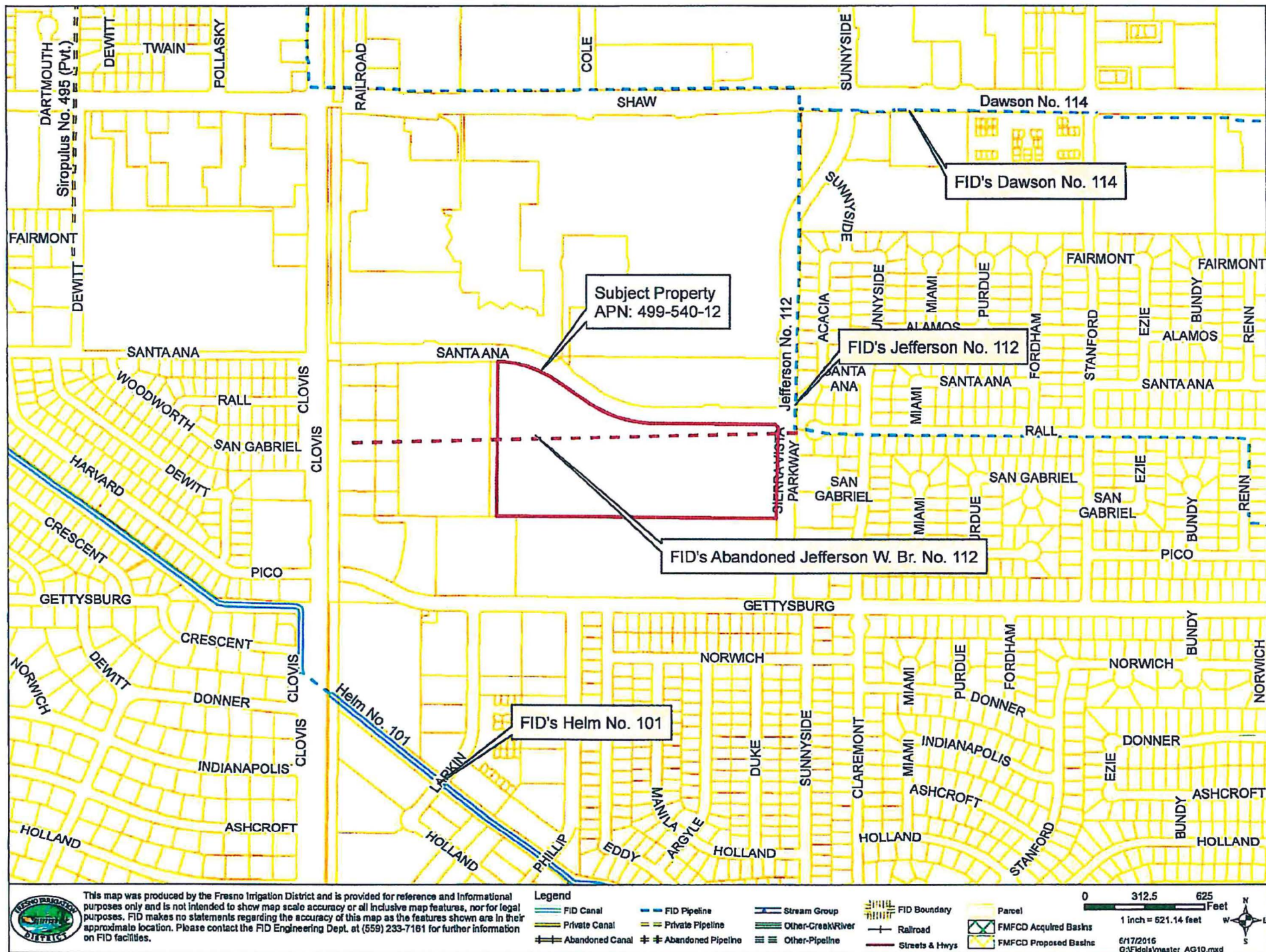
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment

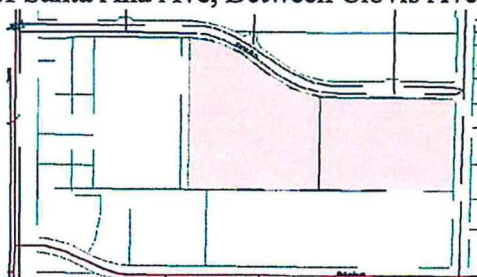




June 20, 2016

George González, MPA, Assoc. Planner
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: GPA2016-08, R2016-09, SPR2016-05, R2016-05
South side of Santa Ana Ave, Between Clovis Ave. and Sierra Vista Pwy.



Dear Mr. González:

The purpose of this letter is to provide school district information relative to the above-referenced subdivision and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Jefferson Elementary*
Address: *1880 Fowler Ave Clovis CA 93611-3099*
Telephone: *(559) 327-7000*
Capacity: *734*
Enrollment: *596(CBEDS enrollment 2015-16 school year)*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

Governing Board

Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny L. Hovsepian
Richard Lake, C.P.A.
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration

Janet L. Young, Ed.D.
Superintendent
Carlo Prandini, Ph.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Clark Intermediate*
Address: *902 5th St Clovis CA 93612-1399*
Telephone: *(559) 327-1500*
Capacity: *1500*
Enrollment: *1447(CBEDS enrollment 2015-16 school year)*

3. High School Information:

School Name: *Clovis High School*
Address: *1055 Fowler Ave Clovis CA 93611-2099*
Telephone: *(559) 327-1000*
Capacity: *3000*
Enrollment: *2833(CBEDS enrollment 2015-16 school year)*

3. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
4. The District currently levies a school facilities fee of \$4.15 per square foot (\$4.22 as of July 6, 2016) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

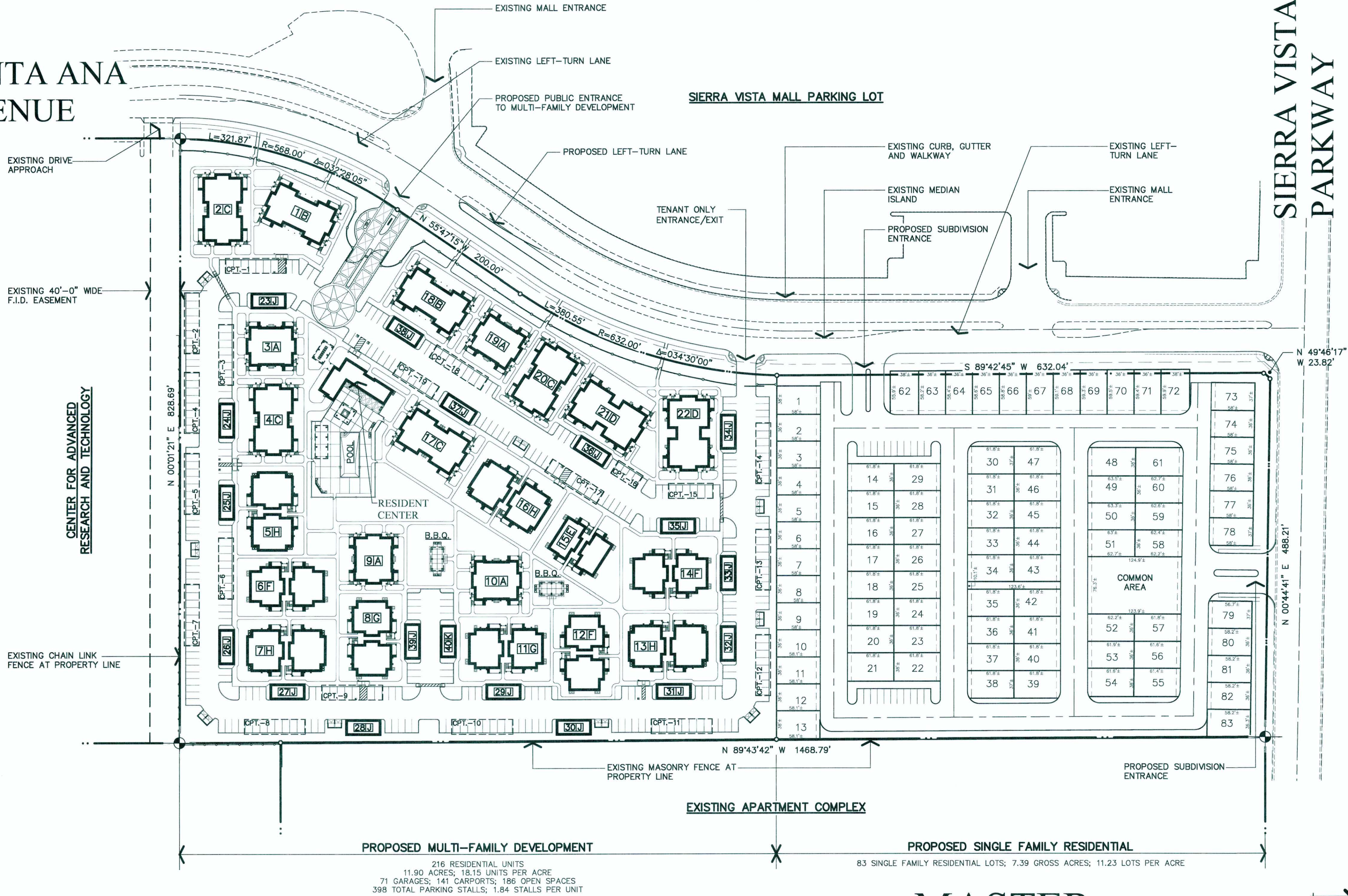
Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services

SANTA ANA AVENUE

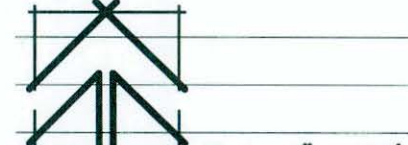


MASTER SITE PLAN

STATISTICS

PROJECT PROPOSAL	DEVELOPMENT OF 19.29 ACRES INTO AN 83 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 216 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT	MULTI-FAMILY DEVELOPMENT STATISTICS		f. (3) BUILDING TYPE 'F' (16,212 S.F. / BUILDING)	48,636 S.F.	All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.
PROJECT LOCATION	SWC SIERRA VISTA PARKWAY AND SANTA ANA AVENUE, FRESNO, CALIFORNIA	PROJECT COVERAGE		g. (2) BUILDING TYPE 'G' (16,482 S.F. / BUILDING)	32,964 S.F.	
ASSESSOR'S PARCEL(S)	499-540-12	a. BUILDING AREA (INCLUDES GARAGES AND CARPORTS)	62,584 S.F. (12%)	h. (4) BUILDING TYPE 'H' (18,186 S.F. / BUILDING)	72,744 S.F.	
GENERAL PLAN DESIGNATION	MIXED USE AREA NO. 27 WITH COMMERCIAL PRIMARY USE AND OFFICE / RESIDENTIAL SECONDARY USES	b. PARKING/PAVED SURFACE AREA (EXCLUDES GARAGES AND CARPORTS)	109,764 S.F. (21%)	j. TOTAL RESIDENTIAL BUILDINGS	283,671 S.F.	
CURRENT ZONING	P-C-C (PLANNED COMMERCIAL CENTER WITH CURRENT RESIDENTIAL ALLOCATION OF 25%)	c. LANDSCAPE AREA	345,949 S.F. (67%)	k. NON-RESIDENTIAL BUILDINGS		
SITE AREA(S)		UNIT STATISTICS		1. GARAGES	15,840 S.F.	
	a. SINGLE FAMILY RESIDENTIAL SUBDIVISION	a. UNITS TYPE 1 (1 BR, 1 BA, 839 S.F.)	44 UNITS	2. CARPORT	28,800 S.F.	
	b. MULTI-FAMILY RESIDENTIAL DEVELOPMENT	b. UNITS TYPE 2 (2 BR, 2 BA 1,147 S.F.)	52 UNITS	3. COMMUNITY BUILDING	2,695 S.F.	
	1. GROSS AREA	c. UNITS TYPE 3 (2 BR, 2 BA 1,181 S.F.)	56 UNITS	m. TOTAL BUILDING AREA	331,006 S.F.	
	2. NET AREA*	d. UNITS TYPE 4 (3 BR, 2 BA 1,316 S.F.)	64 UNITS	n. GROUND FLOOR AREA	62,584 S.F.	
	c. TOTAL SITE AREA	e. TOTAL UNITS	216 UNITS	PARKING PROVIDED		
SITE DENSITY		BUILDING AREA CALCULATIONS		a. GARAGES	71 STALLS	
	a. SINGLE FAMILY RESIDENTIAL SUBDIVISION	g. (4) BUILDING TYPE 'A' (7,768 S.F. / BUILDING)	31,072 S.F.	b. CARPORTS	141 STALLS	
	b. MULTI-FAMILY RESIDENTIAL DEVELOPMENT	h. (2) BUILDING TYPE 'B' (10,328 S.F. / BUILDING)	20,656 S.F.	c. OPEN STALLS	186 STALLS	
	1. GROSS AREA	i. (4) BUILDING TYPE 'C' (10,520 S.F. / BUILDING)	42,080 S.F.	d. TOTAL STALLS PROVIDED	398 STALLS	
	2. NET AREA*	j. (2) BUILDING TYPE 'D' (11,632 S.F. / BUILDING)	23,264 S.F.	e. ACCESSIBLE STALLS PROVIDED		
	c. TOTAL SITE AREA	k. (1) BUILDING TYPE 'E' (12,255 S.F. / BUILDING)	12,255 S.F.	1. GARAGES	1 STALLS	
				2. CARPORTS	3 STALLS	
				3. OPEN STALLS	5 STALLS	
				4. TOTAL ACCESSIBLE STALLS	9 STALLS	
* DEVELOPEABLE ACREAGE IS BASED UPON PER LOMA VISTA DENSITY CIRCULATION CALCULATION REQUIREMENTS						

Reference North:



Scale: 1" = 80'-0"

Project Name:

SANTA ANA APARTMENTS

CLOVIS, CALIFORNIA

Project Number:

140512

Plot Date:

05.31.16

Sheet Number:

PA1

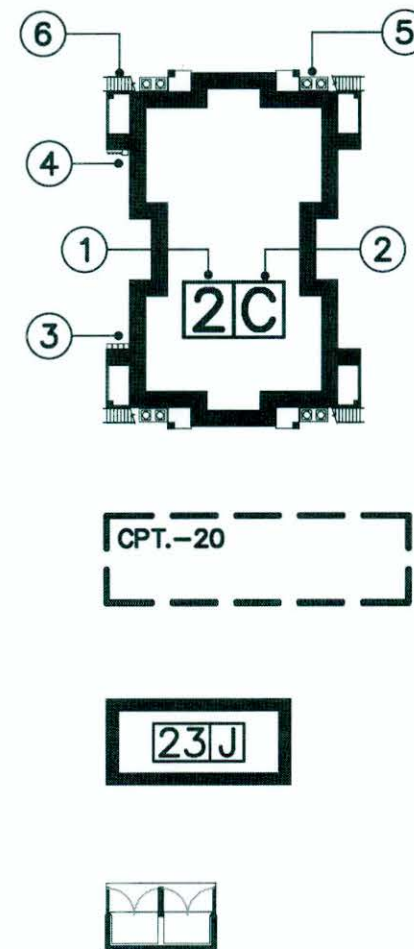
EXHIBIT B

Of

VICINITY MAP



SYMBOLS



- BUILDING FOOTPRINT
- BUILDING NUMBER
- BUILDING TYPE
- ELECTRICAL METER LOCATION
- GAS METER LOCATION
- GROUND MOUNTED CONDENSING UNITS
- STAIRWAYS

CARPORT LOCATIONS
MINIMUM PARKING STALL SIZE = 10' x 18' WITH 2' OVERHANG

GARAGE LOCATIONS
MINIMUM GARAGE SIZE:
a. SINGLE 10' x 20' INSIDE
b. DOUBLE 19' x 20' INSIDE

TRASH ENCLOSURE

THE VINCENT COMPANY

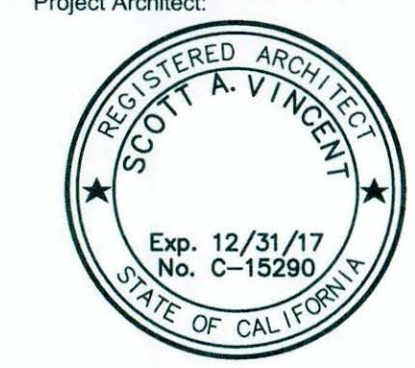
ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

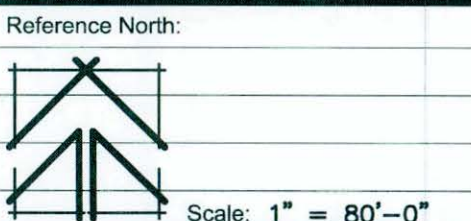
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
LAND VALUE
MANAGEMENT
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issuances:	Date:
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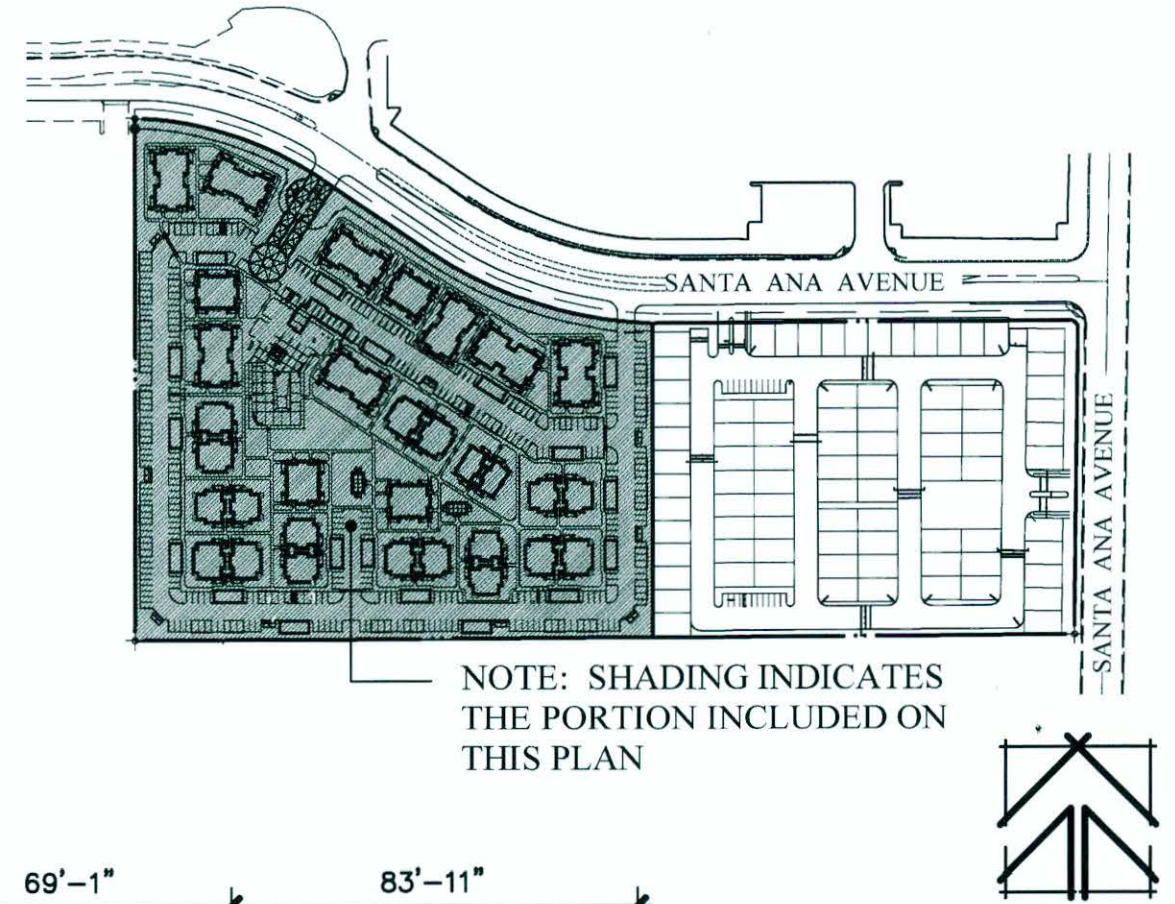


Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.31.16
Sheet Number:

PA1
EXHIBIT B

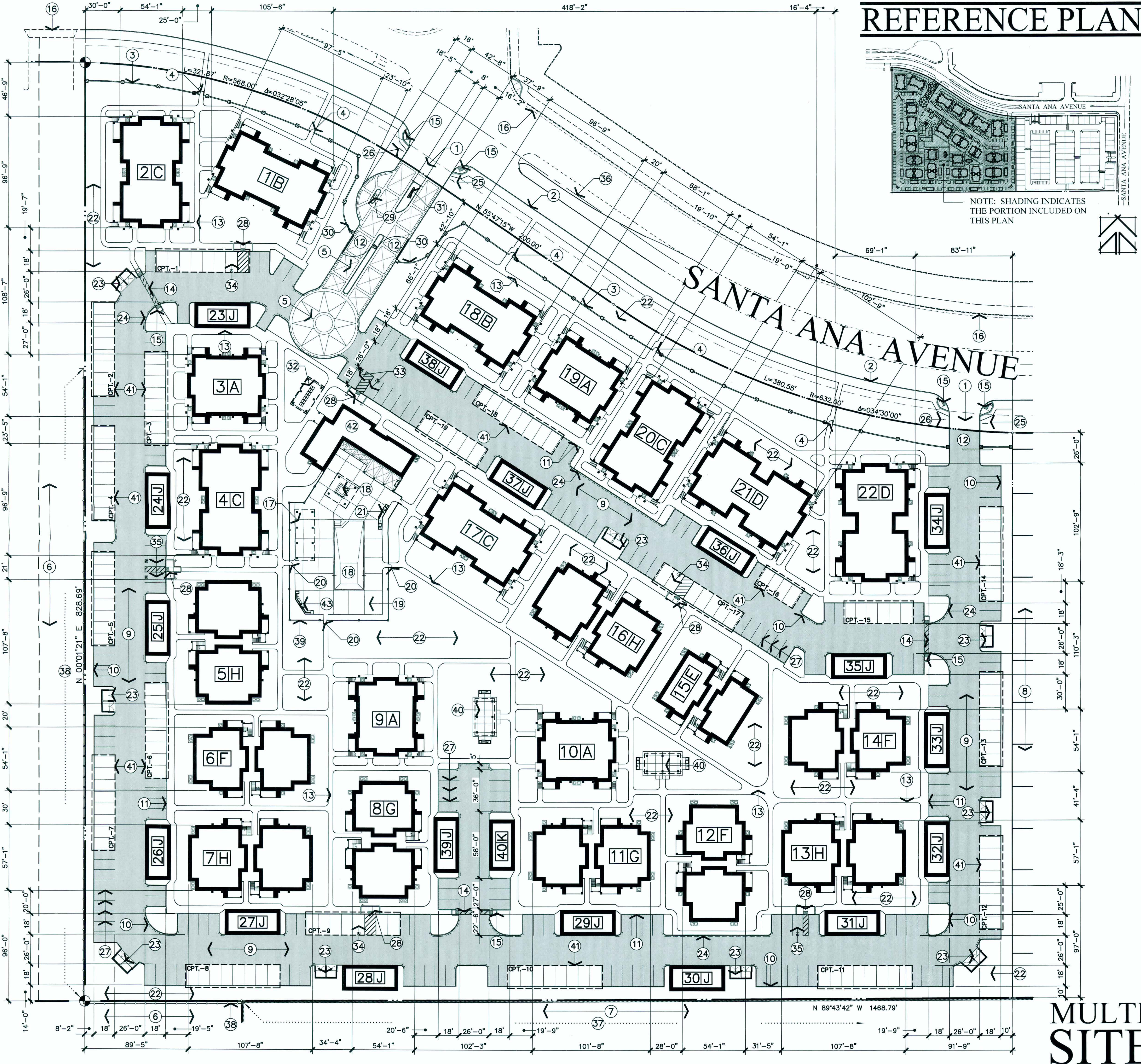
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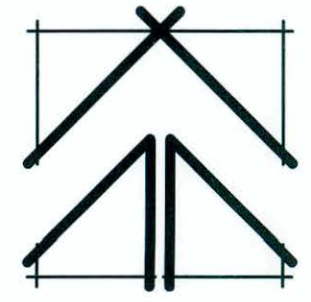


KEYNOTES

1. INSTALL STREET TYPE DRIVE APPROACH PER CITY OF CLOVIS PUBLIC WORKS STANDARDS
2. INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF CLOVIS PUBLIC WORKS DEPARTMENT STANDARDS.
3. INDICATES LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND MASONRY PILASTERS AT 30'-0" ON-CENTER (MAXIMUM) TO BE INSTALLED AT STREET FRONTAGE AND AT PROPERTY LINE COMMON WITH THE ADJACENT CITY PARK/ TYPICAL.
4. INSTALL 3'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS.
5. INSTALL 6 INCH THICK COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN AS INDICATED AT MAIN PROJECT ENTRANCE AND PEDESTRIAN CROSSINGS.
6. EXISTING ADJACENT CLOVIS SCHOOL TO REMAIN.
7. INDICATES THE LOCATION OF EXISTING MULTI-FAMILY APARTMENTS TO REMAIN.
8. INDICATES THE LOCATION OF PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION. REFER TO THE MASTER SITE PLAN, SHEET PP-1 FOR ADDITIONAL INFORMATION.
9. INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF CLOVIS PUBLIC WORKS STANDARDS (SHOWN SHADED)/ TYPICAL.
10. 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
11. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK/ TYPICAL.
12. INDICATES LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON VEHICLE GATE(S) WITH AUTOMATIC OPERATORS. INSTALLATION SHALL COMPLY WITH CITY OF CLOVIS PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
13. 4'-0" WIDE x 4 INCH THICK CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL (PROVIDE 7'-0" WIDE WALKS ADJACENT TO PARKING SPACES)/ TYPICAL.
14. INSTALL 5'-0" WIDE PAINTED CROSSWALK AT DRIVE WHERE THE ACCESSIBLE PATH-OF-TRAVEL OCCURS/ TYPICAL.
15. INDICATES THE LOCATION OF RETURNED CURB ACCESSIBLE RAMP WITH 3'-0" WIDE TRUNCATED DOME PATTERN AT JUNCTION WITH PAVING PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS
16. EXISTING OFF-SITE CURB, GUTTER AND WALK INSTALLED PER CITY OF CLOVIS PUBLIC WORKS STANDARDS TO REMAIN SHOWN DASHED/ TYPICAL
17. INDICATES LOCATION(S) OF WOOD ARBOR / SHADE STRUCTURE WITH REINFORCED CONCRETE MASONRY SUPPORT COLUMNS WITH LEDGESTONE FINISH. COORDINATE THE WORK WITH SHEET PP- / TYPICAL.
18. INDICATES LOCATION OF SWIMMING POOL AND SPA TO BE INSTALLED UNDER SEPARATE PERMIT.
19. COORDINATE INSTALLATION OF POOL DECKING TO BE INSTALLED UNDER SEPARATE PERMIT WITH POOL SUBCONTRACTOR.
20. INDICATES THE LOCATION OF 3'-0" WIDE x 5'-0" HIGH WROUGHT IRON PEDESTRIAN GATE. PROVIDE PANIC HARDWARE WITH LEVER TYPE EXTERIOR HANDLE PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
21. INDICATES THE LOCATION OF BUILT-IN BAR-B-QUE COUNTER WITH NATURAL GAS GRILLES AND STAINLESS STEEL SINKS.
22. LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS/ TYPICAL.
23. INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS PER CITY OF CLOVIS PUBLIC WORKS STANDARDS/ TYPICAL.
24. DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF CLOVIS FIRE DEPARTMENT STANDARDS/ TYPICAL.
25. INSTALL 30" STATE STANDARD "STOP" SIGN(S) ADJACENT TO THE PUBLIC WALK PER CITY OF CLOVIS PUBLIC WORKS STANDARDS.
26. PROVIDE SIGN AT EACH SITE ENTRANCE THAT CLEARLY STATES, 1" HIGH LETTERING STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF CLOVIS POLICE DEPARTMENT.
27. INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF CLOVIS PUBLIC WORKS STANDARDS/ TYPICAL AT PARKING STALLS.
28. INDICATES THE LOCATION OF DEPRESSED WALKWAY ACCESSIBLE CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS/ TYPICAL.
29. INDICATES LOCATION OF PROJECT DIRECTORY AND VISITOR CALL BOX INSTALLATION SHALL COMPLY WITH CITY OF CLOVIS PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS/ TYPICAL.
30. 6'-0" HIGH "SIGNAGE" WALLS WITH THIN SET LEDGESTONE FINISH AND PRE-CAST CONCRETE CAP INSTALLED OVER SLOD GROUTED REINFORCED CONCRETE MASONRY UNITS/ TYPICAL.
31. INDICATES THE LOCATION OF MONUMENT SIGN TO BE INSTALLED UNDER SEPARATE PERMIT.
32. INDICATES LOCATION OF COVERED TENANT MAIL CENTER. COORDINATE THE WORK WITH SHEET PP- /TYPICAL
33. INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 8'-0" WIDE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
34. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES/ TYPICAL.
35. INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 5'-0" WIDE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
36. INDICATES CENTER LINE OF STREET.
37. INSTALL 6'-0" HIGH SOLID GROUTED REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE/ TYPICAL.
38. INDICATES LOCATION OF EXISTING 6'-0" HIGH CHAIN LINK FENCE AT PROPERTY LINE/ TYPICAL.
39. INDICATES LOCATION OF 5'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS TO BE INSTALLED AT SWIMMING POOL AREA ENCLOSURE/ TYPICAL.
40. INDICATES LOCATION(S) OF OUTDOOR ACTIVITY AREA WITH BUILT-IN BAR-B-QUES, GAS APPLIANCE FIREPLACES, AND WOOD ARBOR / SHADE STRUCTURES WITH REINFORCED CONCRETE MASONRY SUPPORT COLUMNS WITH LEDGESTONE FINISH. COORDINATE THE WORK WITH SHEET PP- / TYPICAL.
41. INDICATES THE LOCATION(S) OF PRE-FABRICATED CARPORTS TO BE INSTALLED UNDER SEPARATE PERMIT / TYPICAL
42. INDICATES THE LOCATION OF COMMUNITY BUILDING
43. INDICATES THE LOCATION OF BUILT-IN OUTDOOR GAS FIREPLACE WITH BUILT-IN SEATING.



MULTI-FAMILY SITE PLAN

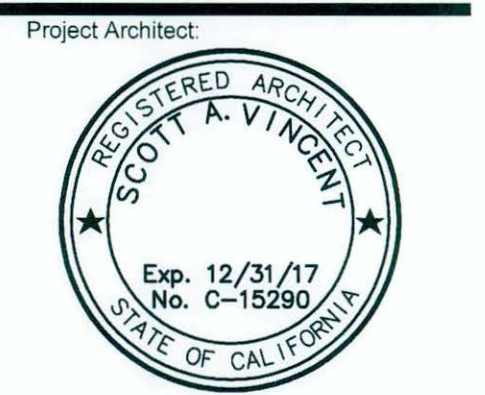


THE VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

PROPOSED MULTI-FAMILY DEVELOPMENT FOR :
LAND VALUE
MANAGEMENT
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issuances	Date
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Reference North:

Scale: 1"=40'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512
Plot Date: 05.25.16
Sheet Number:

PA2

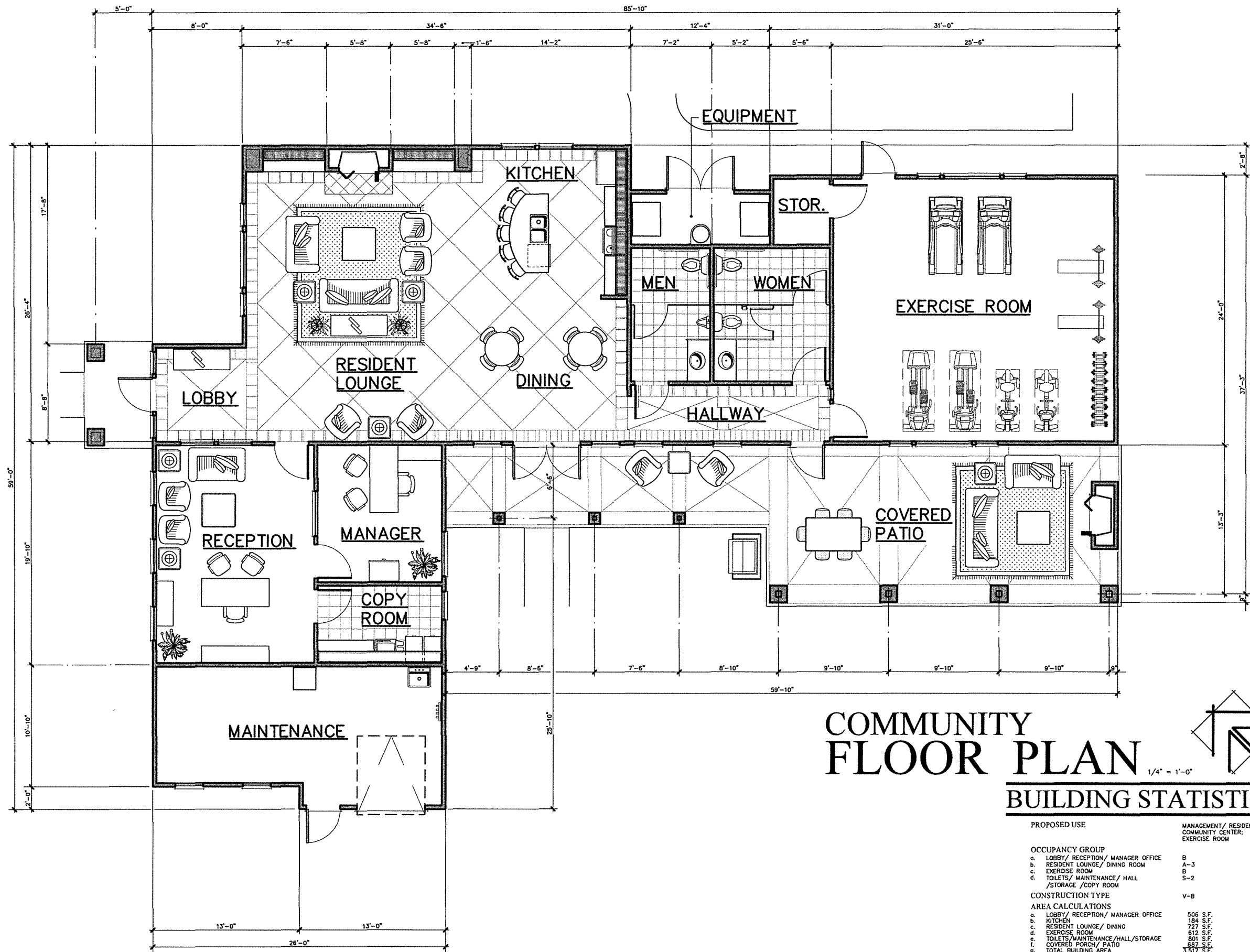
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FLOOR & ELEVATION PLANS

EXHIBIT "C"

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COMMUNITY FLOOR PLAN

1/4" = 1'-0"

BUILDING STATISTICS

PROPOSED USE

- OCCUPANCY GROUP
- a. LOBBY / RECEPTION / MANAGER OFFICE
 - b. RESIDENT LOUNGE / DINING ROOM
 - c. EXERCISE ROOM
 - d. TOILETS / MAINTENANCE / HALL / STORAGE / COPY ROOM

CONSTRUCTION TYPE

- AREA CALCULATIONS
- a. LOBBY / RECEPTION / MANAGER OFFICE
 - b. KITCHEN
 - c. RESIDENT LOUNGE / DINING
 - d. EXERCISE ROOM
 - e. TOILETS / MAINTENANCE / HALL / STORAGE
 - f. COVERED PORCH / PATIO
 - g. TOTAL BUILDING AREA

FIRE RESISTANCE REQUIREMENTS

- a. EXTERIOR WALLS
- b. INTERIOR BEARING WALLS
- c. INTERIOR NON-BEARING WALLS
- d. CEILING / ROOF ASSEMBLY
- e. EXTERIOR OPENINGS

OCCUPANCY SEPARATION

- a. B TO S-2 OCCUPANCY GROUPS

MANAGEMENT / RESIDENT COMMUNITY CENTER; EXERCISE ROOM

- B
- A-3
- B
- S-2
- V-B

- 506 S.F.
- 184 S.F.
- 727 S.F.
- 612 S.F.
- 801 S.F.
- 567 S.F.
- 3,517 S.F.

- NON-RATED
- NON-RATED
- NON-RATED
- NON-RATED
- NON-RATED

NONE REQUIRED PER CBC SECTIONS 503.1.2 AND 508.3

THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
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PROPOSED MULTIFAMILY DEVELOPMENT FOR:

LAND VALUE MANAGEMENT

SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

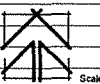
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Reference North:



Scale: 1/4"=1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

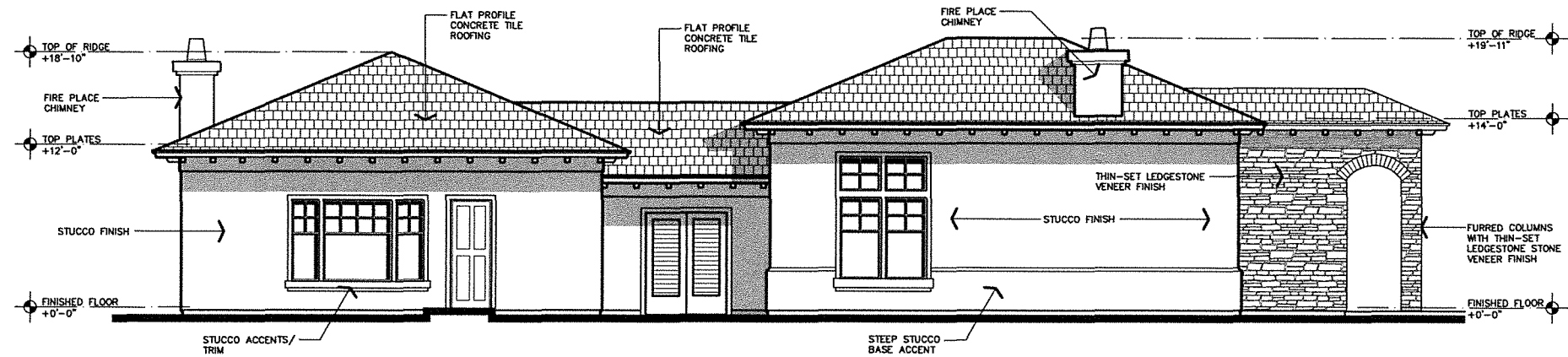
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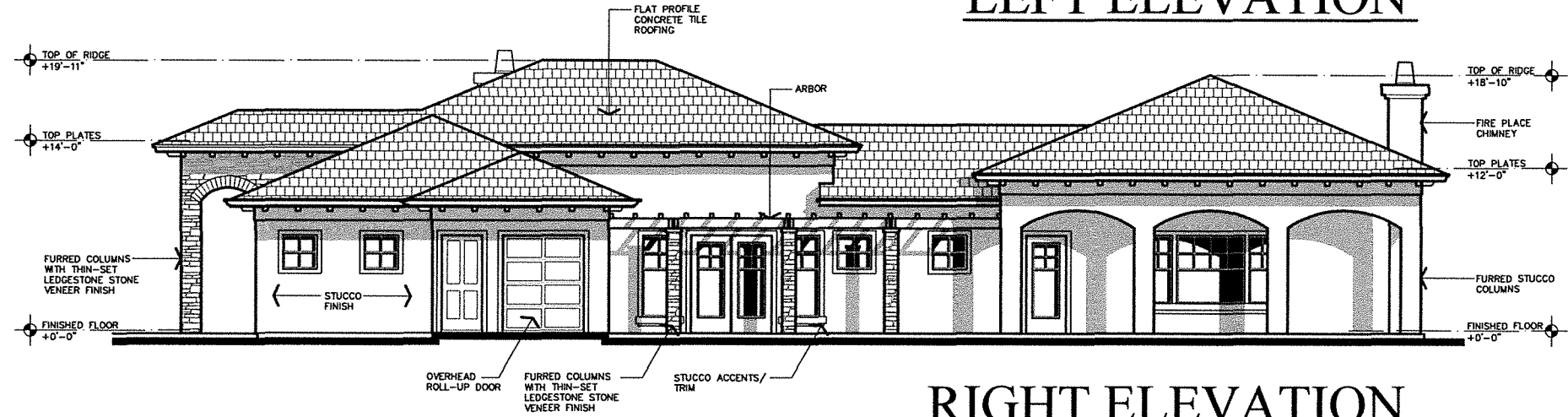
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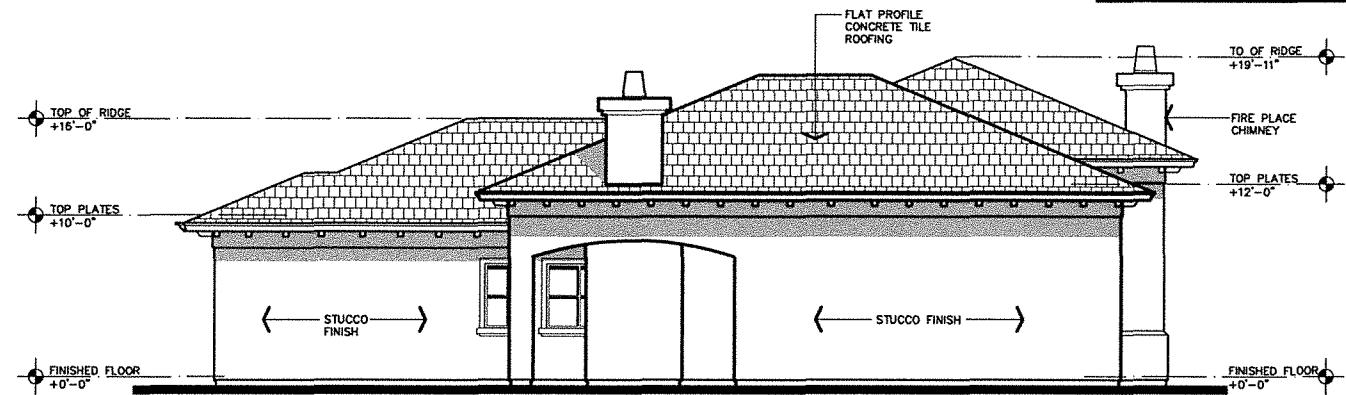
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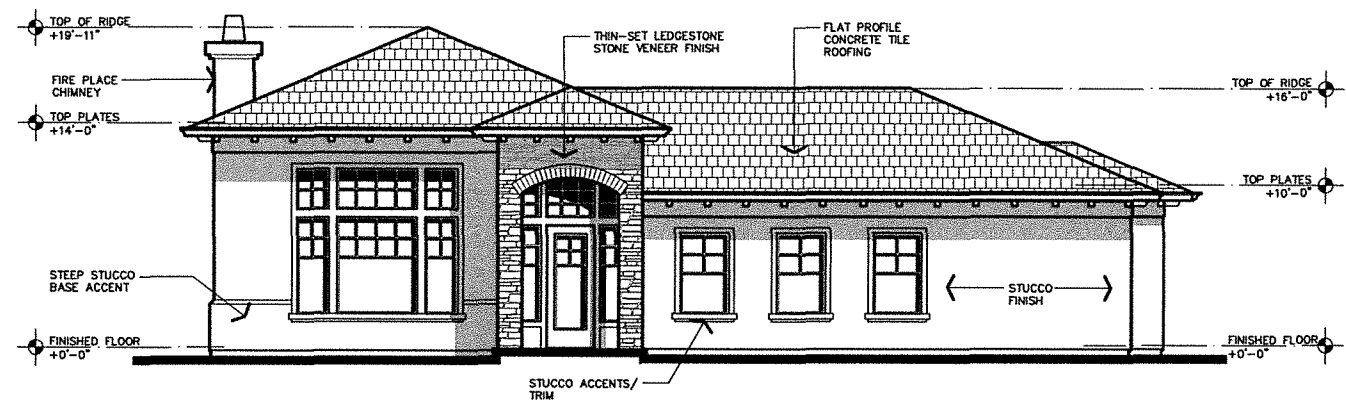
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

COMMUNITY ELEVATIONS

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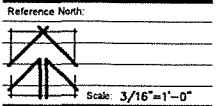
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
LAND VALUE MANAGEMENT
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



- Issues: _____ Date: _____
- ☐ DESIGN REVIEW
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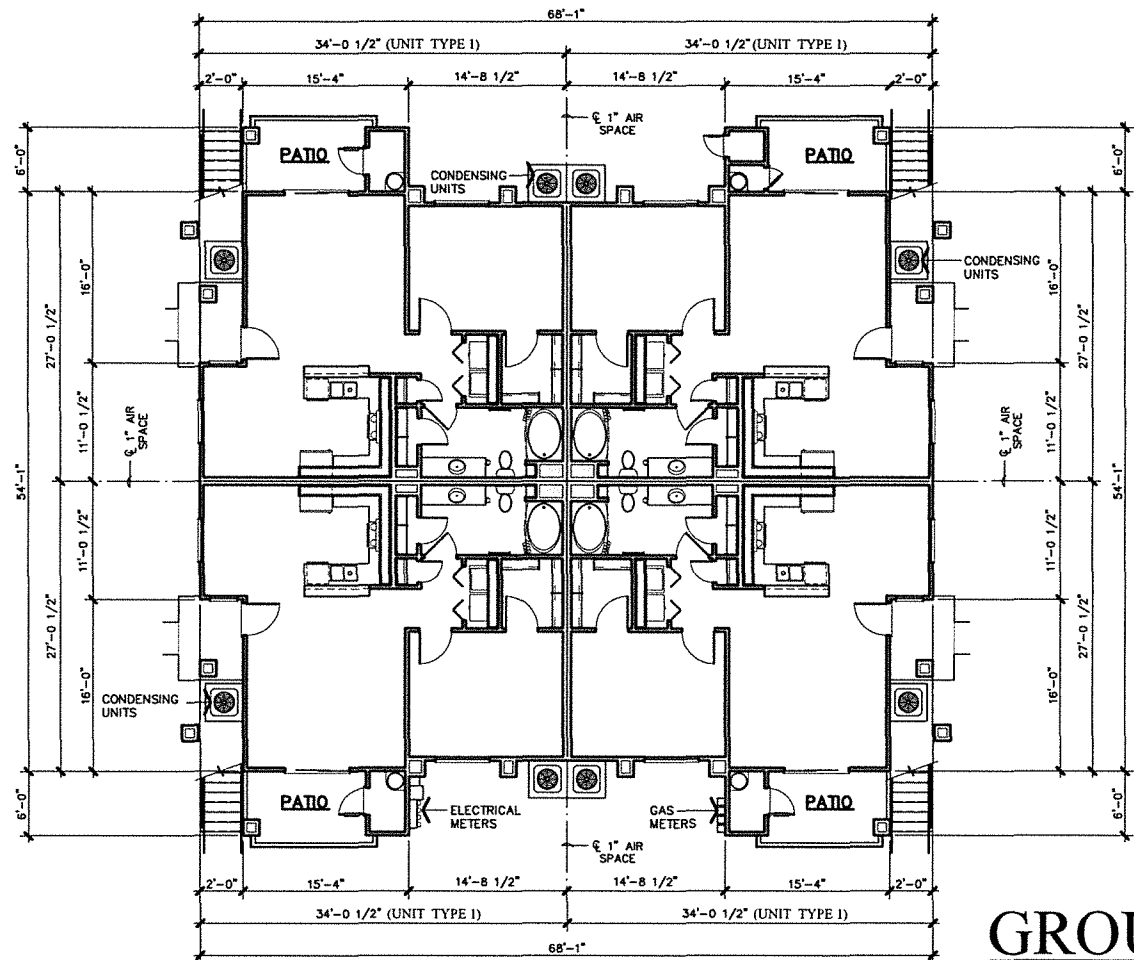
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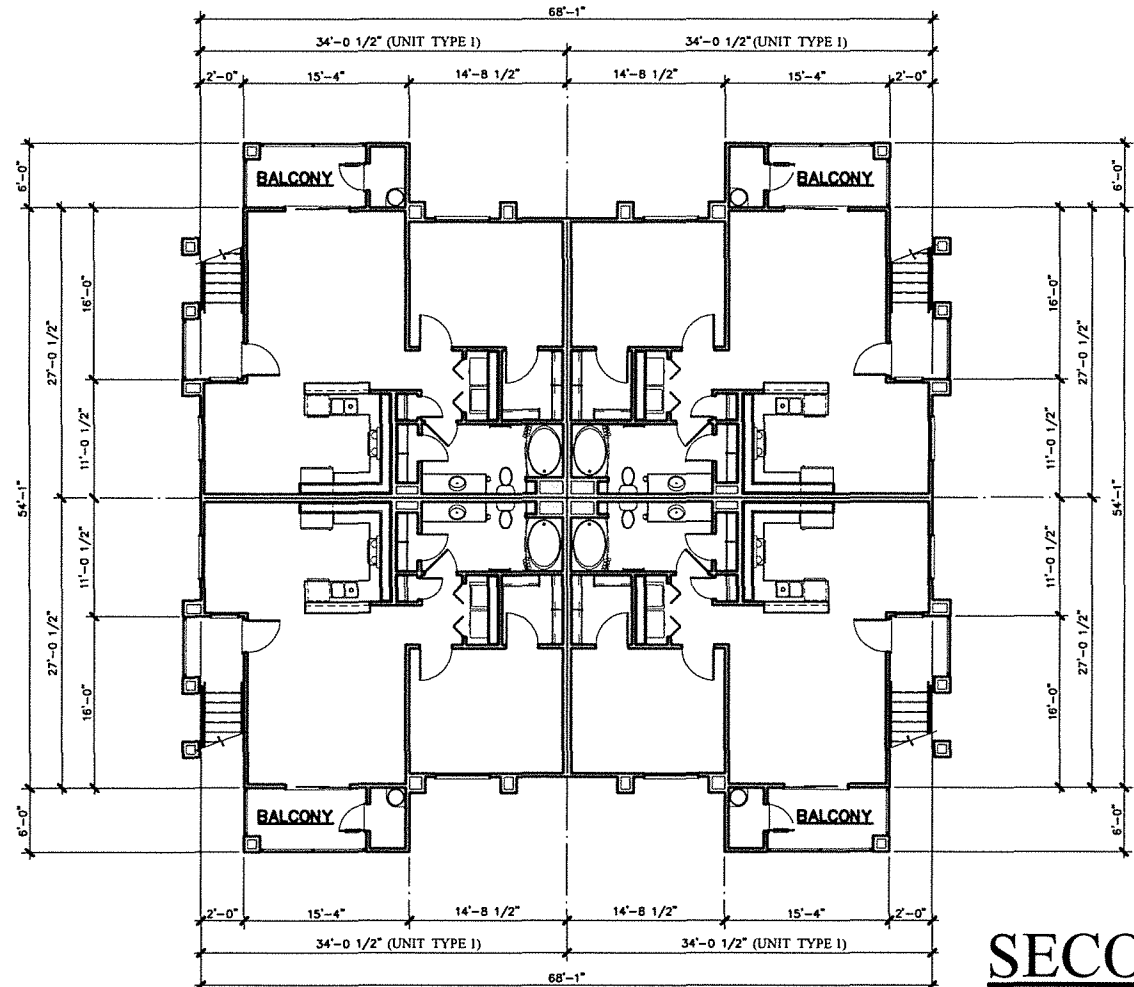
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CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.25.16

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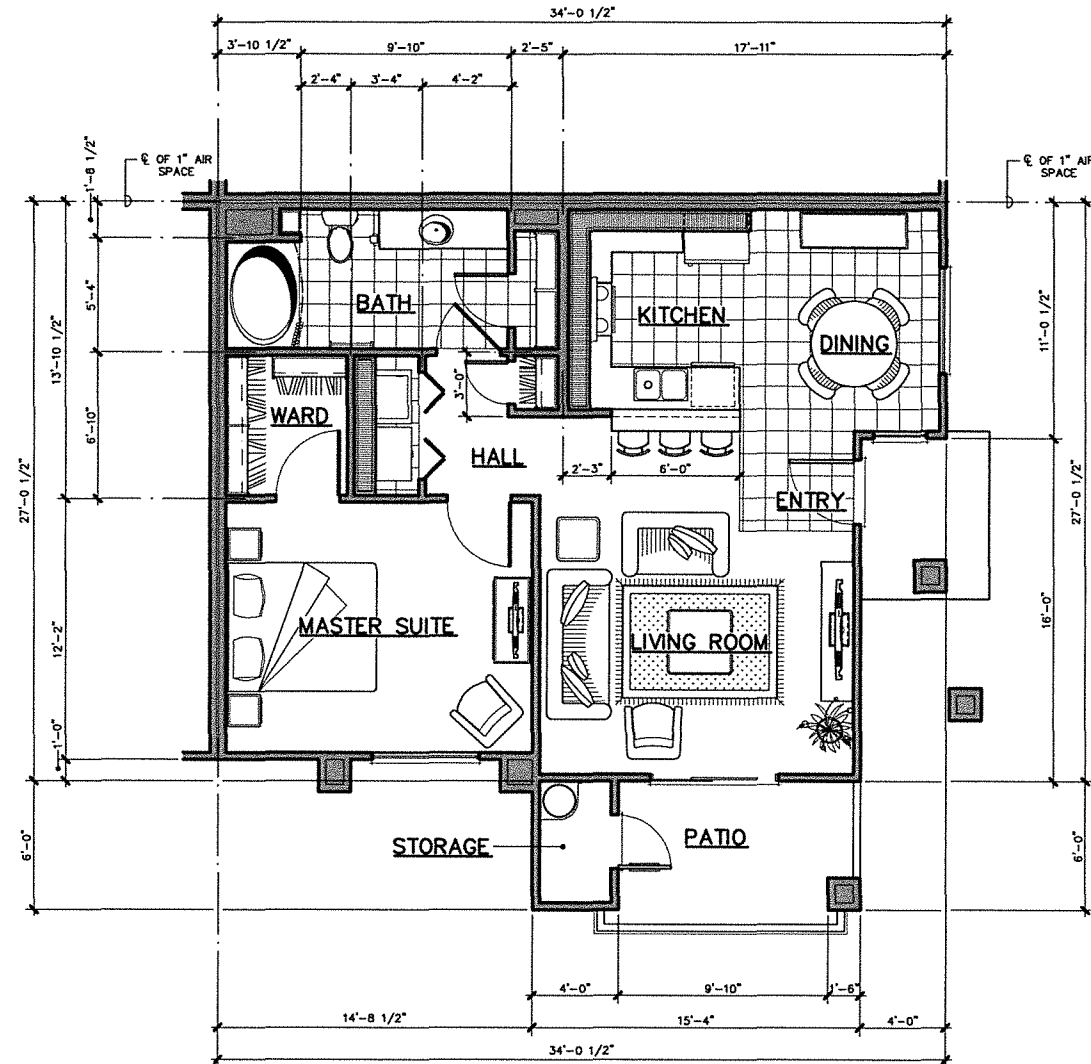
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GROUND



SECOND



UNIT TYPE 1
FLOOR PLAN $1/4" = 1'-0"$

BUILDING STATISTICS

BUILDING UNIT MIX	
(8) UNITS TYPE "1" 1 BEDROOMS 1 BATHROOMS WALK-UP UNIT 839 SQ. FT./UNIT	
OCCUPANCY GROUP	
CONSTRUCTION TYPE	
BUILDING AREA	
a. GROUND FLOOR	3,356 SQ. FT.
1. RESIDENTIAL UNITS	528 SQ. FT.
2. COVERED PORCH/ PATIOS	
b. SECOND FLOOR	3,356 SQ. FT.
1. RESIDENTIAL UNITS	528 SQ. FT.
2. COVERED PORCH/ PATIOS	
TOTAL BUILDING AREA	7,768 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	WJ-1.6 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

Issues:	Date:
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Project Name: SANTA ANA APARTMENTS CLOVIS, CALIFORNIA	
Project Number: 140512	
Plot Date: 05.25.16	
Sheet Number:	
PA5	
Of .	Sheets .

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:

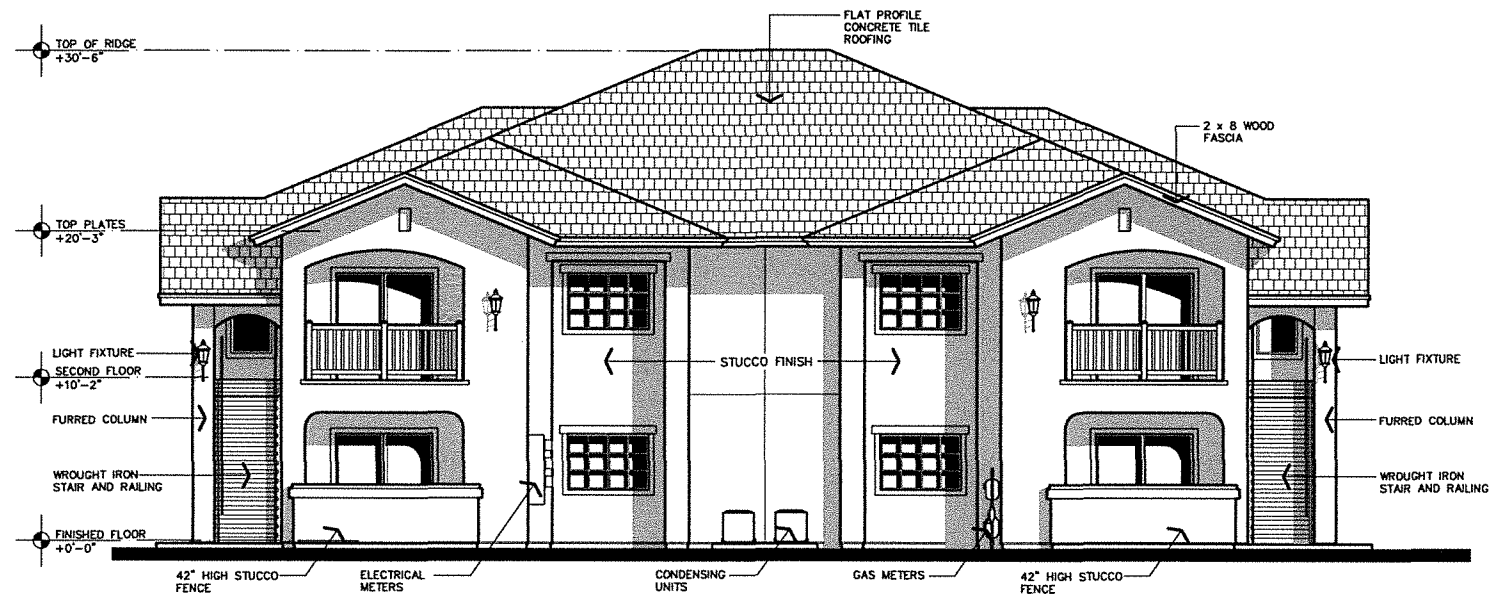
LAND VALUE MANAGEMENT

SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

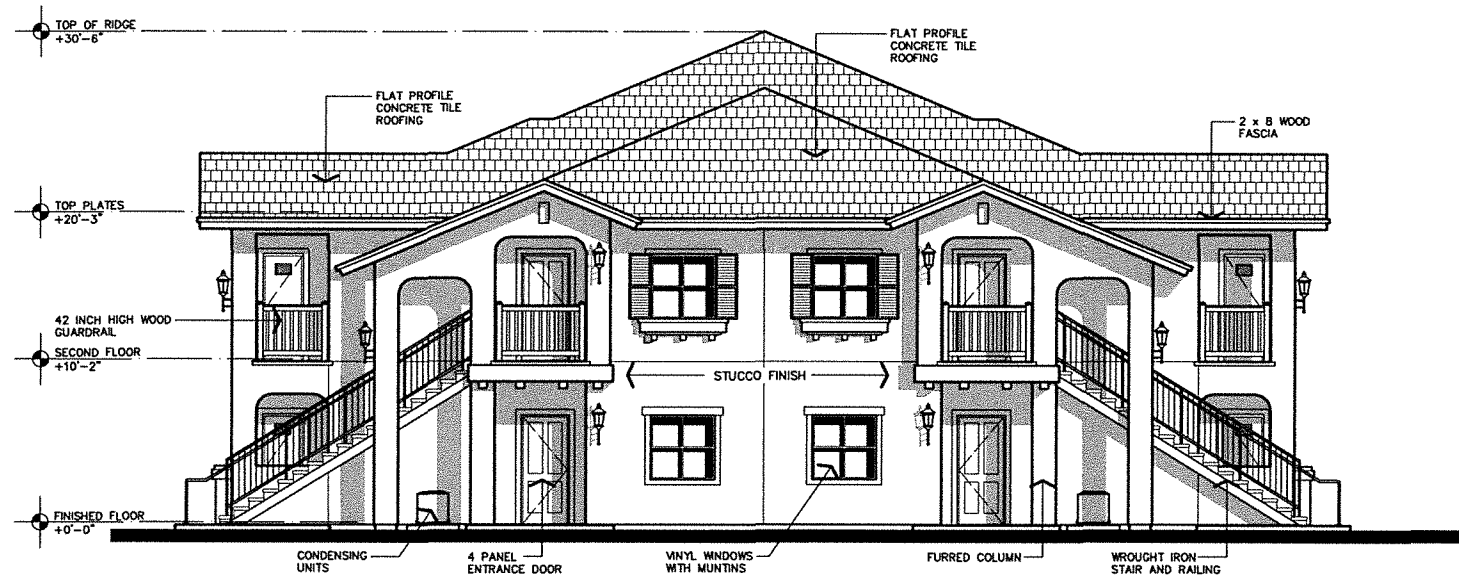
Project Architect



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BUILDING 'A' - FRONT / REAR



BUILDING 'A' - END

EXTERIOR ELEVATIONS

3/16" = 1'-0"

**T H E
VINCENT
COMPANY**

ARCHITECTS, INC.

1500 West Shaw, Ste. 304

Fresno, California 93711

Phone: 559.225.2602

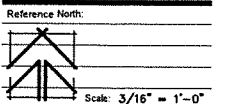
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



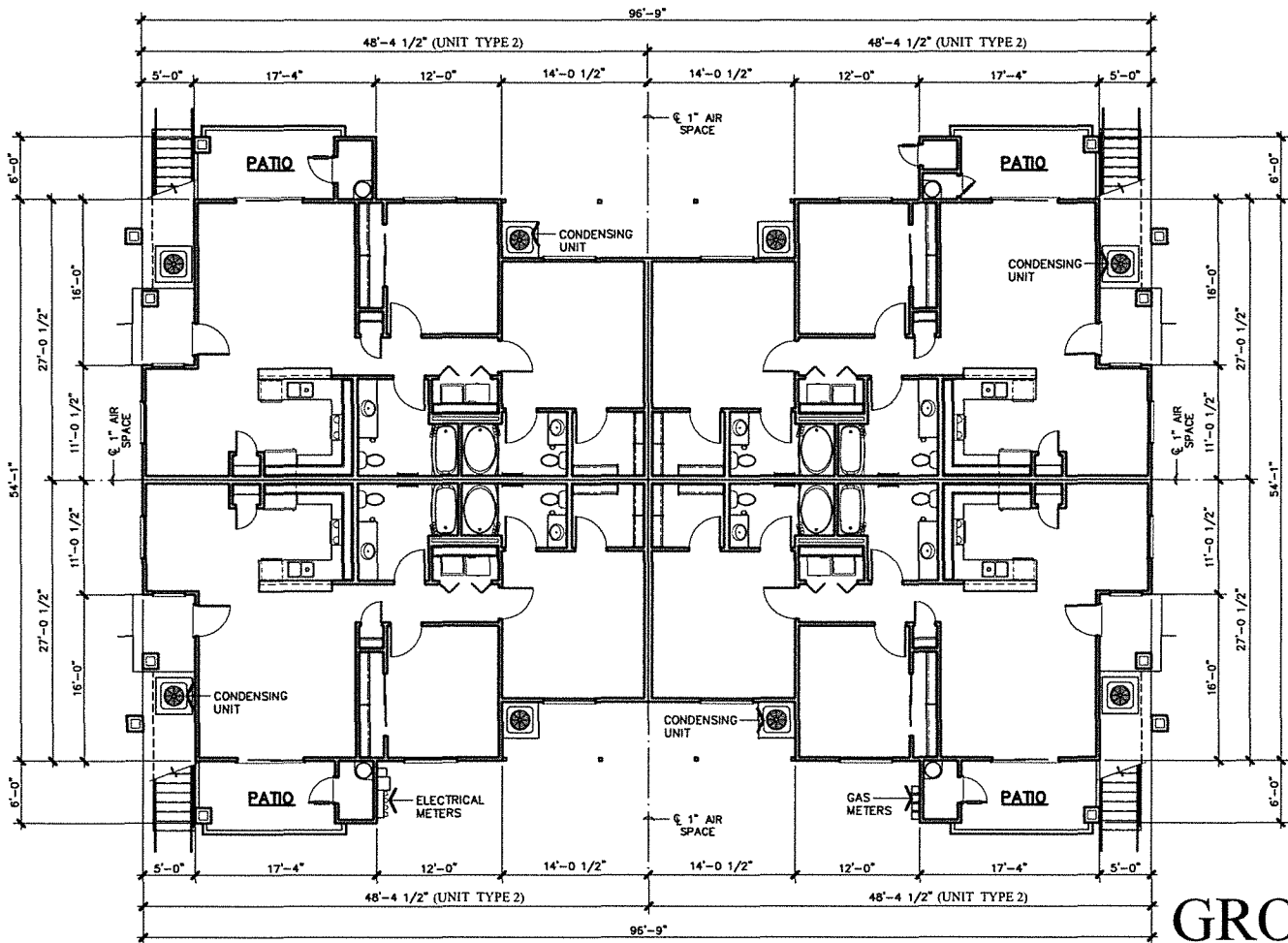
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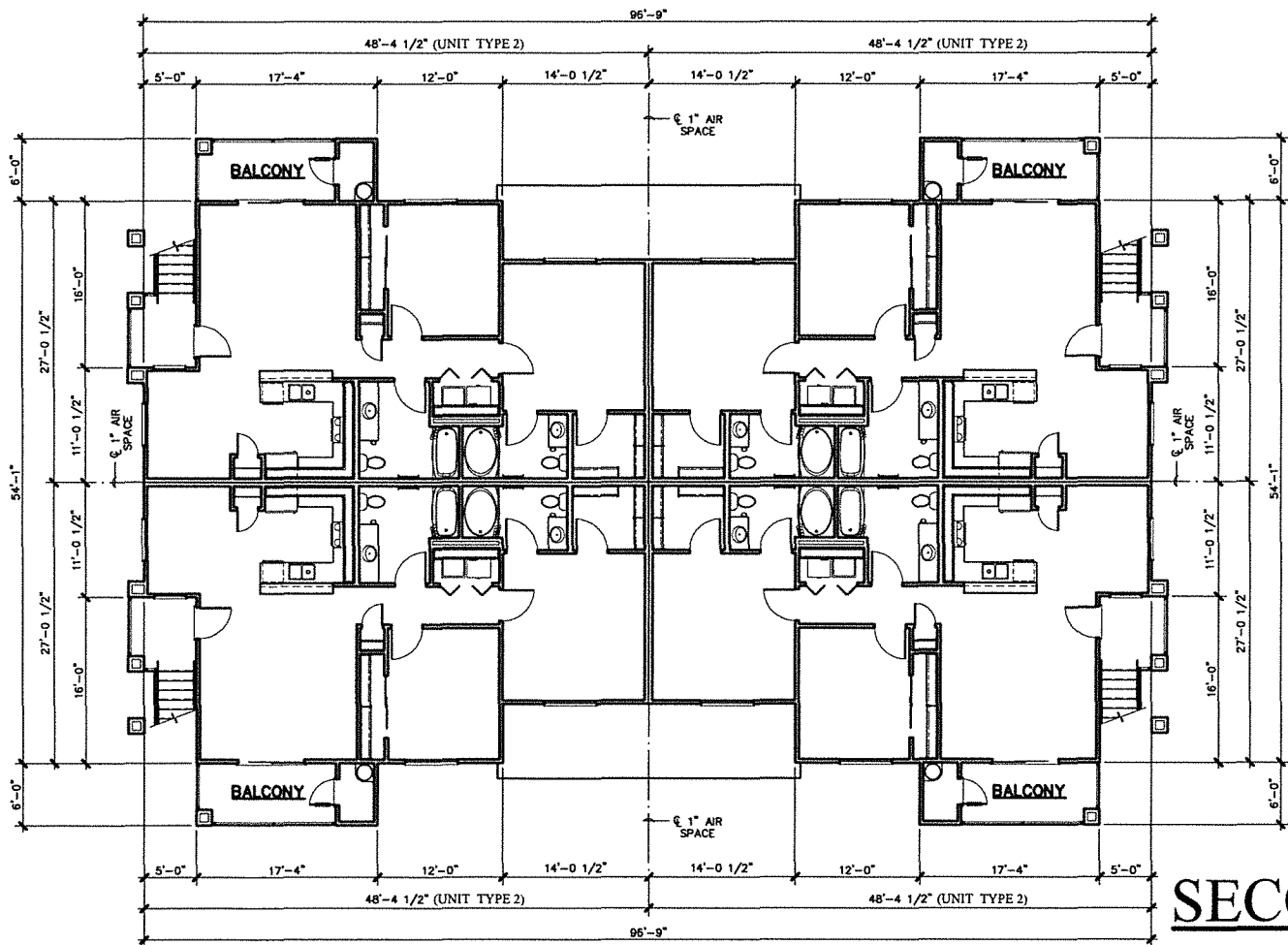


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CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.25.16
Sheet Number:

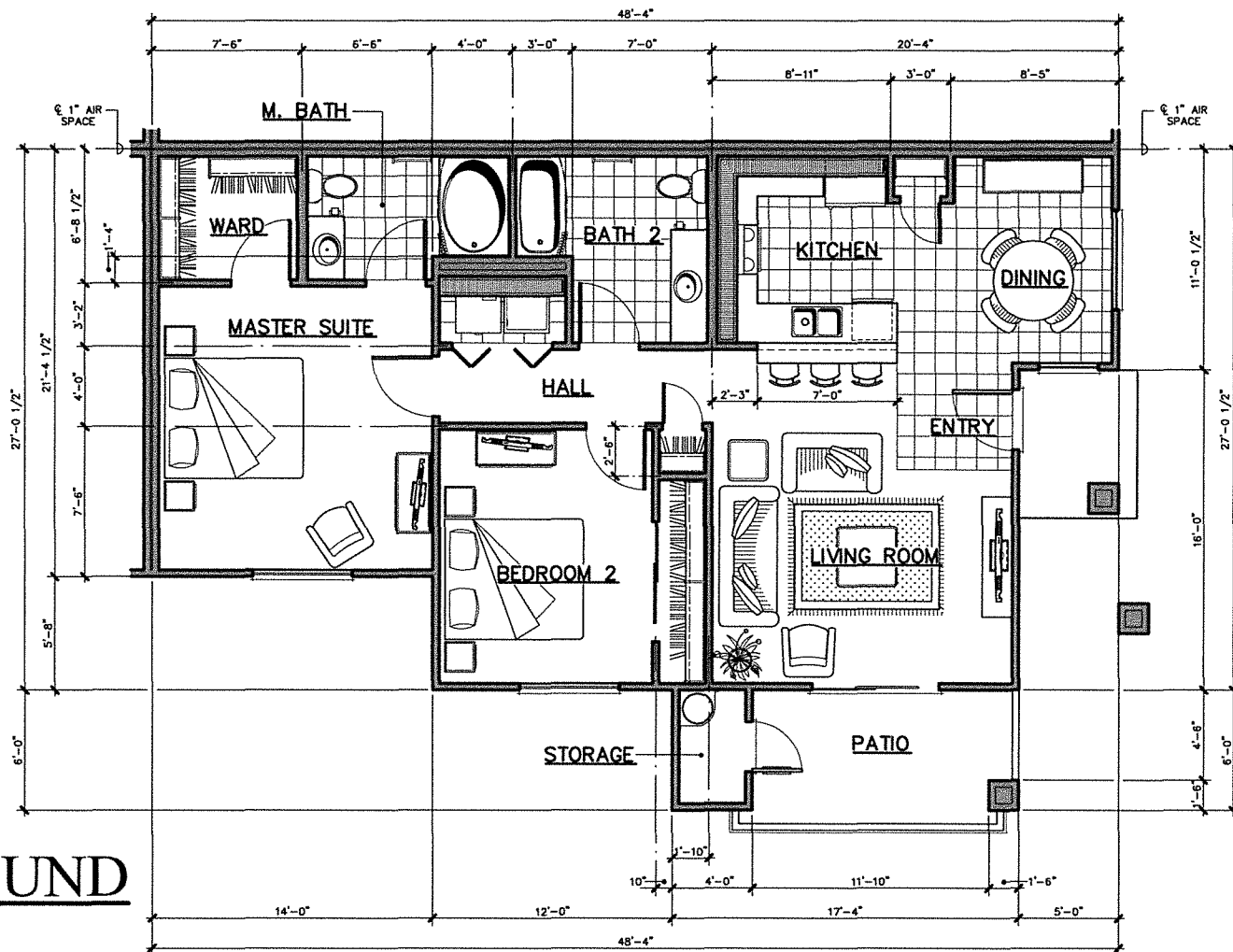
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Of . Sheets .



GROUND



SECOND



**UNIT TYPE 2
FLOOR PLAN** 1/4" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX		(8) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,147 SQ. FT./UNIT
OCCUPANCY GROUP		R-2
CONSTRUCTION TYPE		V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA		
a. GROUND FLOOR	4,588 SQ. FT.	
b. COVERED PORCH/ PATIOS	576 SQ. FT.	
c. SECOND FLOOR	4,588 SQ. FT.	
d. COVERED PORCH/ PATIOS	576 SQ. FT.	
TOTAL BUILDING AREA	10,328 SQ. FT.	
FIRE RESISTANCE REQUIREMENTS		
a. EXTERIOR WALLS	NON-RATED	
b. INTERIOR BEARING WALLS	NON-RATED	
c. INTERIOR NON-BEARING WALLS	NON-RATED	
d. CEILING/ROOF ASSEMBLY	NON-RATED	
e. FLOOR/CEILING ASSEMBLY	W-1.6 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251	
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)	
g. SHAFT ENCLOSURES	NONE OCCUR	
h. EXTERIOR OPENINGS	NON-RATED	

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Phone: 559.225.2602

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issuances: _____ Date: _____

☐ DESIGN REVIEW

☐ PLAN CHECK

☐ BACK CHECK

☐ PERMITS

☐ CONSTRUCTION

☐ AS BUILT

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Reference North:

Scale: AS NOTED

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

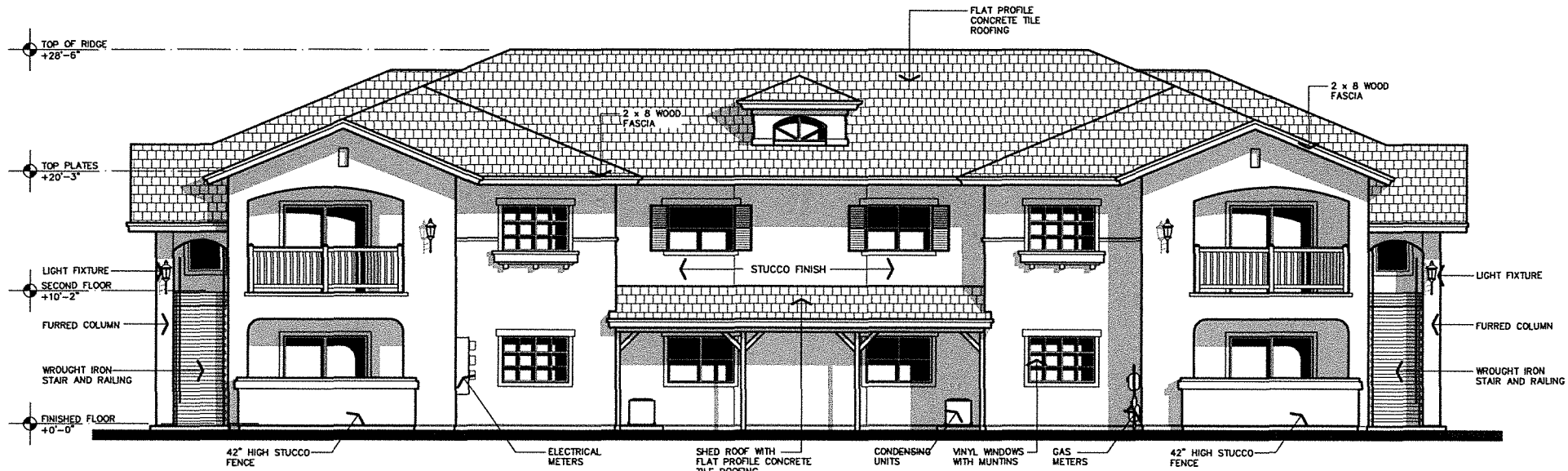
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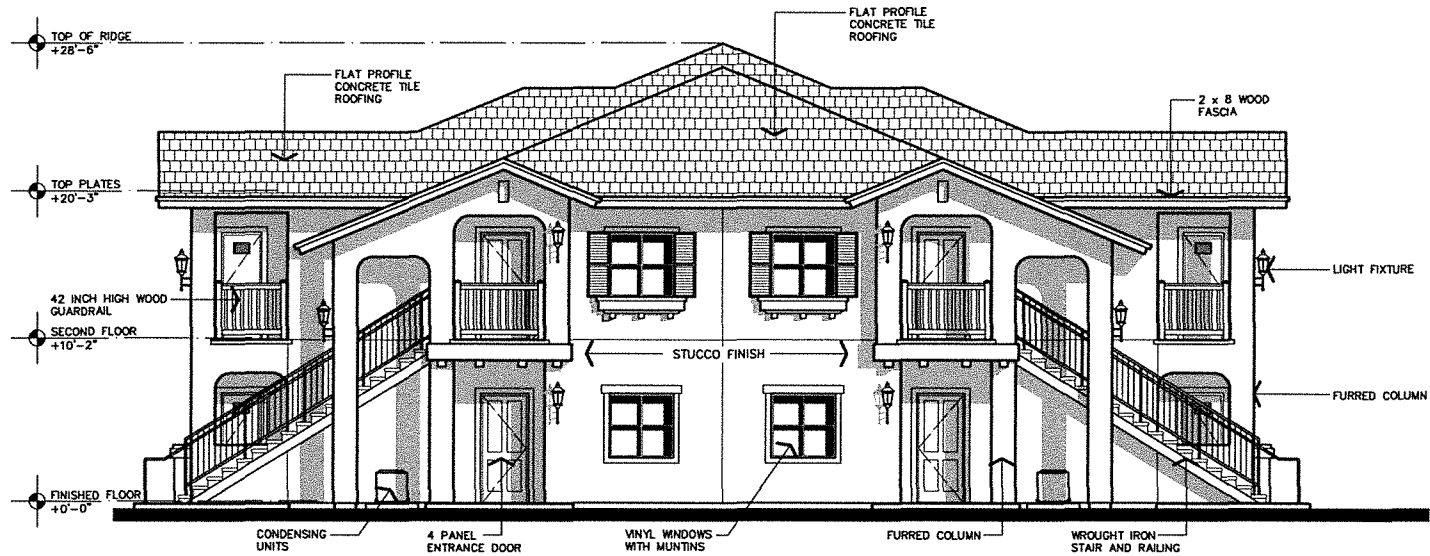
PA7

Of _____ Sheets _____

**BUILDING 'B'
COMPOSITE PLAN** 1/8" = 1'-0"



BUILDING 'B' - FRONT / REAR



BUILDING 'B' - END

**EXTERIOR
ELEVATIONS**

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

Project Architect



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Reference North:



Scale: 3/16" = 1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 142512

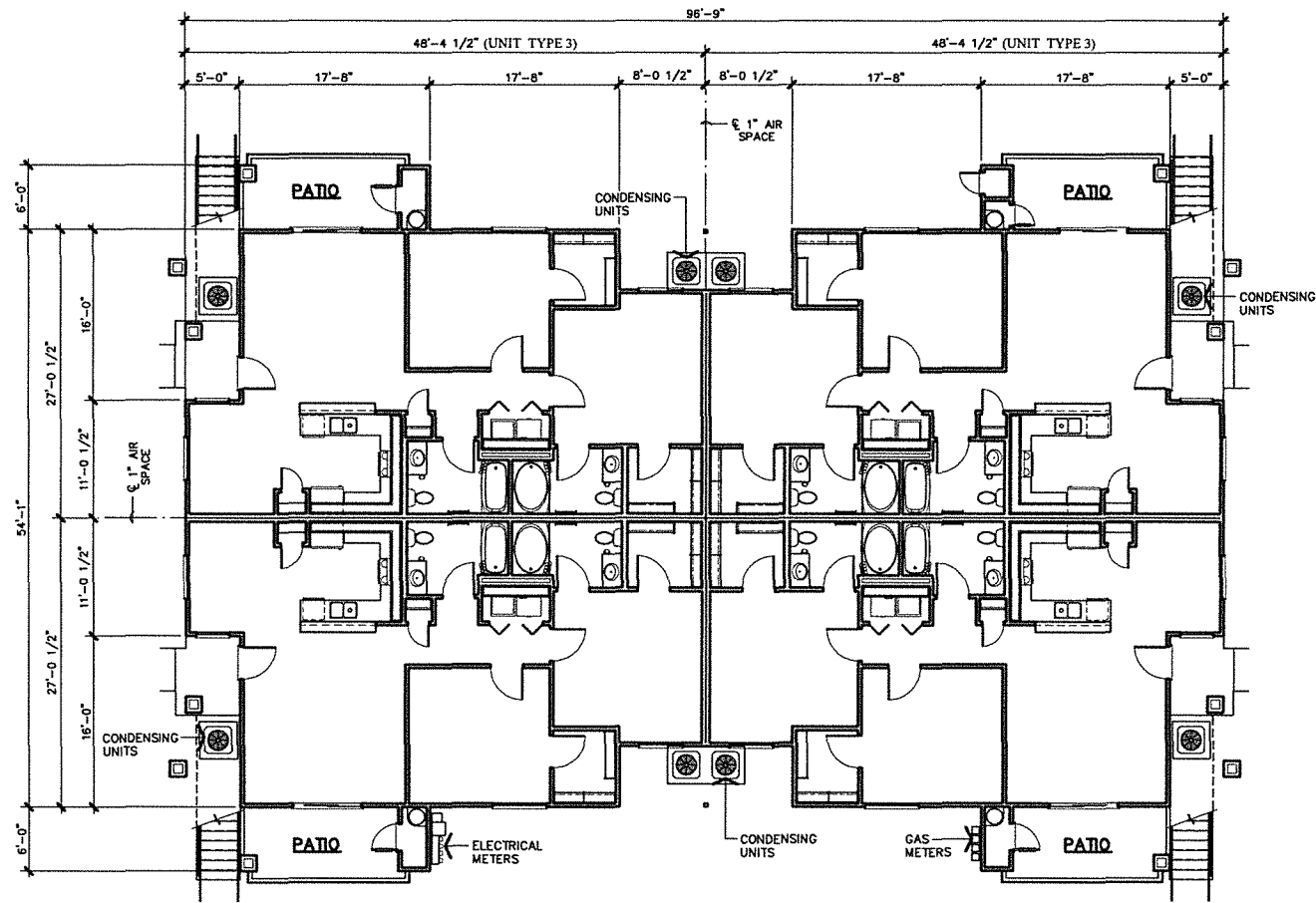
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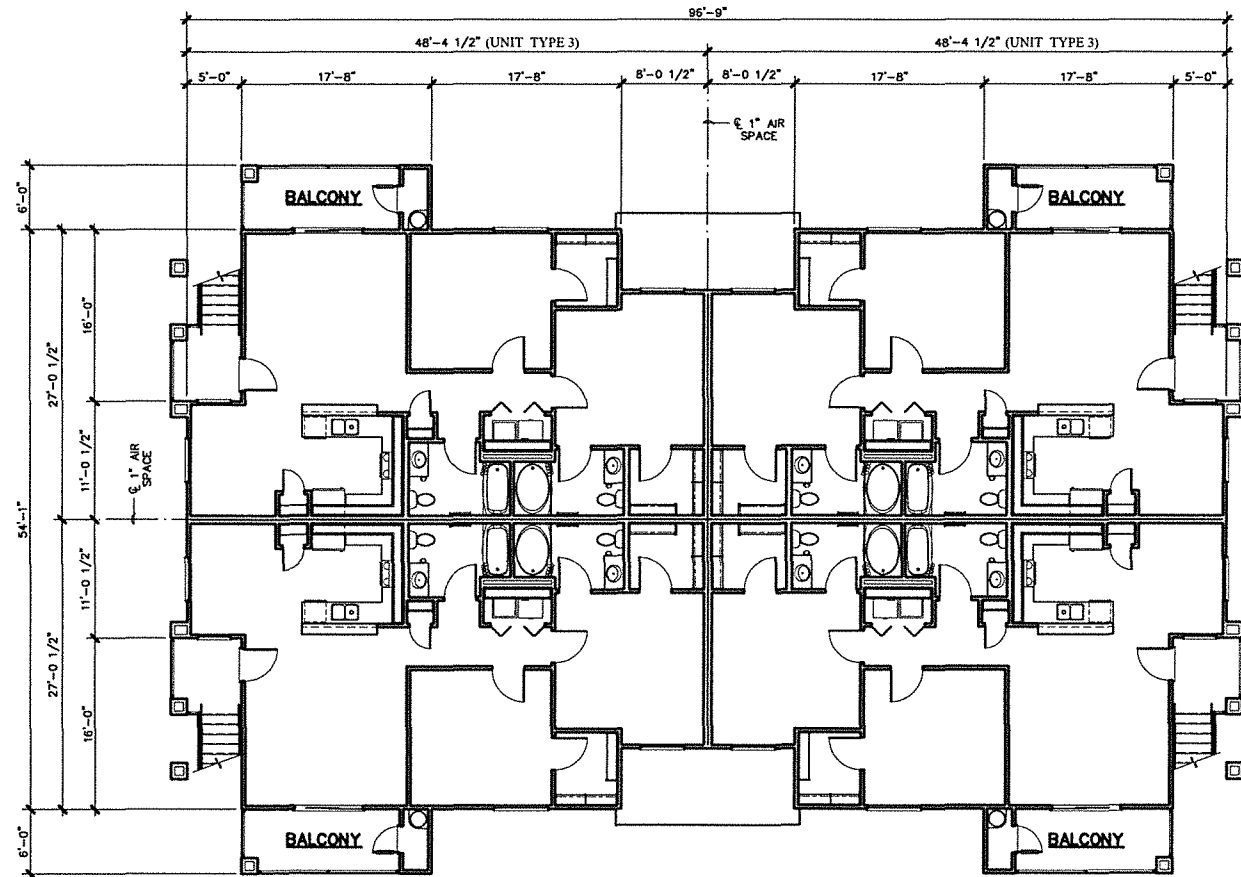
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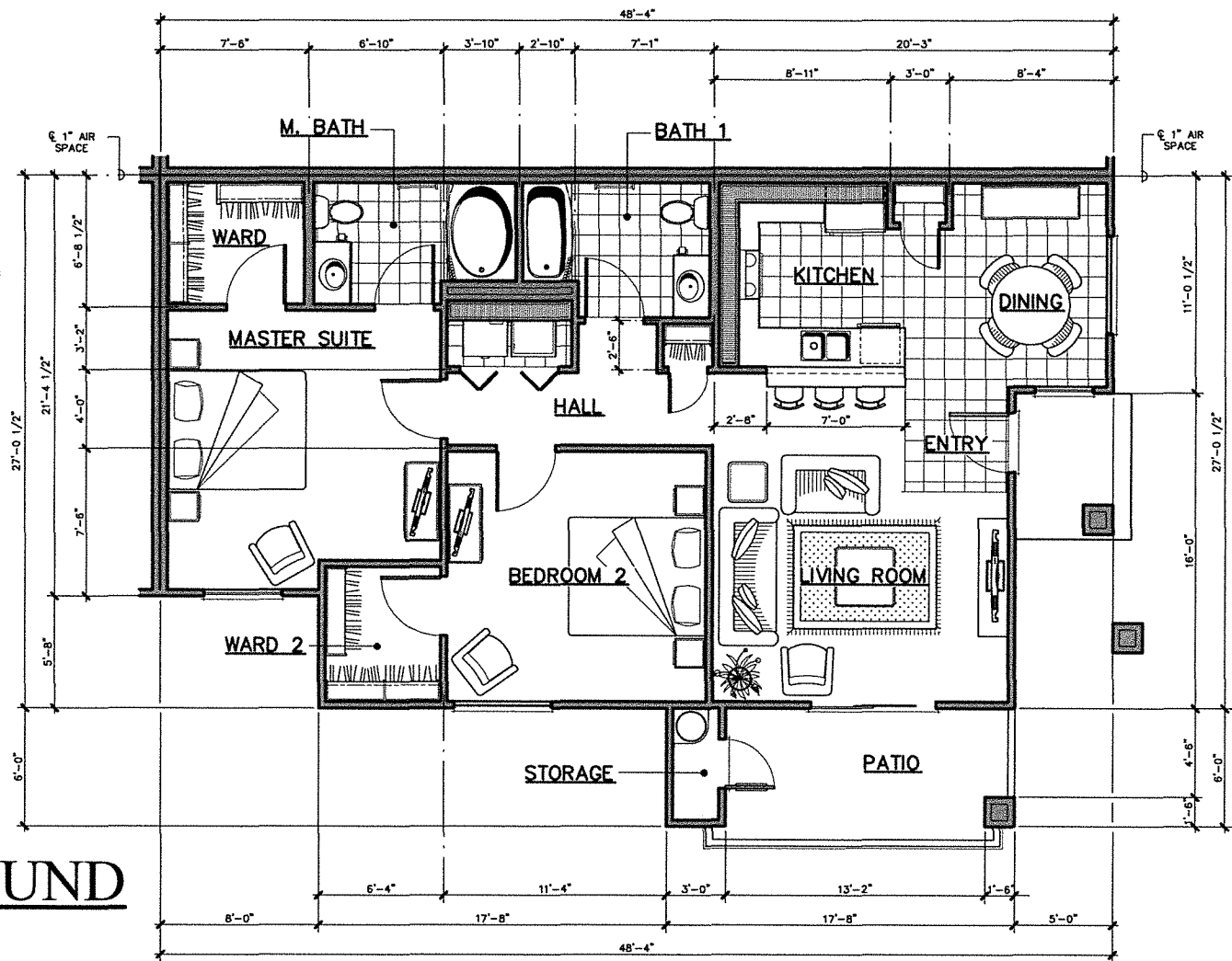
3/16" = 1'-0"



GROUND



SECOND



UNIT TYPE 3
FLOOR PLAN 1/4" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX	(8) UNITS TYPE "3" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,181 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,724 SQ. FT.
2. COVERED PORCH/ PATIOS	536 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,724 SQ. FT.
2. COVERED PORCH/ PATIOS	536 SQ. FT.
TOTAL BUILDING AREA	10,520 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	WJ-1.6 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

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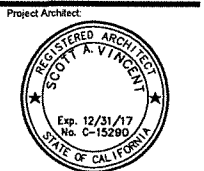
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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



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Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

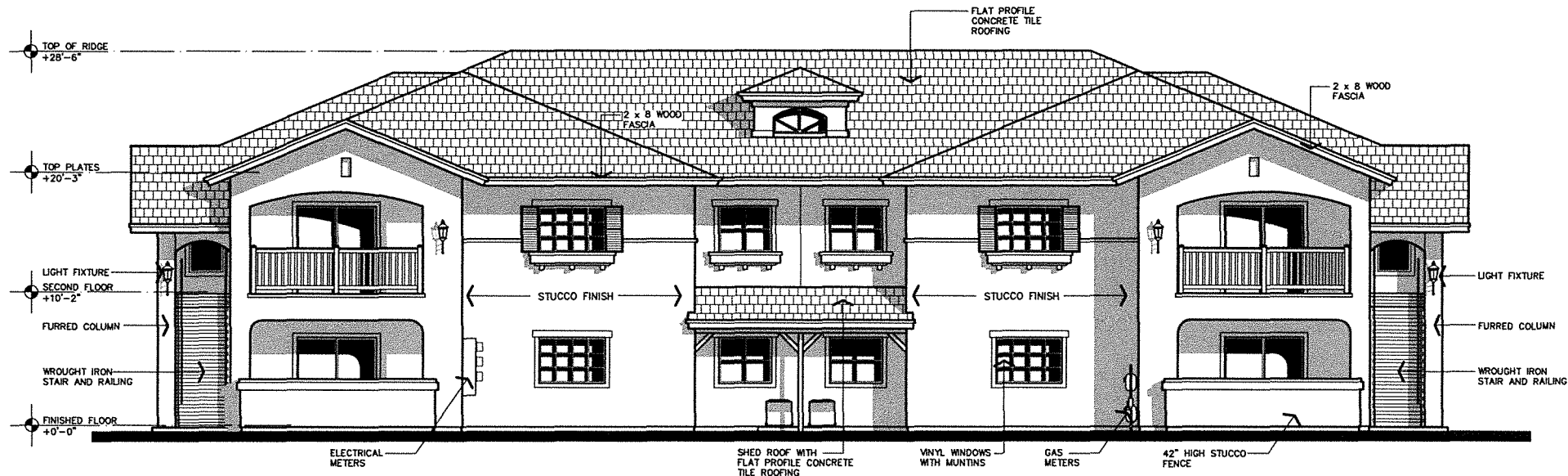
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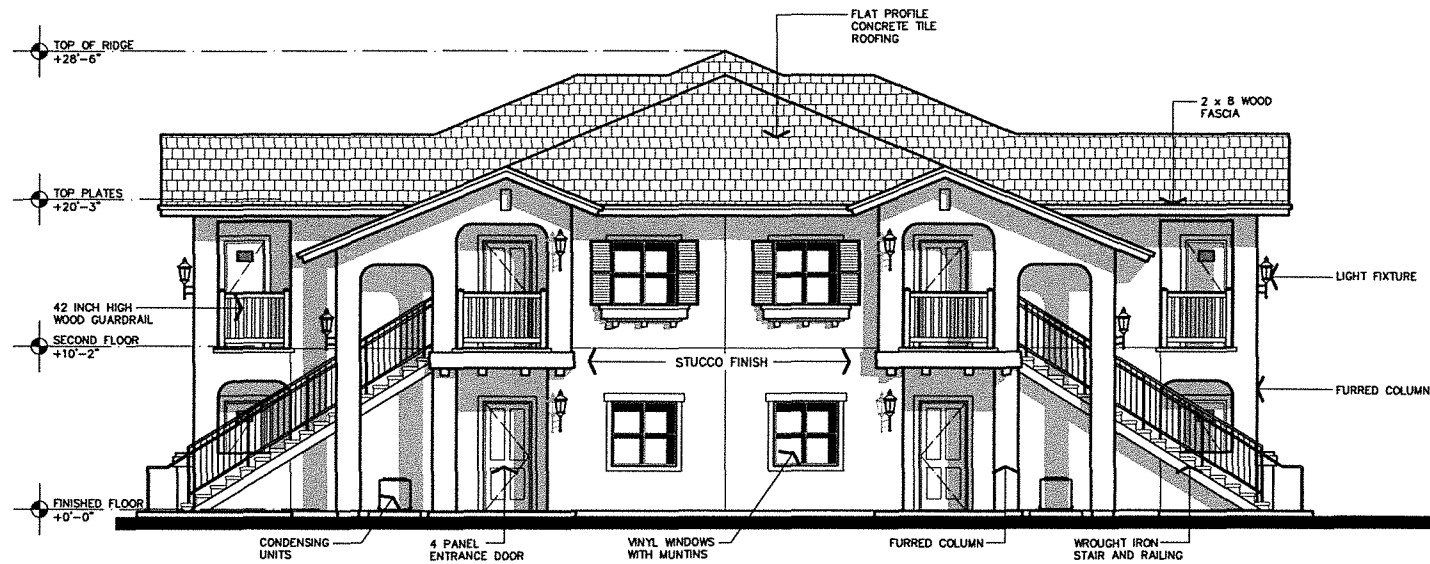
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Of _____ Sheets _____

BUILDING 'C'
COMPOSITE PLAN 1/8" = 1'-0"



BUILDING 'C' - FRONT / REAR



BUILDING 'C' - END

EXTERIOR ELEVATIONS

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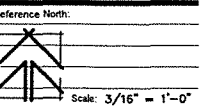
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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
LAND VALUE MANAGEMENT
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



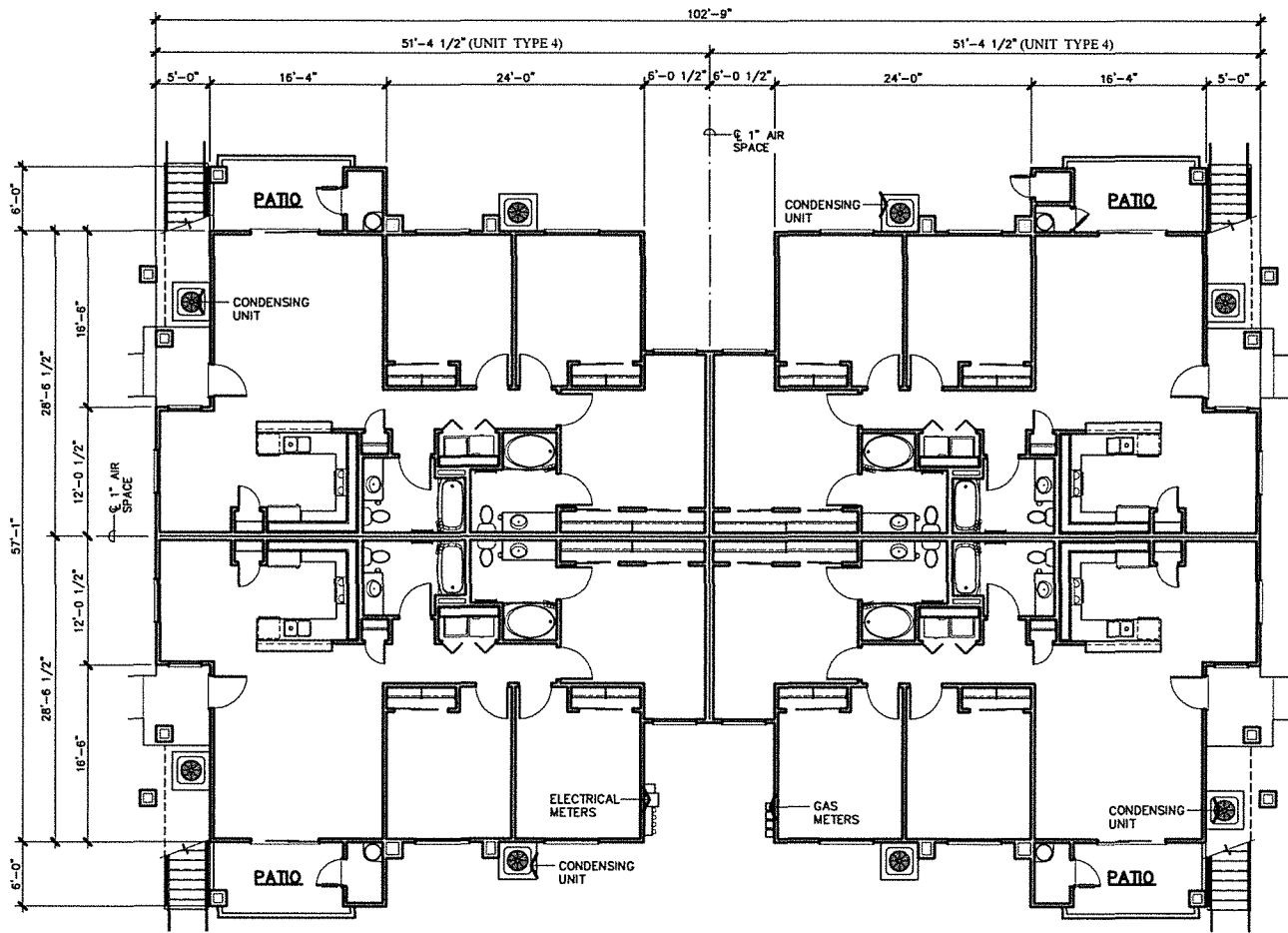
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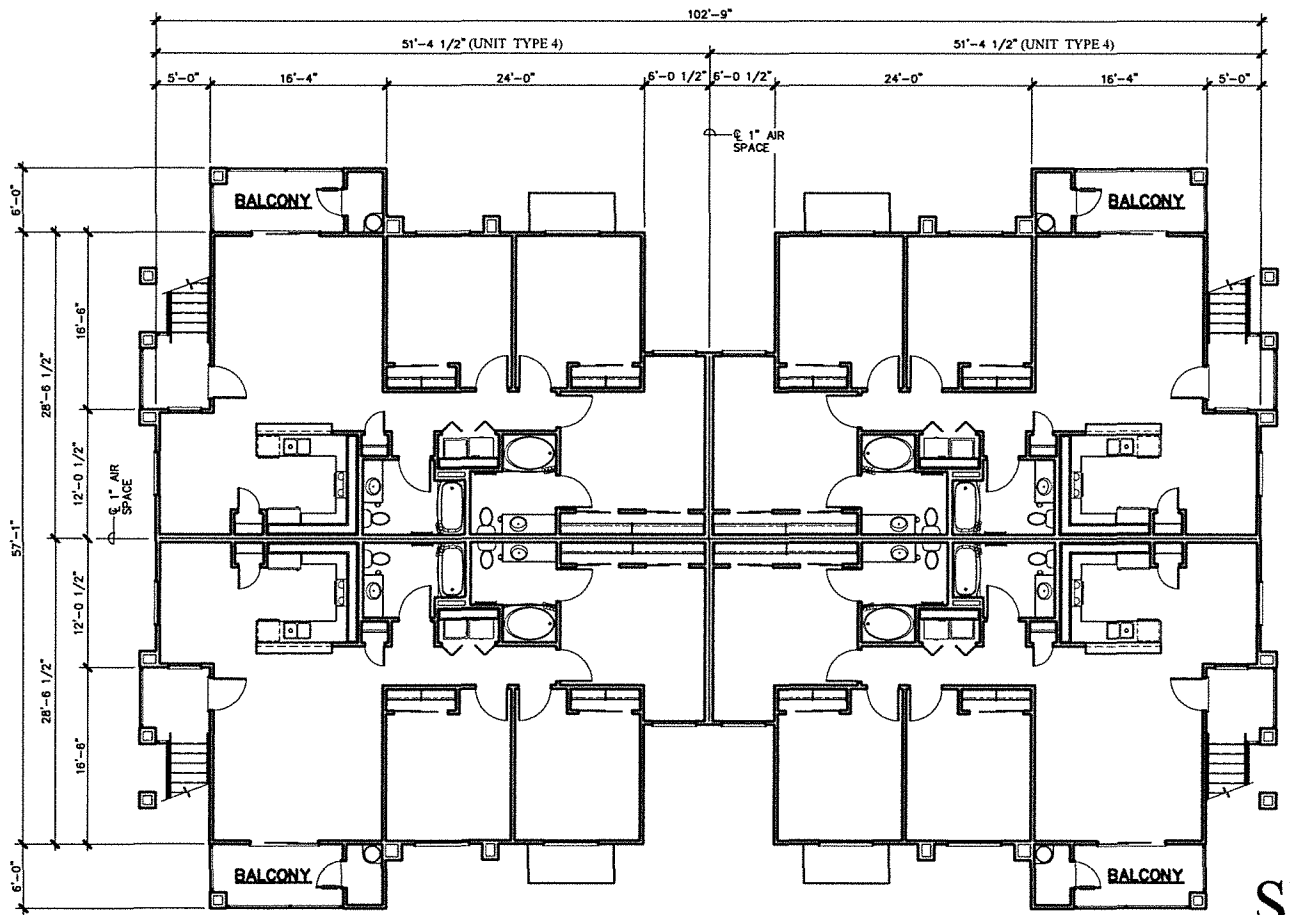


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CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.25.16
Sheet Number:

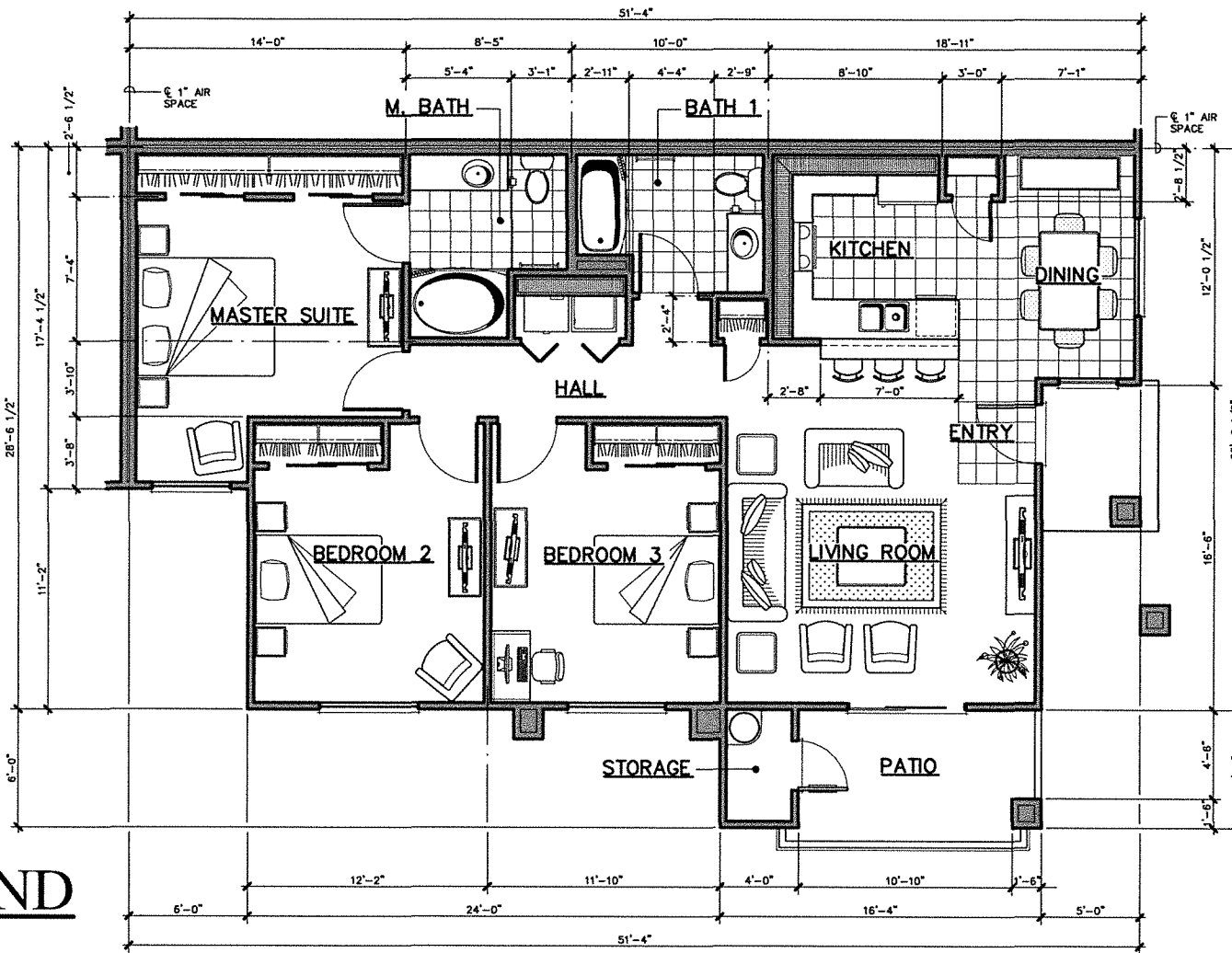
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Of . Sheets .



GROUND



SECOND



**UNIT TYPE 4
FLOOR PLAN** 1/4" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX		(8) UNITS TYPE "4" 3 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,316 SQ. FT./UNIT
OCCUPANCY GROUP		R-2
CONSTRUCTION TYPE		V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA		
a. GROUND FLOOR		5,264 SQ. FT.
1. RESIDENTIAL UNITS		552 SQ. FT.
2. COVERED PORCH/ PATIOS		
b. SECOND FLOOR		5,264 SQ. FT.
1. RESIDENTIAL UNITS		552 SQ. FT.
2. COVERED PORCH/ PATIOS		
TOTAL BUILDING AREA		11,632 SQ. FT.
FIRE RESISTANCE REQUIREMENTS		
a. EXTERIOR WALLS		NON-RATED
b. INTERIOR BEARING WALLS		NON-RATED
c. INTERIOR NON-BEARING WALLS		NON-RATED
d. CEILING/ROOF ASSEMBLY		NON-RATED
e. FLOOR/CEILING ASSEMBLY		WJ-1.5 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS		ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES		NONE OCCUR
h. EXTERIOR OPENINGS		NON-RATED

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



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☐ PLAN CHECK

☐ BACK CHECK

☐ PERMITS

☐ CONSTRUCTION

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Reference North:

Scale: AS NOTED

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

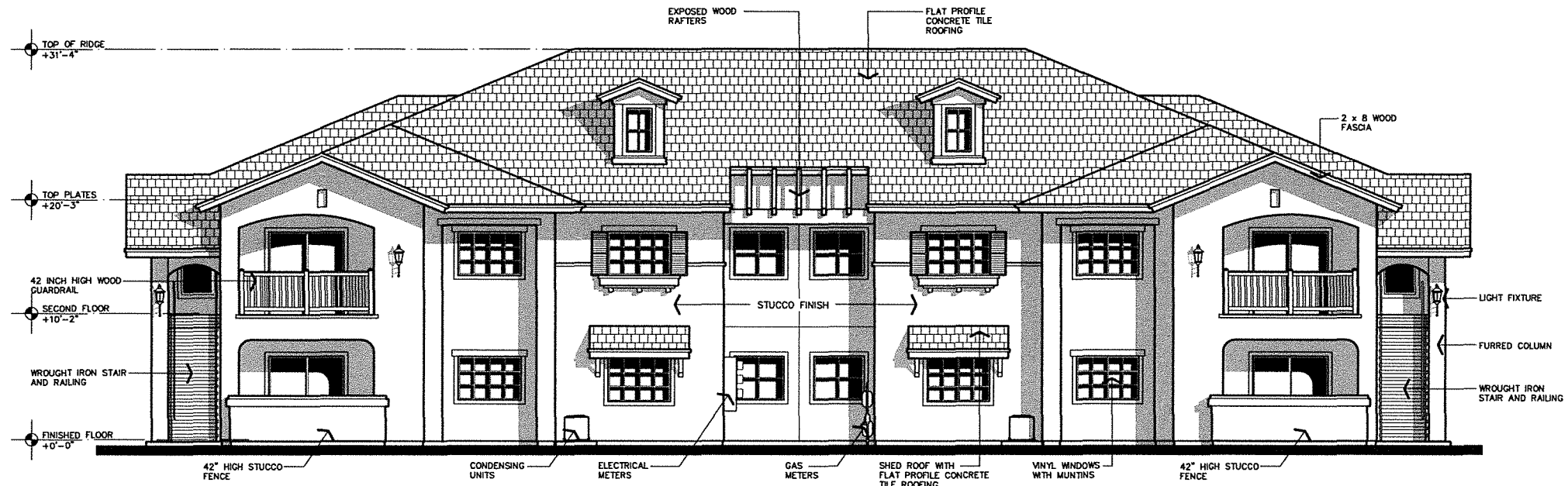
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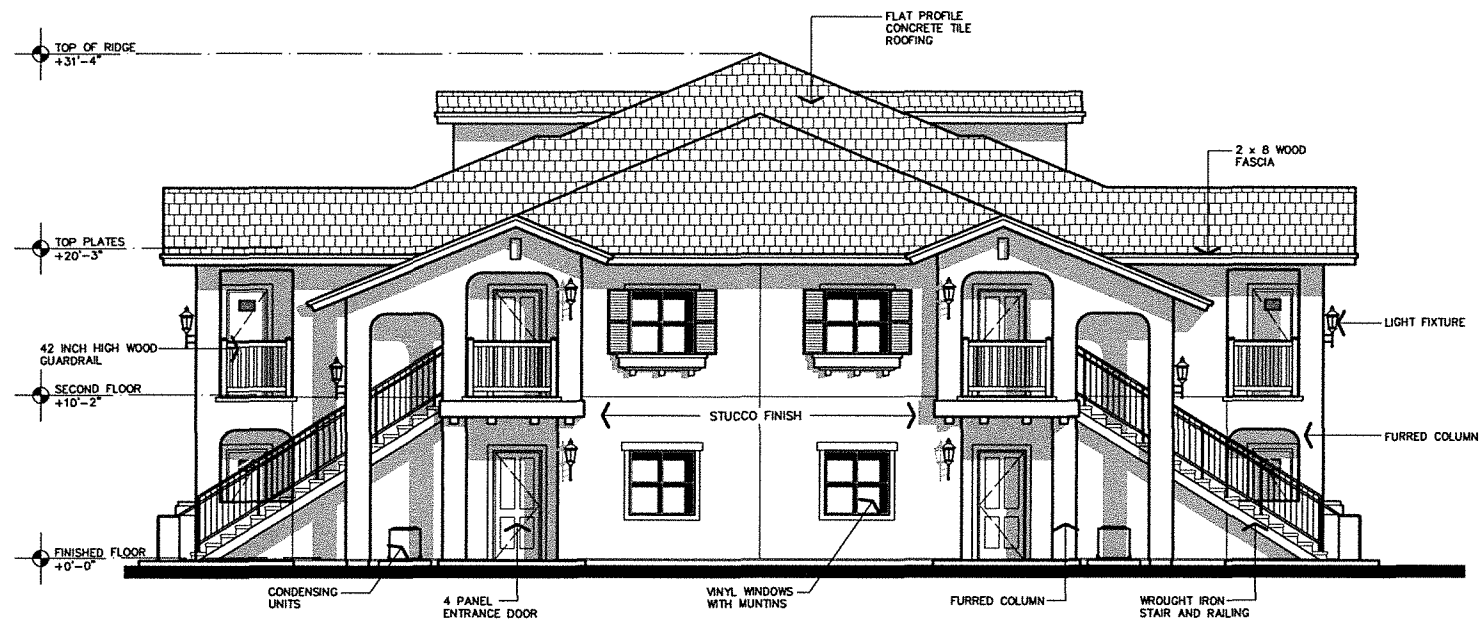
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Of _____ Sheets _____

**BUILDING 'D'
COMPOSITE PLAN** 1/8" = 1'-0"



BUILDING 'D' - FRONT / REAR



BUILDING 'D' - END

EXTERIOR
ELEVATIONS

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

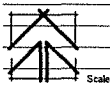
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CLOVIS, CALIFORNIA

Project Number: 140512

Plot Date: 05.25.16

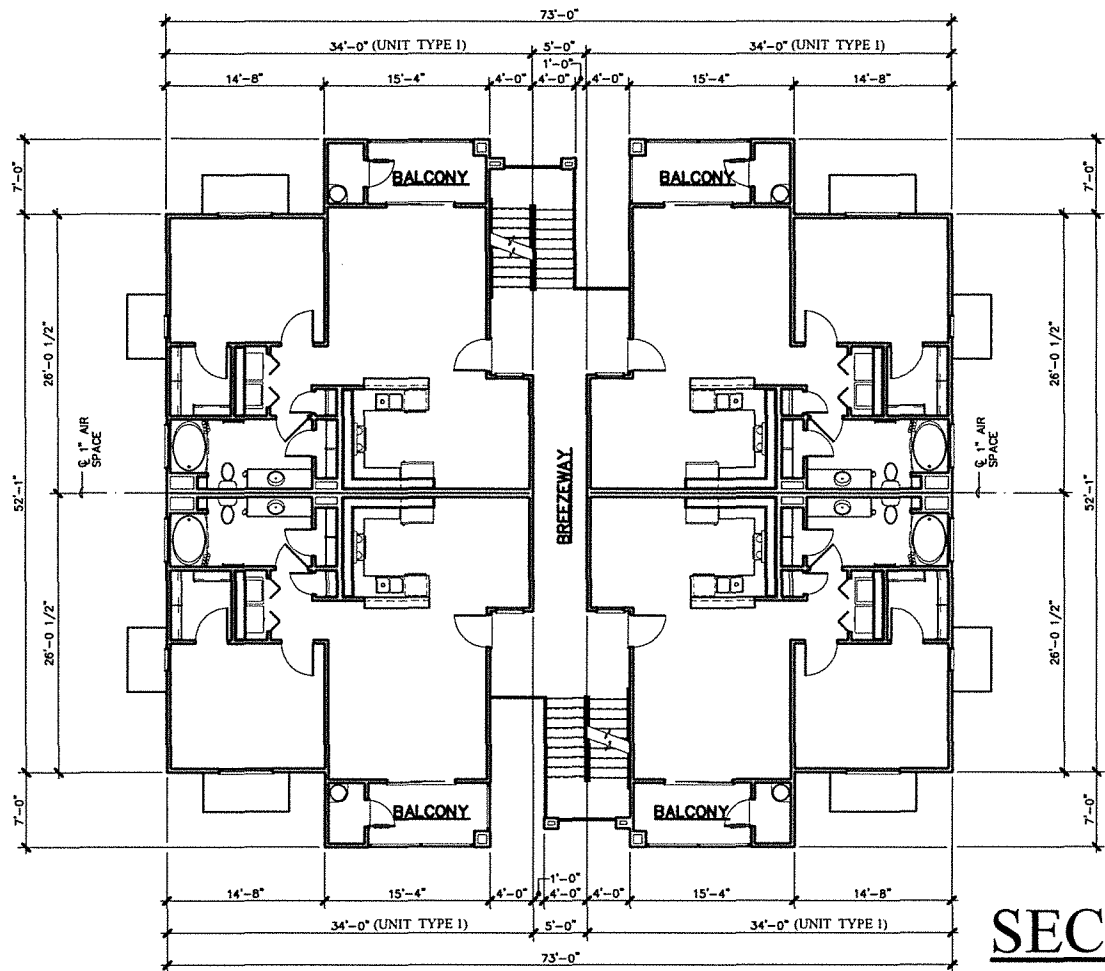
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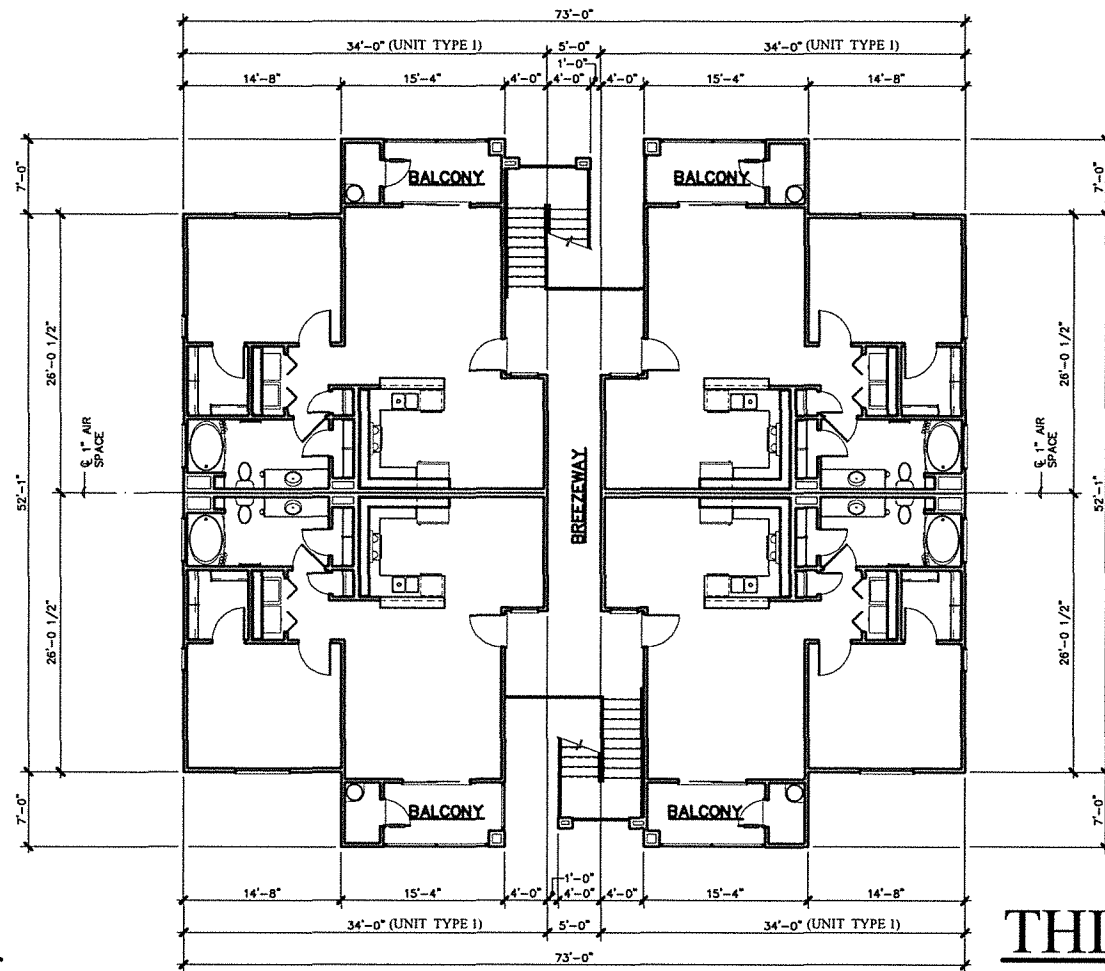
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3/16" = 1'-0"

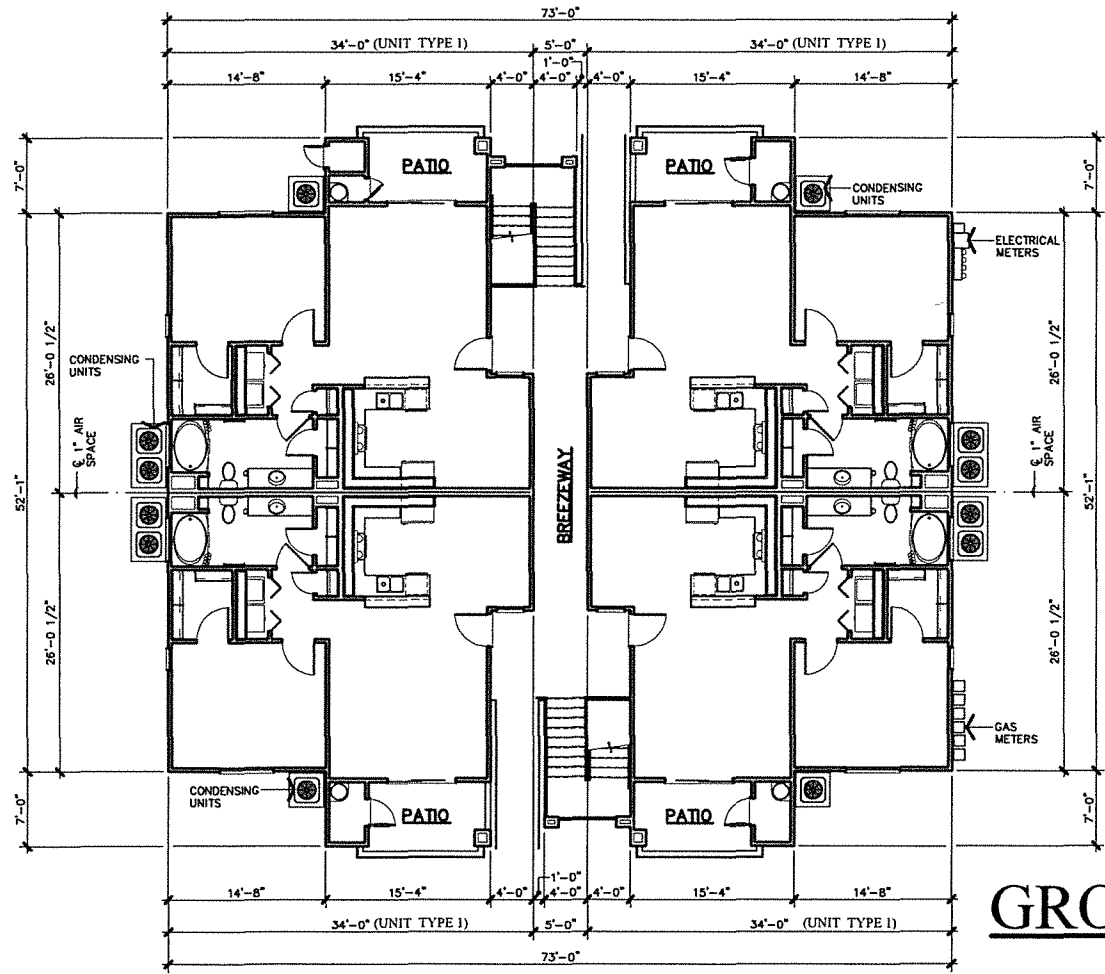
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SECOND



THIRD



GROUND

BUILDING 'E' COMPOSITE PLANS

1/8" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX	(12) UNITS TYPE "1" 1 BEDROOMS 1 BATHROOMS WALK-UP UNIT 839 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	3,356 SQ. FT.
2. COVERED PORCH/ PATIOS	368 SQ. FT.
3. BREEZEWAY	361 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	3,356 SQ. FT.
2. COVERED PORCH/ PATIOS	368 SQ. FT.
3. BREEZEWAY	361 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	3,356 SQ. FT.
2. COVERED PORCH/ PATIOS	368 SQ. FT.
3. BREEZEWAY	361 SQ. FT.
TOTAL BUILDING AREA	12,255 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

Project Architect:



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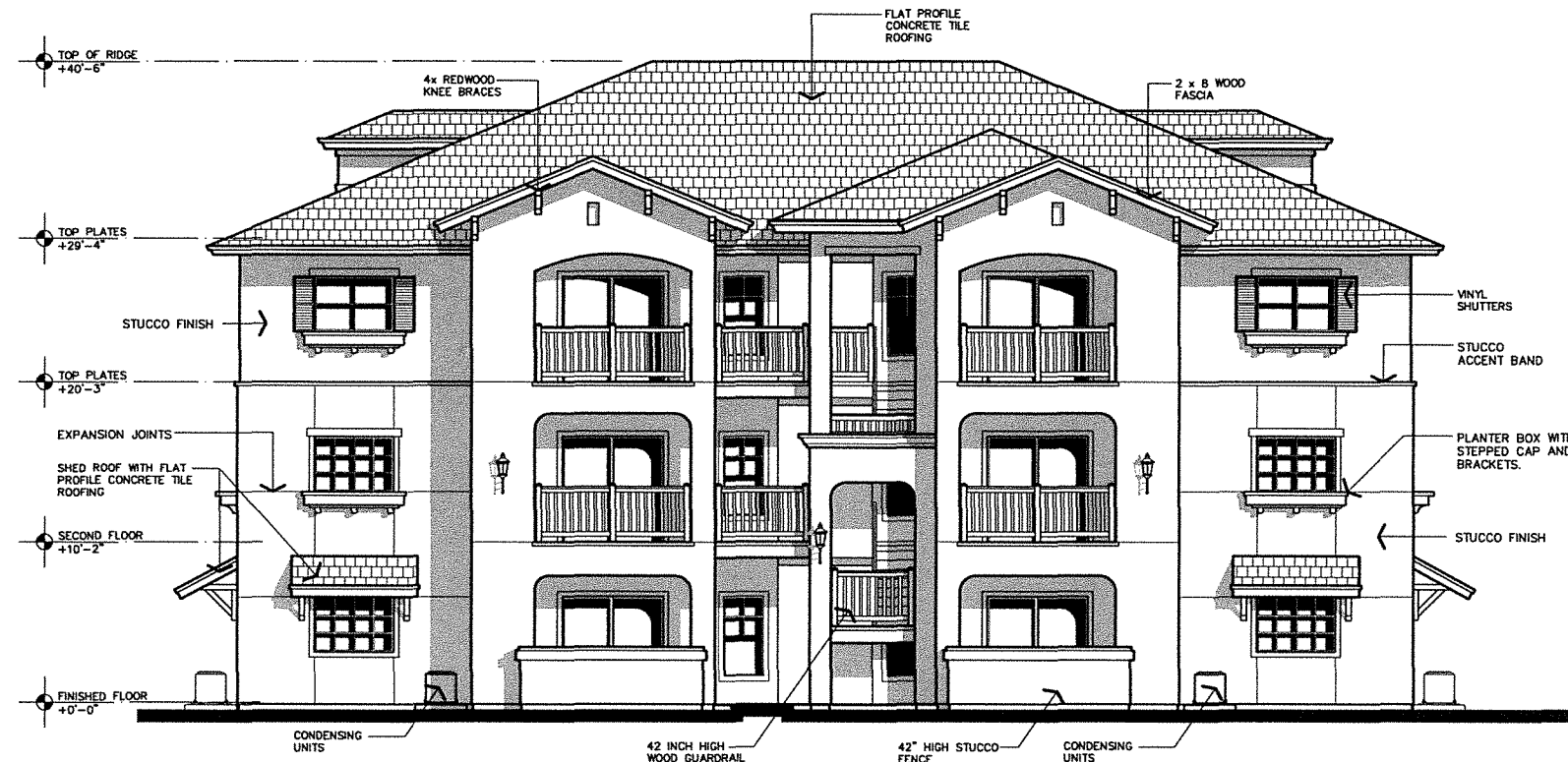
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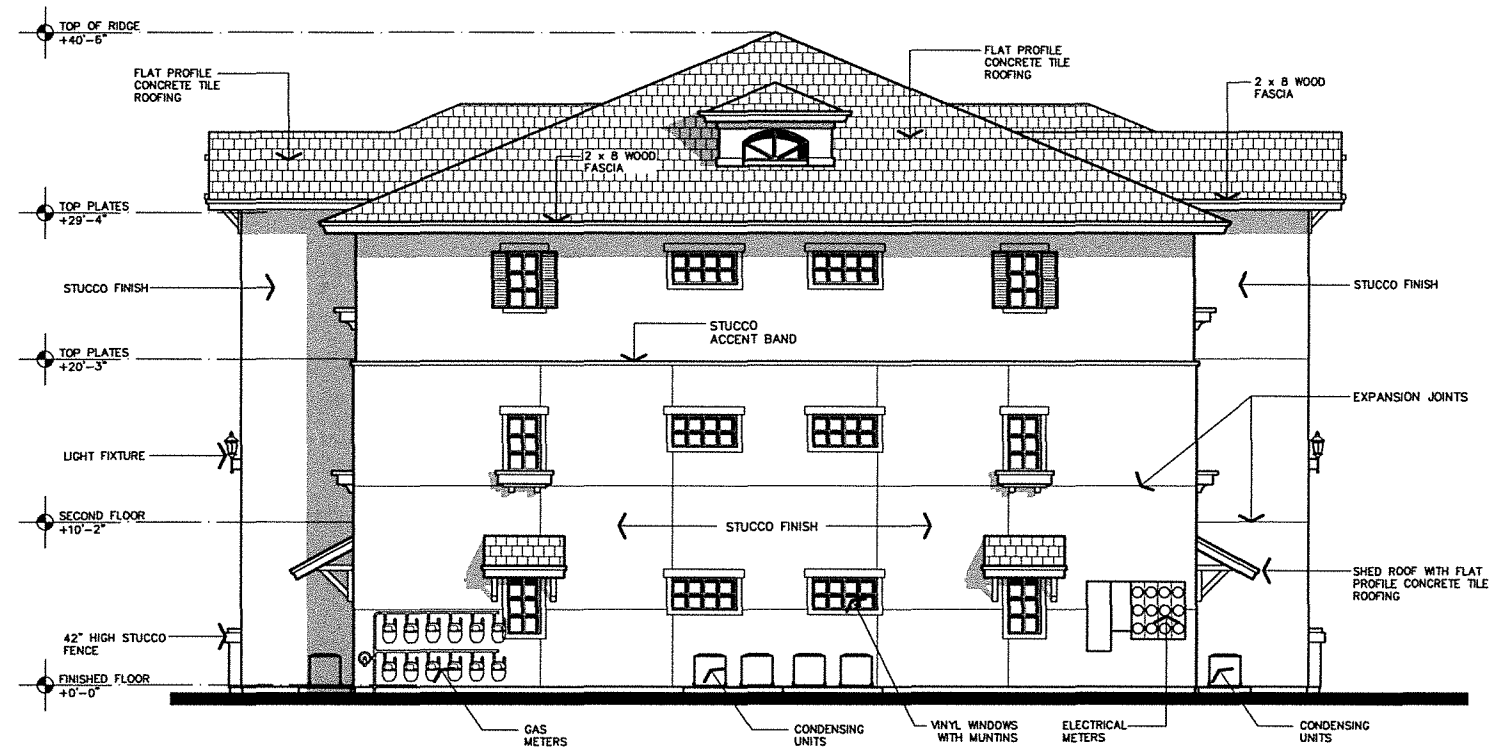
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Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.28.16
Sheet Number:

PA13
Of . . . Sheets . . .



BUILDING 'E' - FRONT / REAR



BUILDING 'E' - END

EXTERIOR ELEVATIONS

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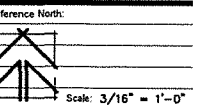
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



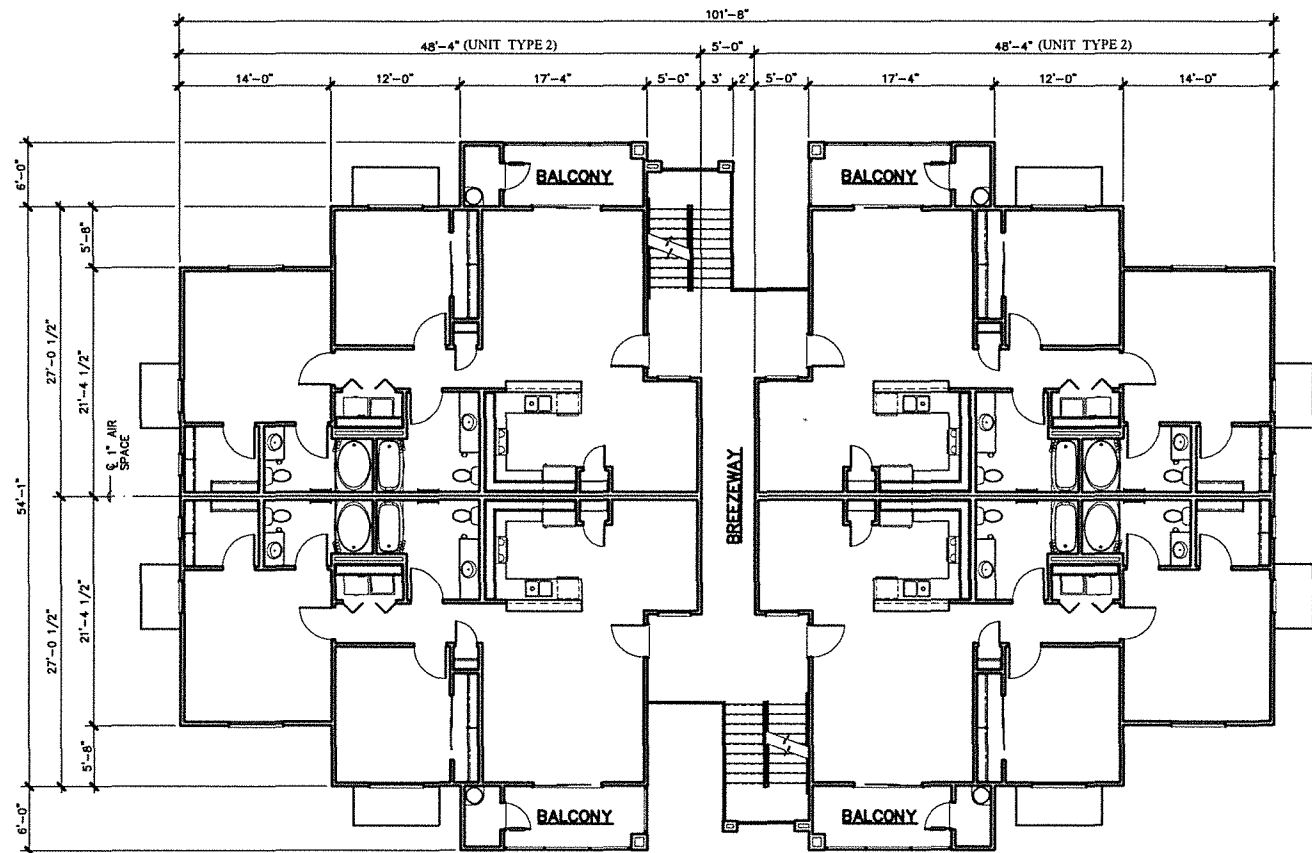
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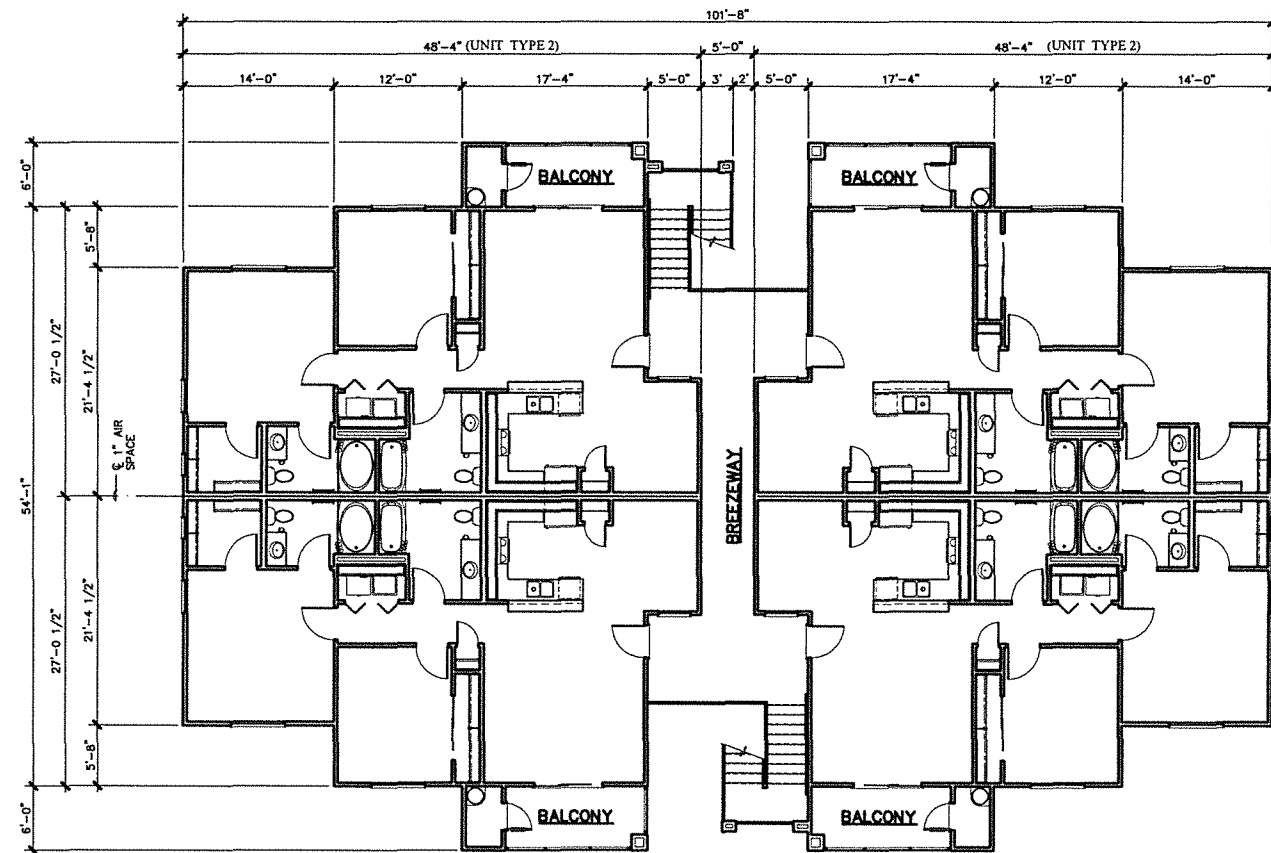


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CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.28.16
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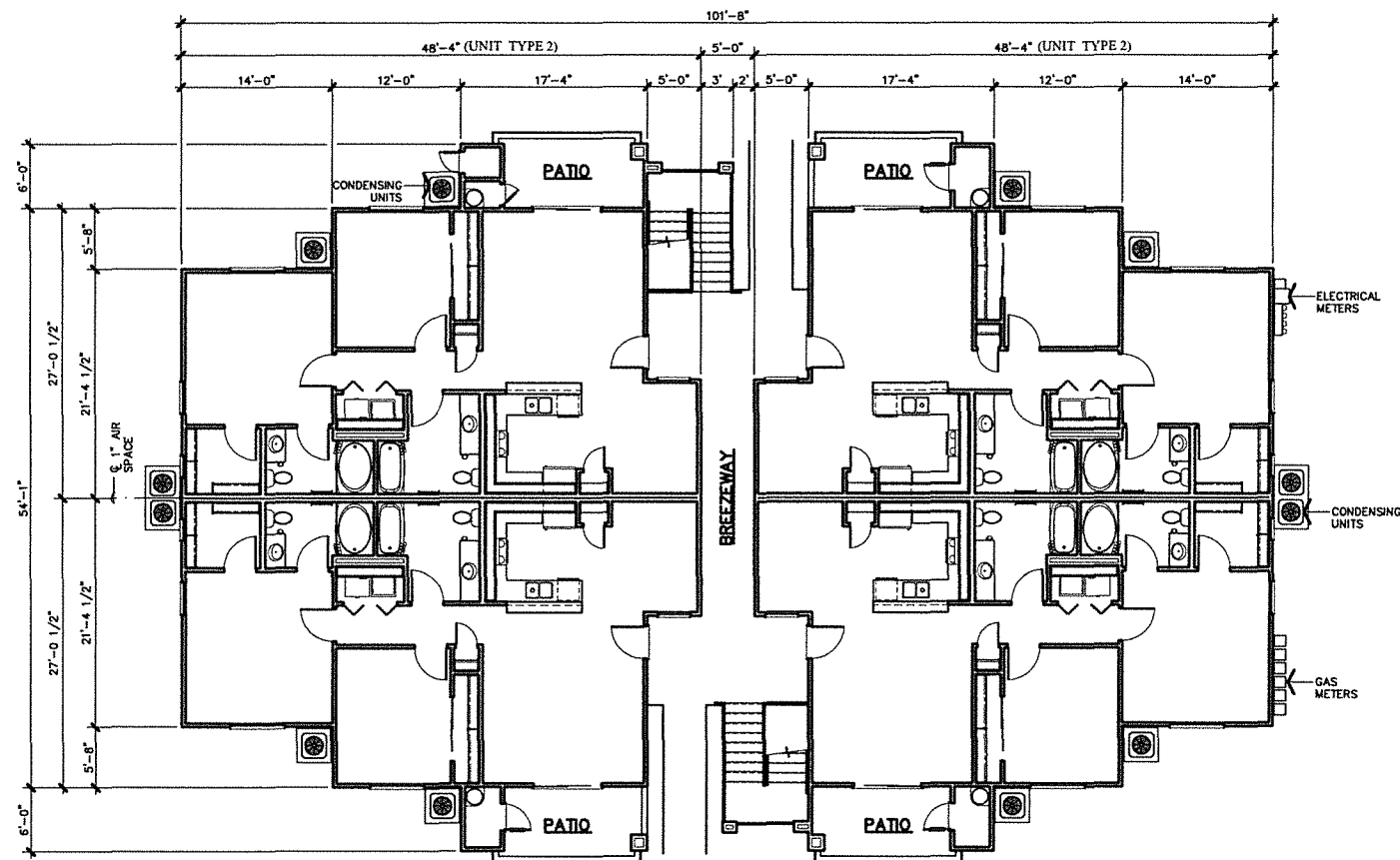
PA14
Of . Sheets .



SECOND



THIRD



GROUND

BUILDING STATISTICS

BUILDING UNIT MIX	(12) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,147 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	4,588 SQ. FT.
1. RESIDENTIAL UNITS	416 SQ. FT.
2. COVERED PORCH/ PATIOS	400 SQ. FT.
3. BREEZEWAY	400 SQ. FT.
b. SECOND FLOOR	4,588 SQ. FT.
1. RESIDENTIAL UNITS	416 SQ. FT.
2. COVERED PORCH/ PATIOS	416 SQ. FT.
3. BREEZEWAY	400 SQ. FT.
c. THIRD FLOOR	4,588 SQ. FT.
1. RESIDENTIAL UNITS	416 SQ. FT.
2. COVERED PORCH/ PATIOS	416 SQ. FT.
3. BREEZEWAY	400 SQ. FT.
TOTAL BUILDING AREA	16,212 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:

LAND VALUE

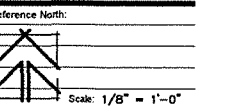
MANAGEMENT

SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issuances:	Date:
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Scale: 1/8" = 1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

Plot Date: 05.26.16

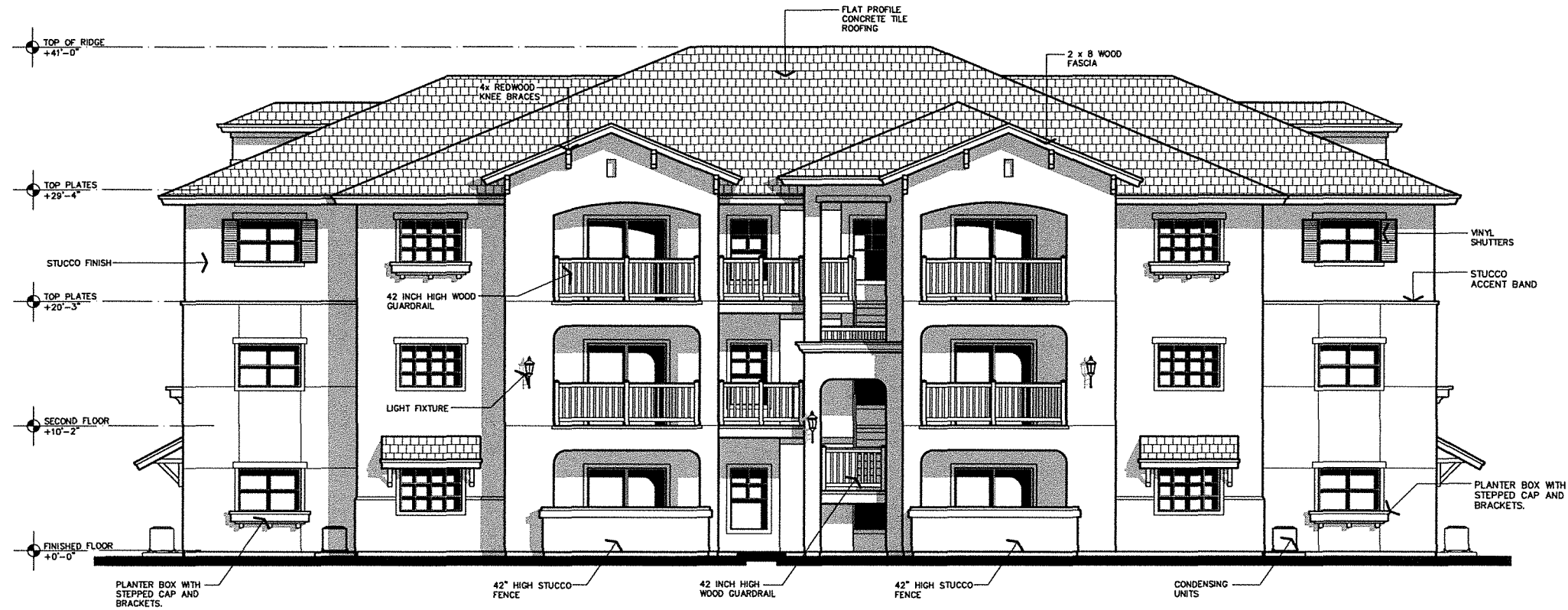
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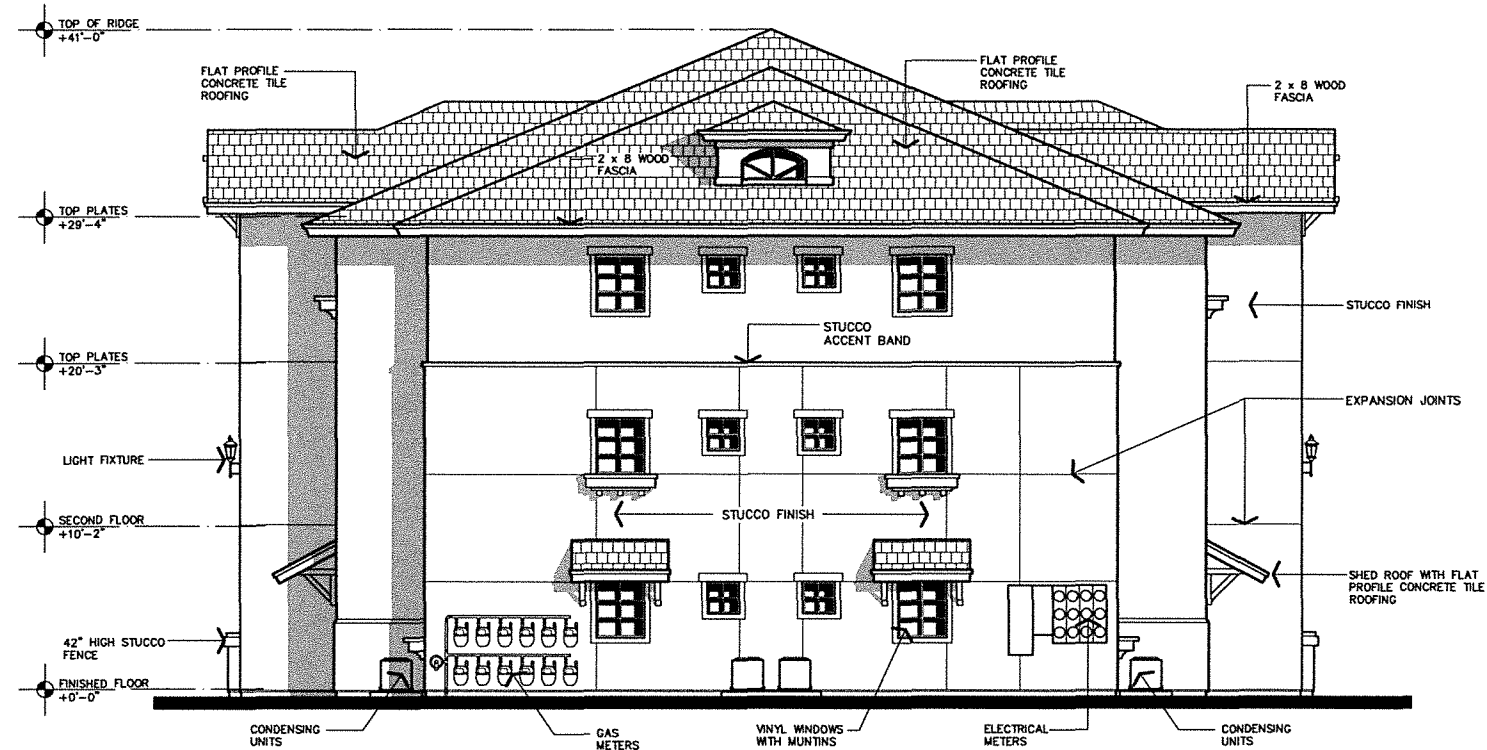
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BUILDING 'F' COMPOSITE PLANS

1/8" = 1'-0"



BUILDING 'F' - FRONT / REAR



BUILDING 'F' - END

EXTERIOR ELEVATIONS

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:

LAND VALUE MANAGEMENT

SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

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<input type="radio"/> BACK CHECK	
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Reference North:



Scale: 3/16" = 1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

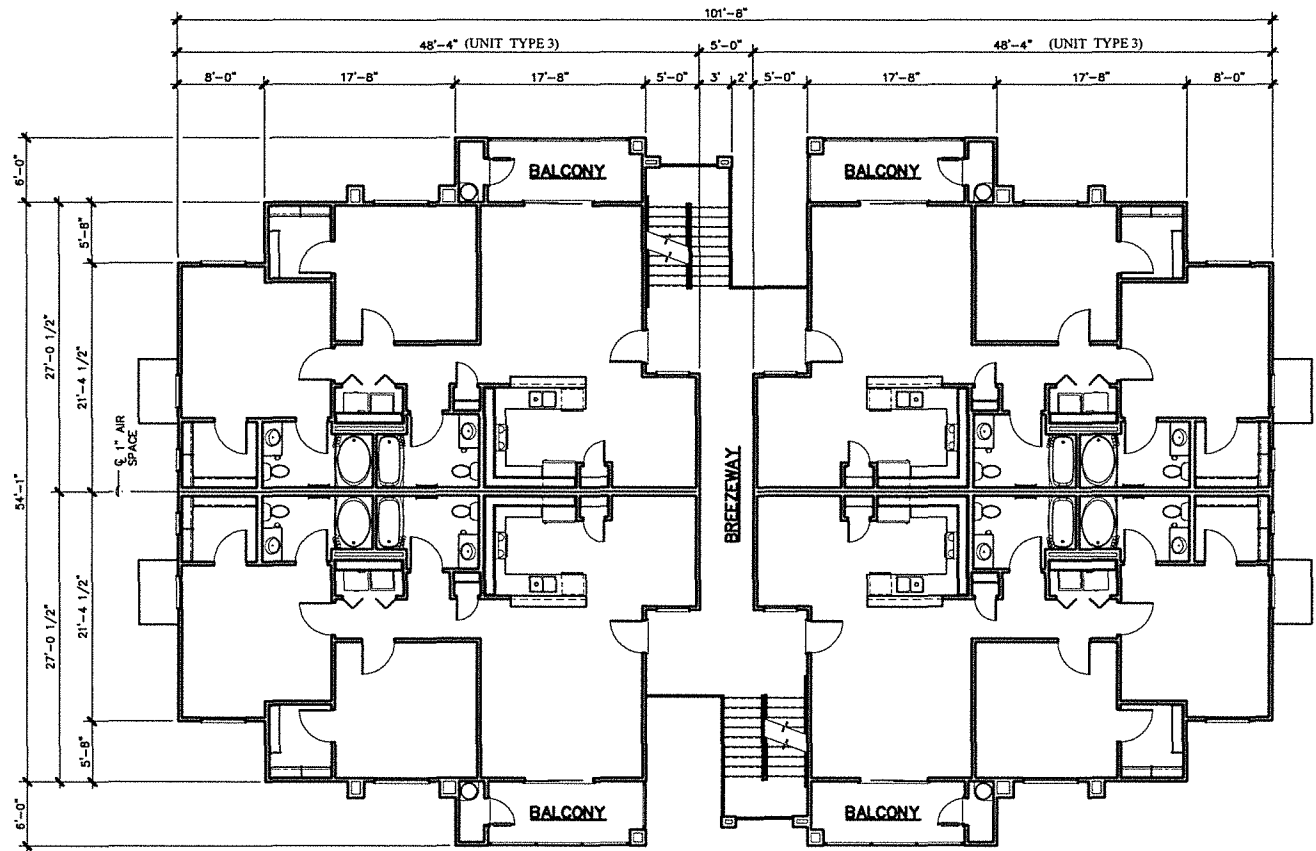
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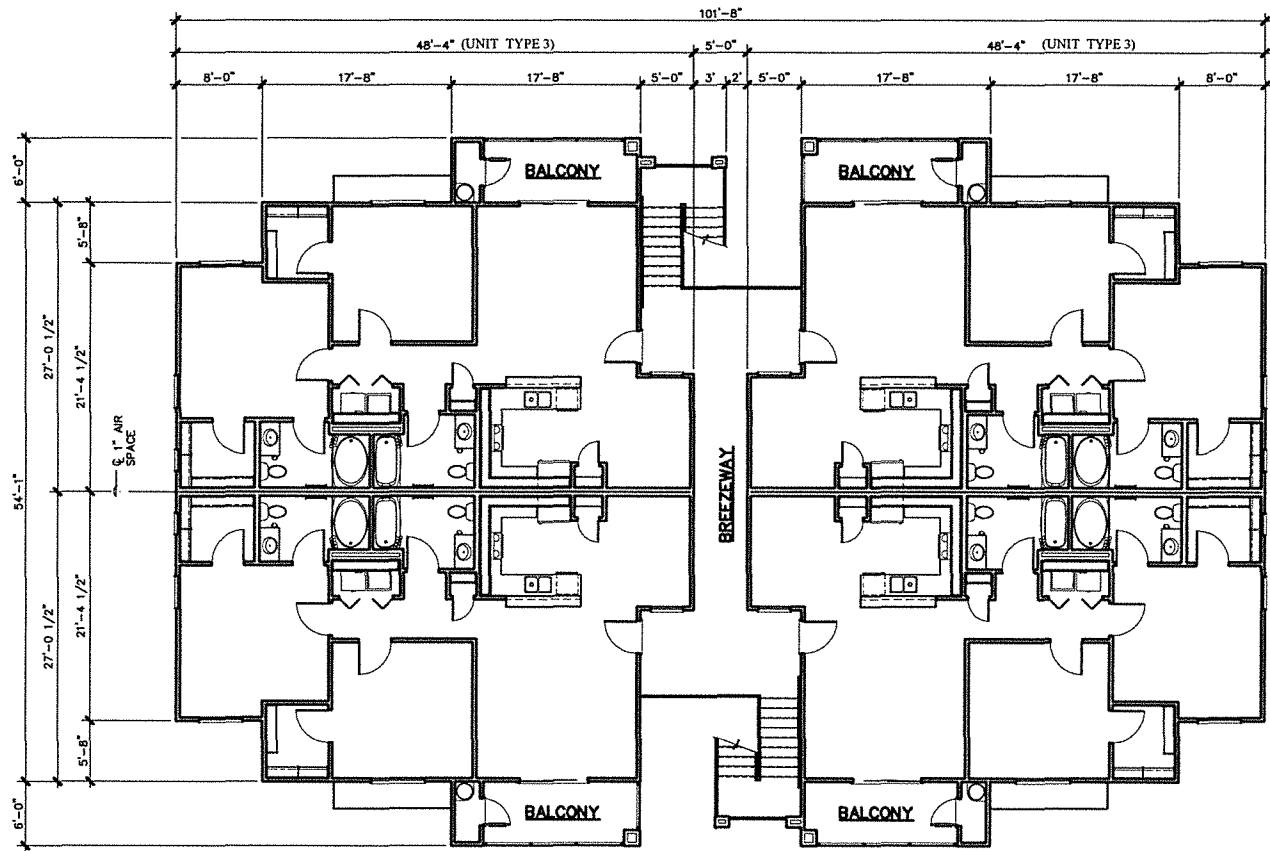
PA16

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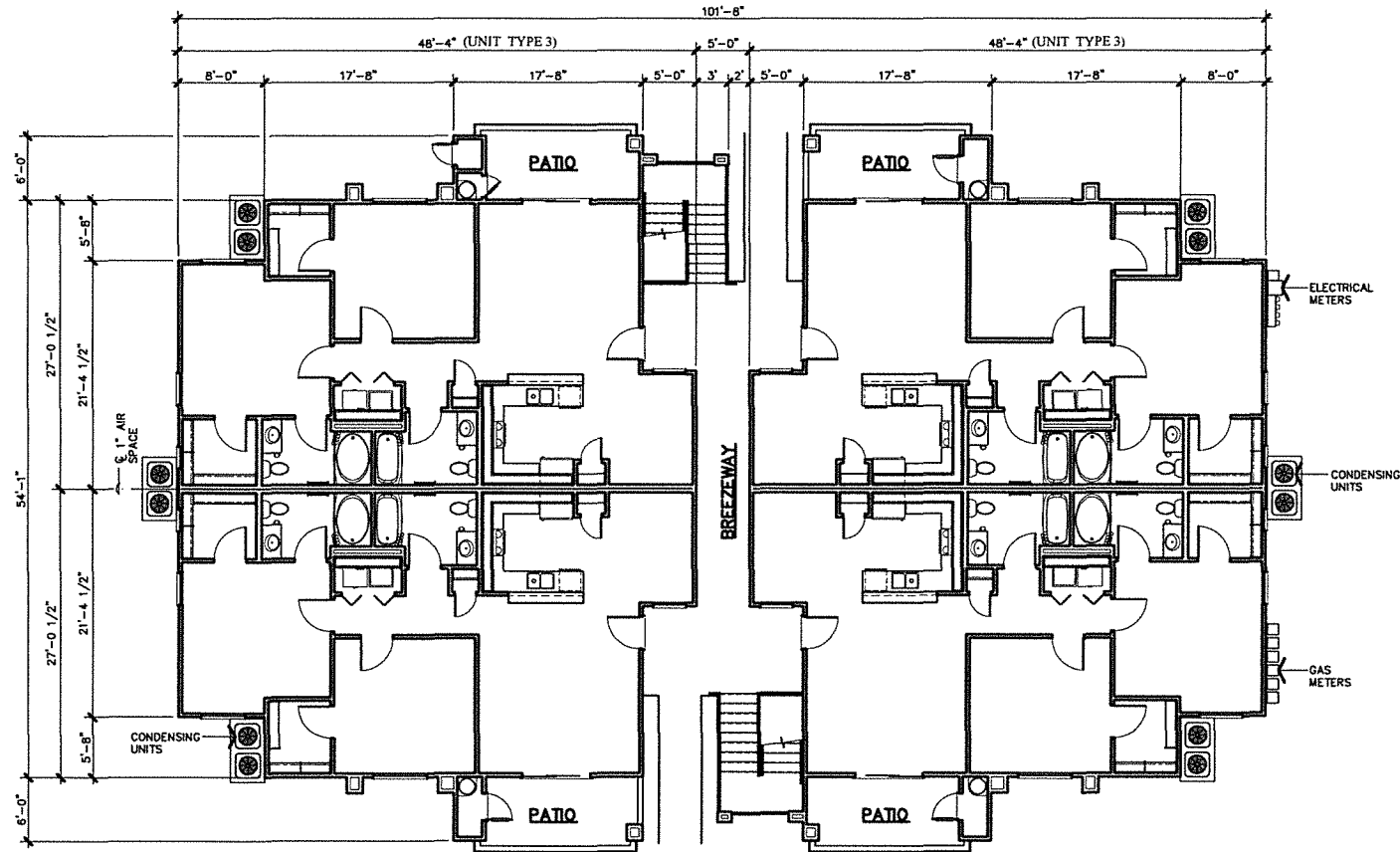
3/16" = 1'-0"



SECOND



THIRD



GROUND

BUILDING STATISTICS

BUILDING UNIT MIX	(12) UNITS TYPE "3" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,181 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,724 SQ. FT.
2. COVERED PORCH/ PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,724 SQ. FT.
2. COVERED PORCH/ PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	4,724 SQ. FT.
2. COVERED PORCH/ PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
TOTAL BUILDING AREA	16,482 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

THE
VINCENT
COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
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PROPOSED MULTIFAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issues:	Date:
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<input type="checkbox"/> CONSTRUCTION	
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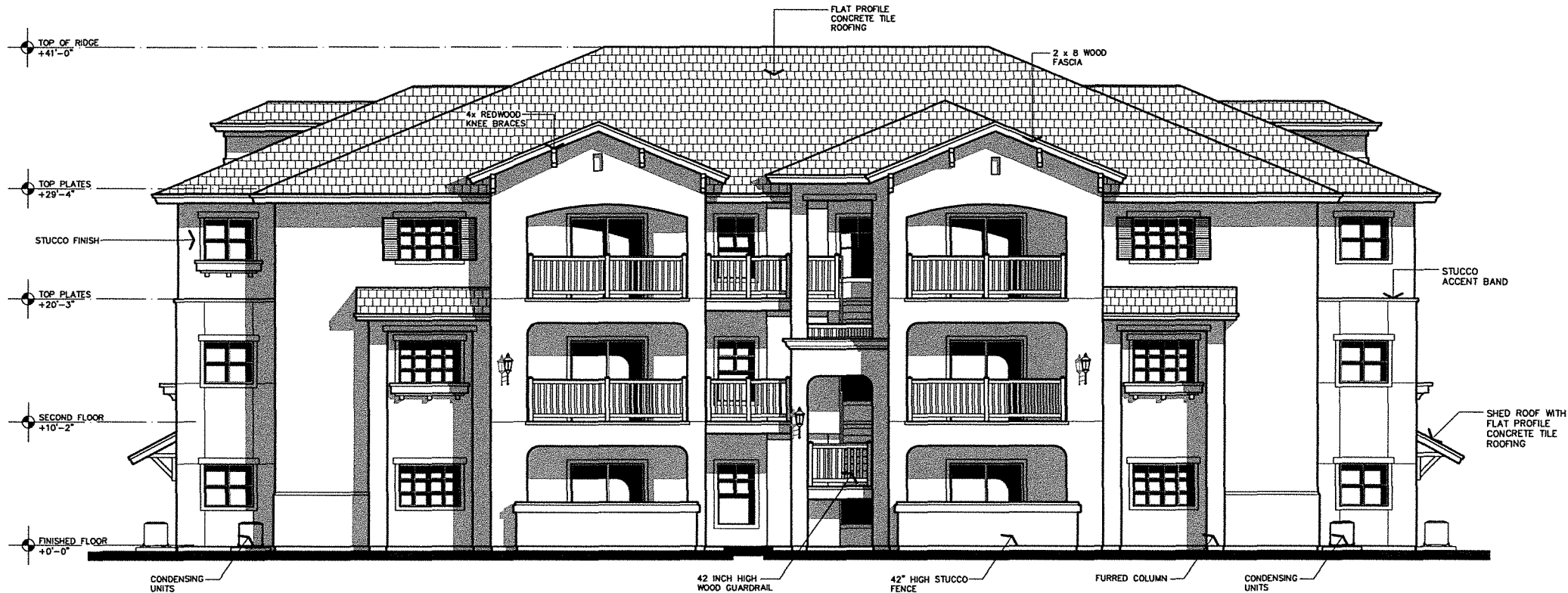
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Reference North:
Scale: 1/8" = 1'-0"
Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.26.16

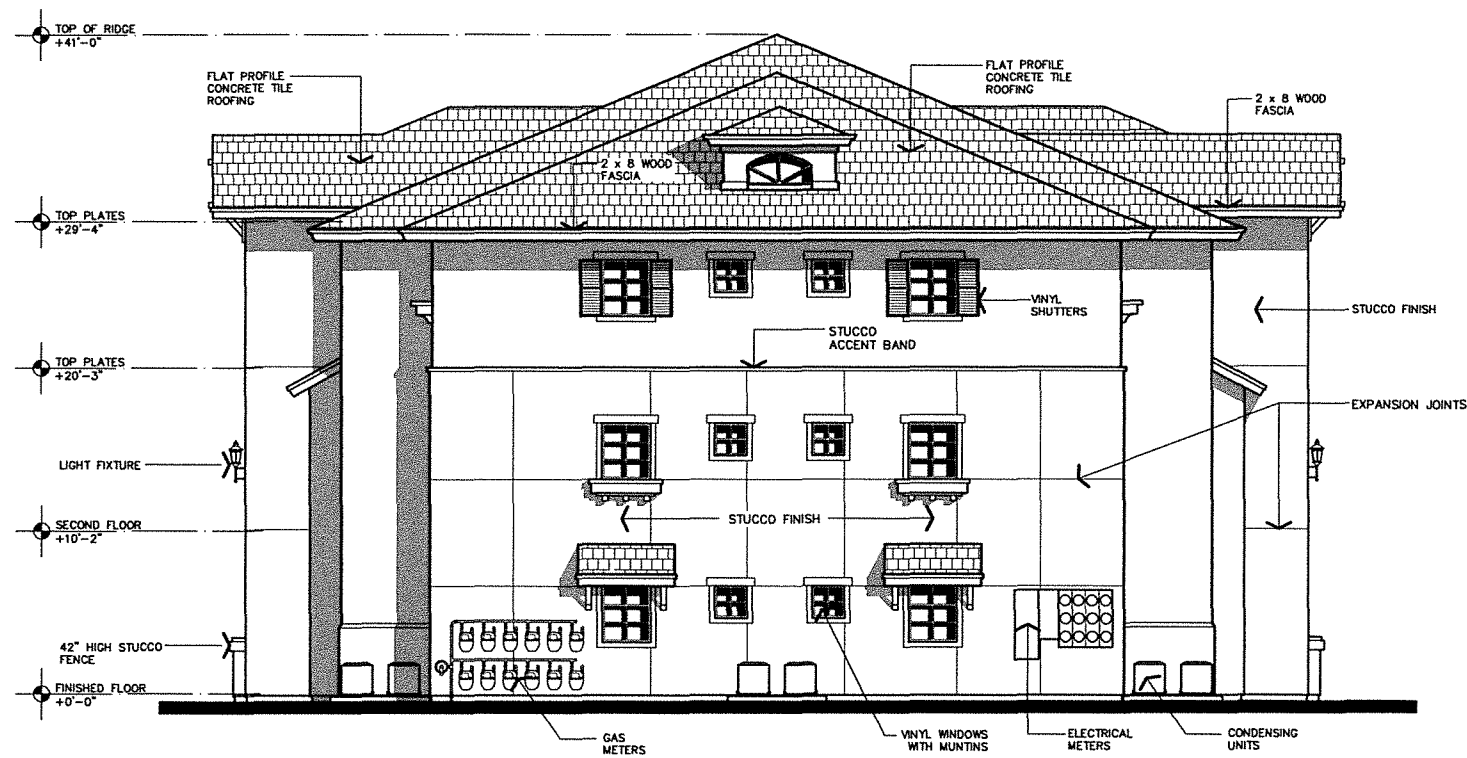
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BUILDING 'G'
COMPOSITE PLANS

1/8" = 1'-0"



BUILDING 'G' - FRONT / REAR



BUILDING 'G' - END

EXTERIOR ELEVATIONS

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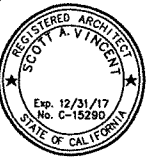
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Fresno, California 93711

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
LAND VALUE MANAGEMENT
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

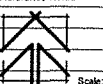
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Reference North:



Scale: 3/16" = 1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512
Plot Date: 05.26.16

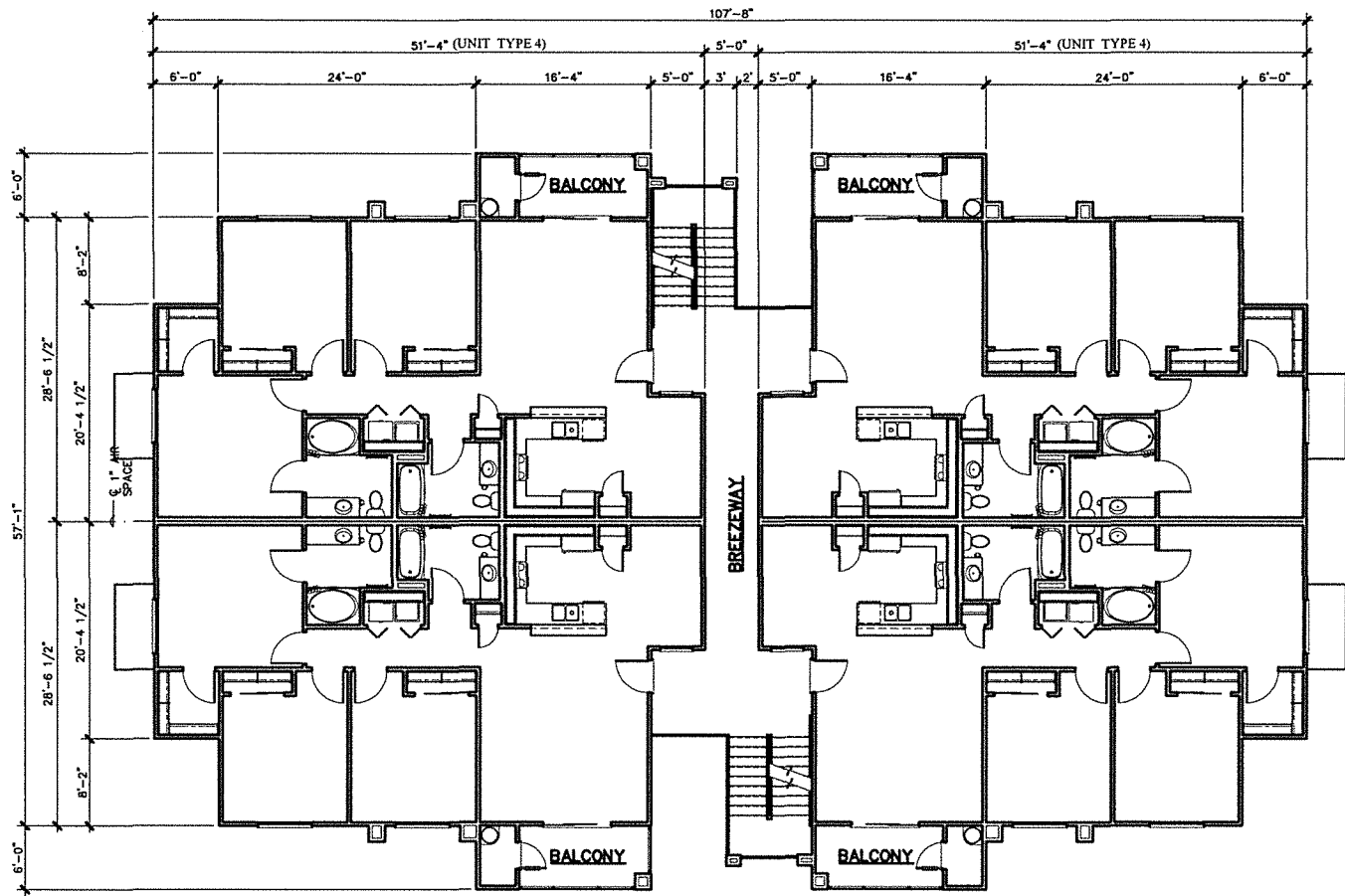
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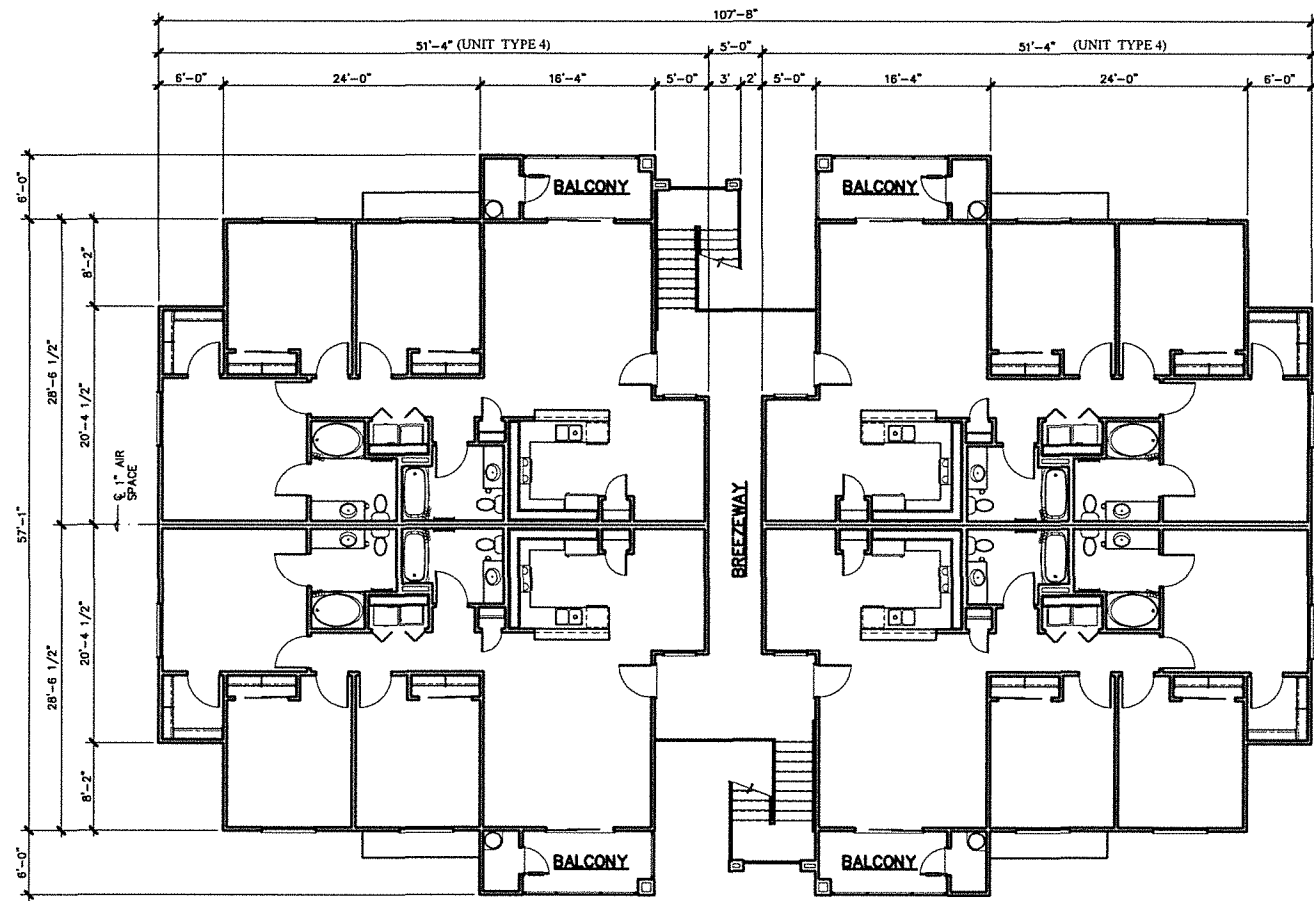
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3/16" = 1'-0"

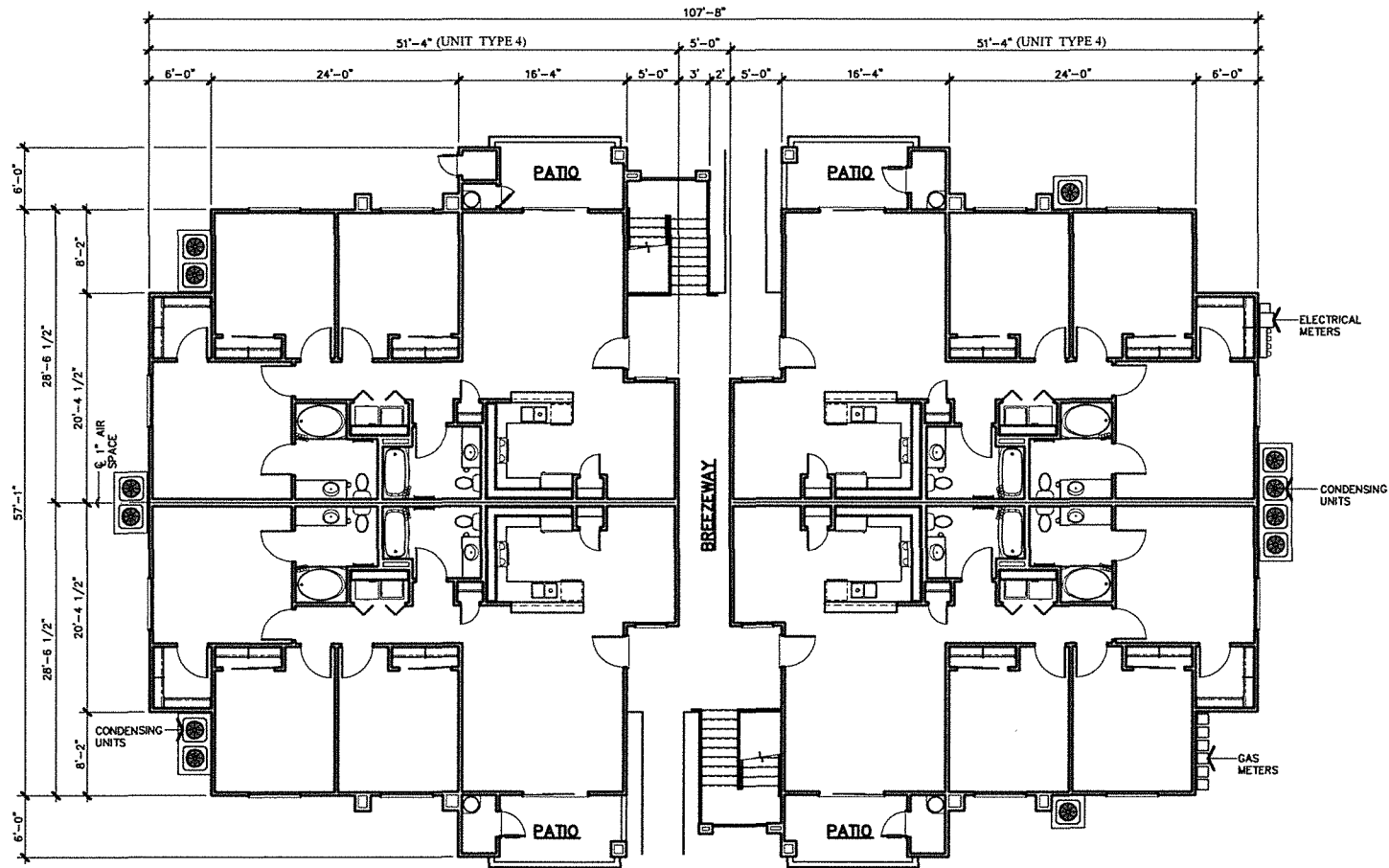
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SECOND



THIRD



GROUND

BUILDING STATISTICS

BUILDING UNIT MIX	(12) UNITS TYPE "4" 3 BEDROOMS 2 BATHROOMS WALK-UP UNIT SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	5,264 SQ. FT.
2. COVERED PORCH/ PATIOS	392 SQ. FT.
3. BREEZEWAY	406 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	5,264 SQ. FT.
2. COVERED PORCH/ PATIOS	392 SQ. FT.
3. BREEZEWAY	406 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	5,264 SQ. FT.
2. COVERED PORCH/ PATIOS	392 SQ. FT.
3. BREEZEWAY	406 SQ. FT.
TOTAL BUILDING AREA	18,186 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-3370)
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

Project Architect



Issues:	Date:
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<input type="checkbox"/> BACK CHECK	
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Reference North:



Scale: 1/8" = 1'-0"

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

Plot Date: 05.26.16

Sheet Number:

PA19

Of . Sheets .

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VINCENT
COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

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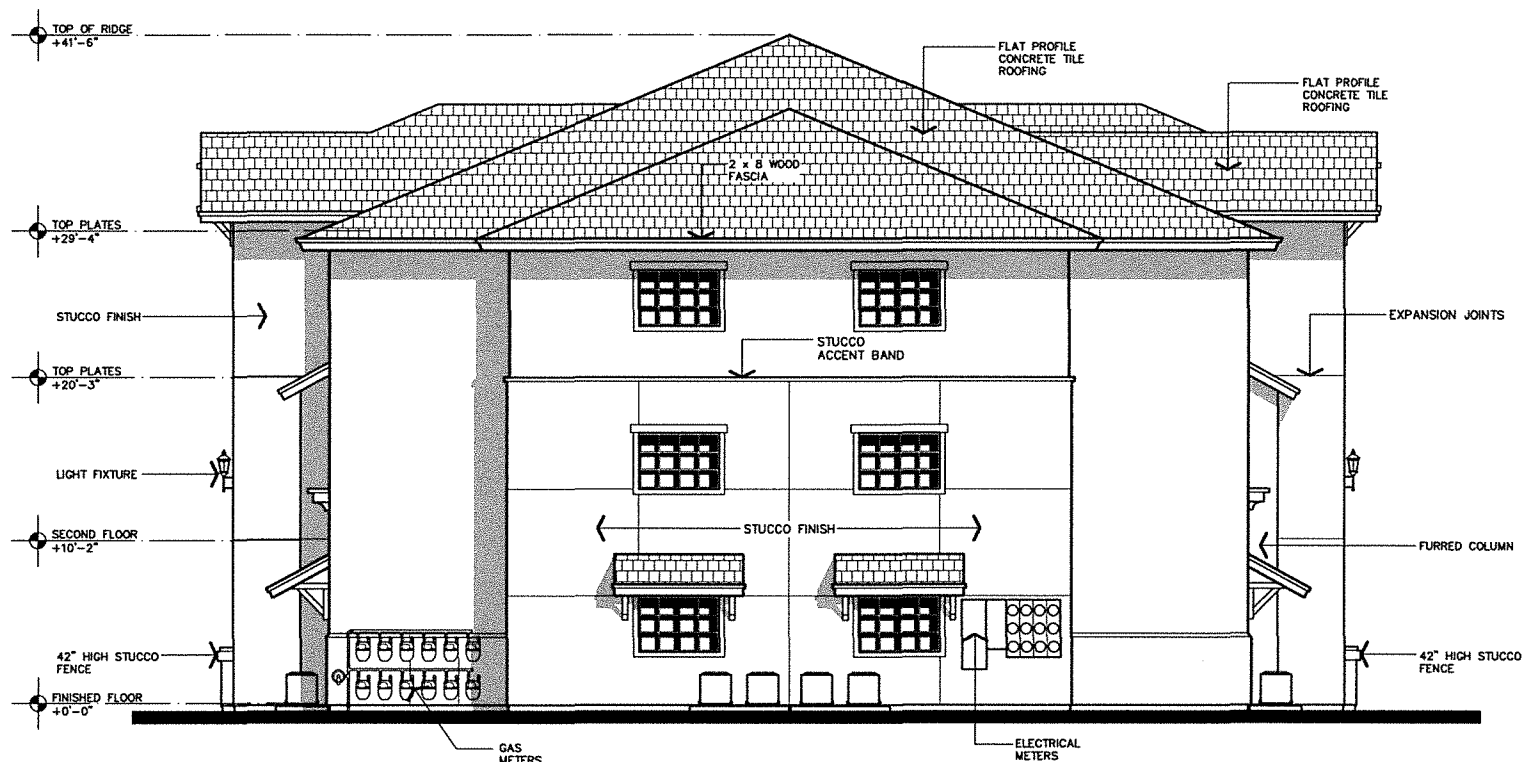
PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

BUILDING 'H' COMPOSITE PLANS

1/8" = 1'-0"



BUILDING 'H' - FRONT / REAR



BUILDING 'H' - END

EXTERIOR
ELEVATIONS

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Fresno, California 93711

Phone: 559.225.2602

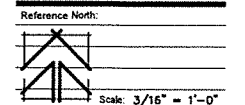
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA



Issues:	Date:
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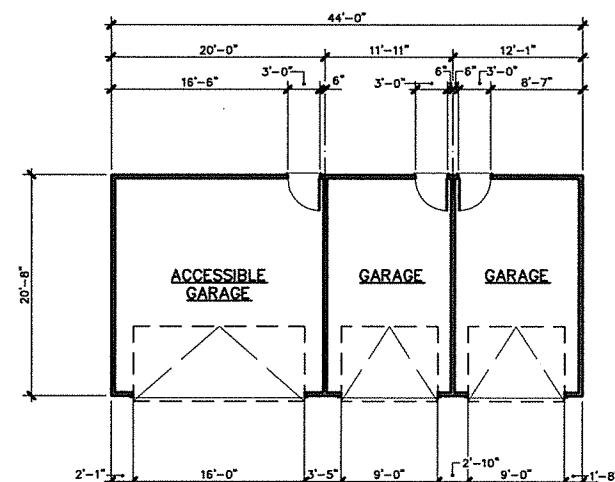
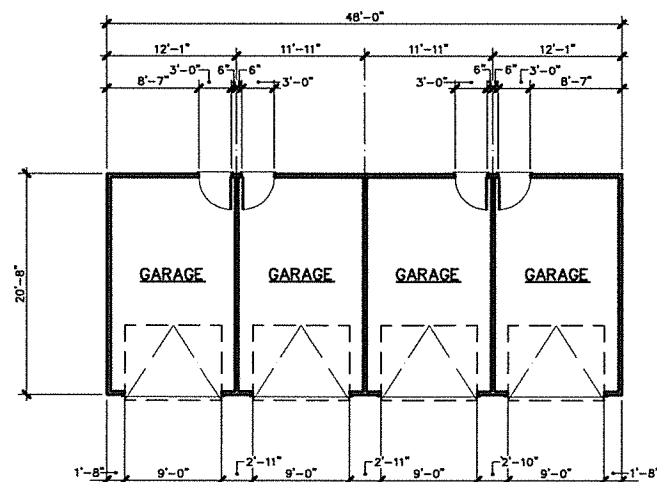
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Scale: 3/16" = 1'-0"
Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA
Project Number: 140512
Plot Date: 05.28.16

Sheet Number:
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Of . Sheets .

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BUILDING STATISTICS

<u>BUILDING J</u>	
BUILDING UNIT MIX	(4) SINGLE STALL GARAGES
OCCUPANCY GROUP	U-1
CONSTRUCTION TYPE	V-B
BUILDING AREA	1056 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. CEILING/ROOF ASSEMBLY	NON-RATED
c. INTERIOR WALLS	NON-RATED
d. EXTERIOR OPENINGS	NON-RATED

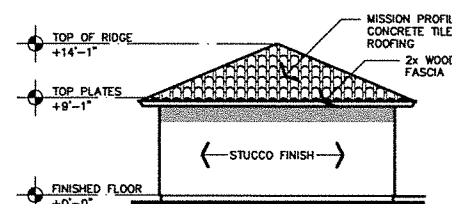
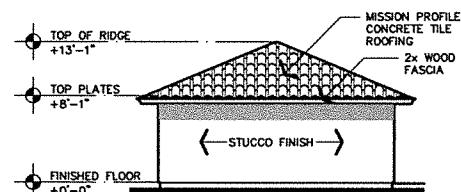
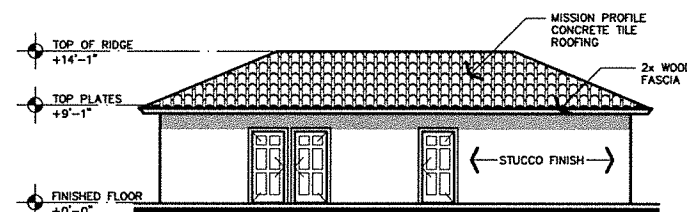
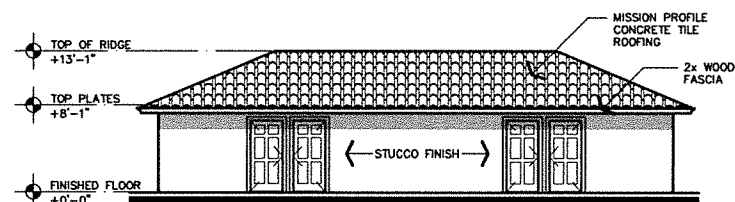
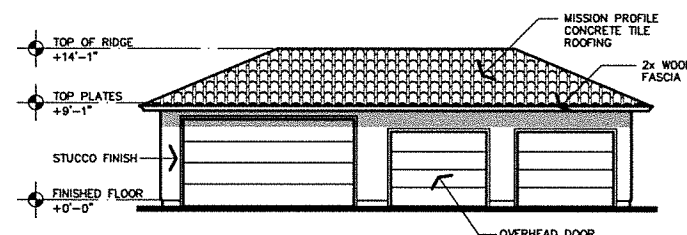
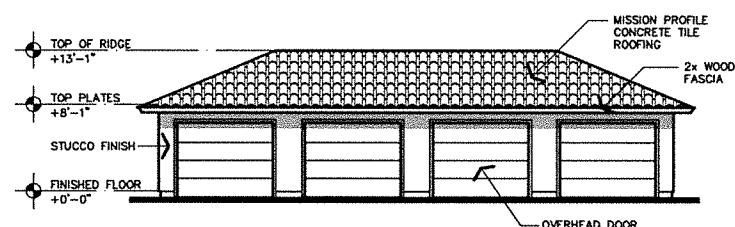
<u>BUILDING K</u>	
BUILDING UNIT MIX	(2) SINGLE STALL GARAGES (1) ACCESSIBLE STALL GARAGE
OCCUPANCY GROUP	U-1
CONSTRUCTION TYPE	V-B
BUILDING AREA	968 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. CEILING/ROOF ASSEMBLY	NON-RATED
c. INTERIOR WALLS	NON-RATED
d. EXTERIOR OPENINGS	NON-RATED

**T H E
VINCENT
COMPANY**

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
**LAND VALUE
MANAGEMENT**
SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

Project Architect



Issues:	Date:
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<input type="radio"/> PLAN CHECK	
<input type="radio"/> BACK CHECK	
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<input type="radio"/> CONSTRUCTION	
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Reference North:



Scale: $1/8" = 1'-0"$

Project Name: SANTA ANA APARTMENTS
CLOVIS, CALIFORNIA

Project Number: 140512

Plot Date: 05.26.16

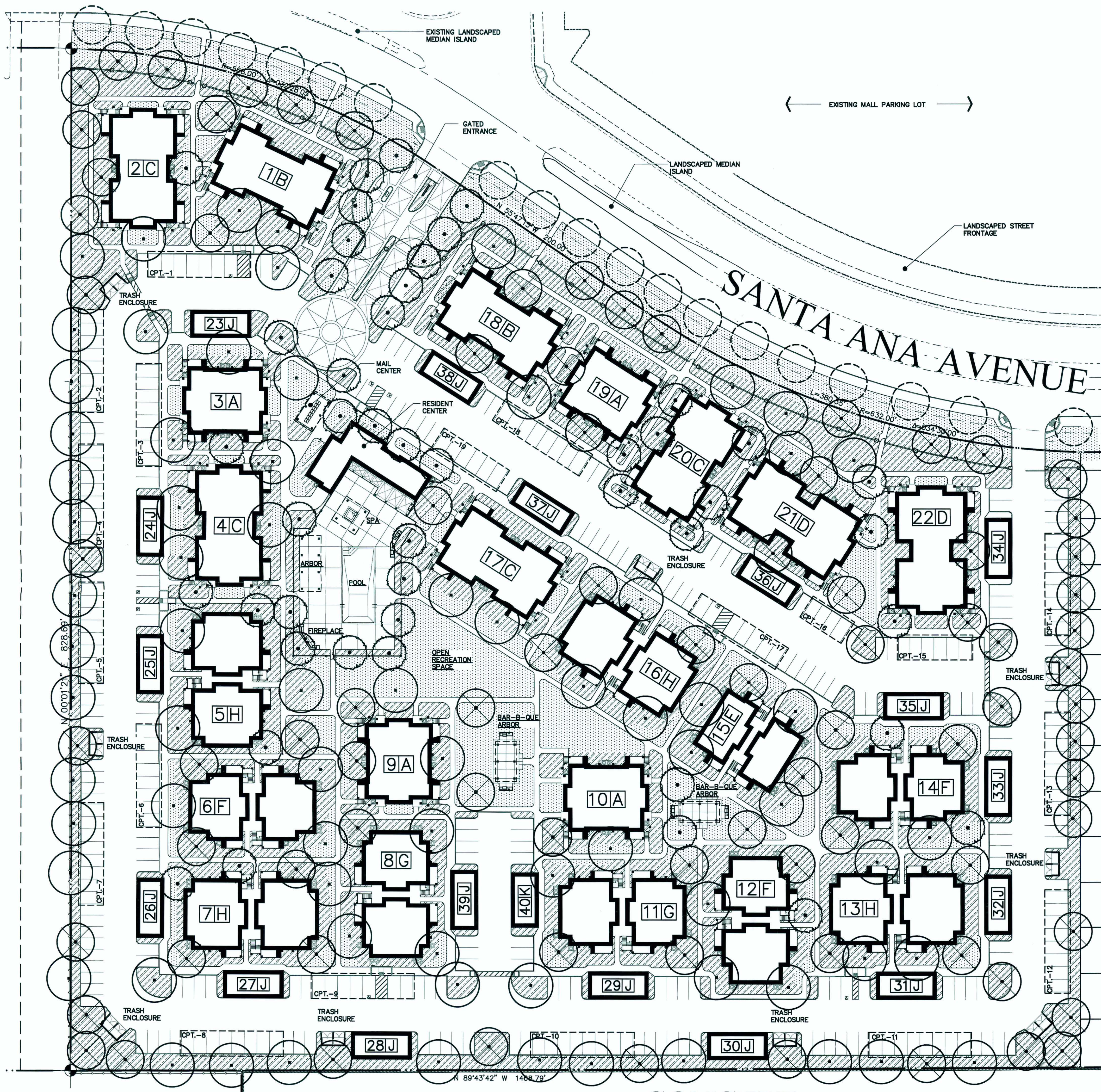
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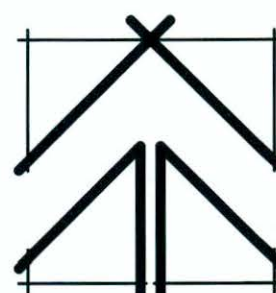
BUILDINGS J & K 1/8" = 1'-0"

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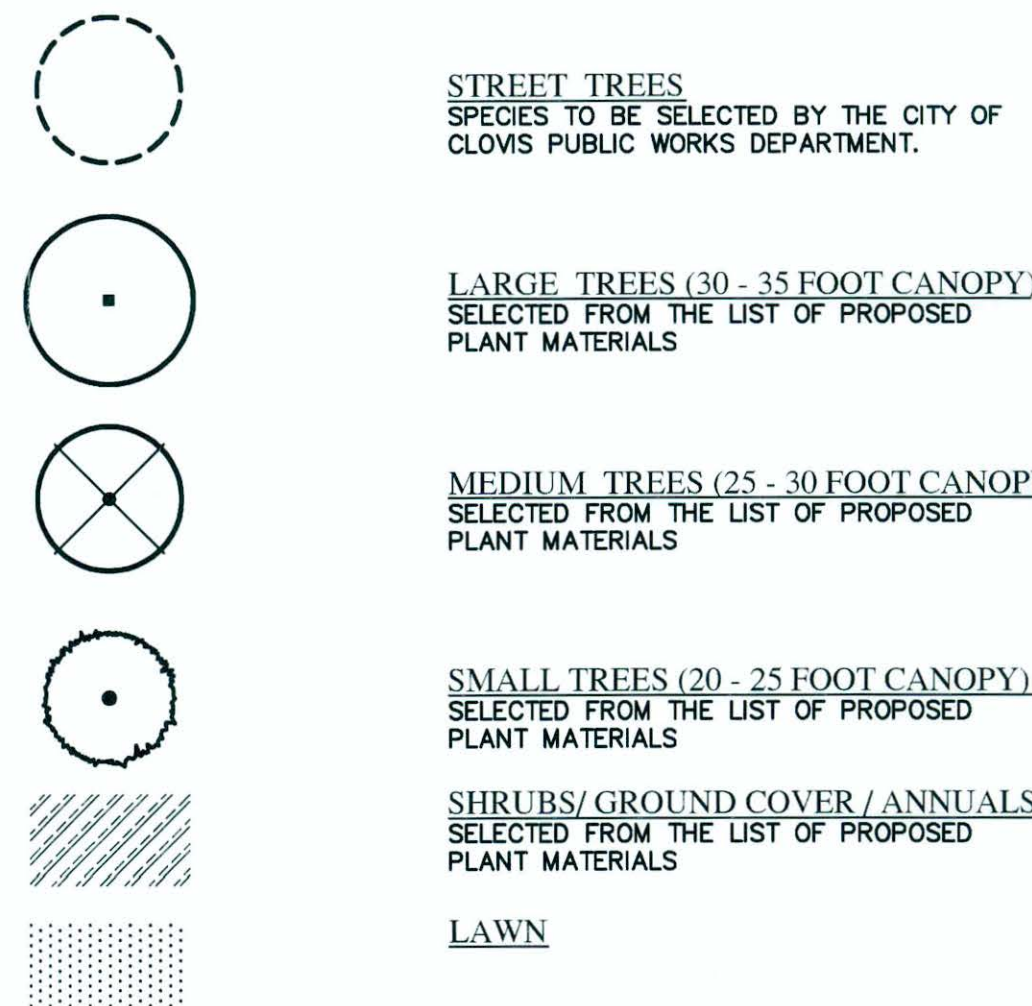


CONCEPT LANDSCAPE PLAN

1"=40'-0"



SYMBOLS



LANDSCAPE NOTES

- LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUBMISSION OF IRRIGATION PLANS TO THE ARCHITECT AND CITY OF CLOVIS BUILDING AND INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM. PLANS SHALL INCLUDE LOCATION AND TYPE OF ALL HEADS, LOCATION, MATERIALS AND SIZE OF ALL WATER LINES AND CALCULATION VERIFYING ADEQUACY OF WATER SUPPLY.
- PLANTS SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES AND VARIETY, AND SHALL BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1969 "AMERICAN STANDARD FOR NURSERY STOCK".
- LARGE TREES SHALL BE PLANTED FIRST. SHRUB PLANTING SHALL BE COMPLETED BEFORE GROUND COVER AND LAWN AREAS ARE PLANTED.
- ALL TREES, PLANTS AND GRASS PROVIDED UNDER THIS CONTRACT SHALL BE IN GOOD HEALTHY AND FLOURISHING CONDITION ONE GROWING YEAR FROM DATE OF ACCEPTANCE. EXCEPT FOR LOSS BEYOND CONTROL OF CONTRACTOR, REPLACEMENT OF TREES AND PLANTS OF COMPARABLE QUALITY AND SIZE SHALL BE MADE BY THE CONTRACTOR.
- ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. ARE TO BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER SUCH MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

PLANT MATERIALS

THE FOLLOWING IS A PROPOSED LIST OF PLANT MATERIALS TO BE UTILIZED ON THIS PROJECT. FINAL QUANTITIES AND PLACEMENT WILL BE PROVIDED WITH THE SUBMITTAL OF FINAL LANDSCAPE PLANS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

TREES

15 GAL.	18" O.C.	CERCIS OCCIDENTALIS (WESTERN ROSEBUD)
15 GAL.	12" O.C.	LAGERSTROEMIA INDICA (CREPE MYRTLE)
15 GAL.	18" O.C.	PINUS CANARIENSIS (CANARY ISLAND PINE)
15 GAL.	30" O.C.	PYRUS CALLERYANA (ARISTOCAT PEAR)
15 GAL.	20" O.C.	RHUS LANCEA (AFRICAN SUMAC TREE)
15 GAL.	35" O.C.	PISTACHE CHINENSIS (CHINESE PISTACHE)
15 GAL.	30" O.C.	QUERCUS VIRGINIANA (SOUTHERN OAK)
15 GAL.	30" O.C.	QUERUS ILEX (HOLLY OAK TREE)

SHRUBS

1 GAL.	18" O.C.	AGAPANTHUS AFRICANUS (LILY OF THE NILE)
1 GAL.	18" O.C.	ACHILLEA MOONSHIN (YARROW)
1 GAL.	36" O.C.	AZALEA SOUTHERN INDICA (SUN AZALEA)
5 GAL.	36" O.C.	GAMOPELIS CHRYSANTHEOIDES (NO COMMON NAME)
5 GAL.	36" O.C.	JUNIPERUS SABINA TAMARISCIFOLIA (JUNIPER TAM)
5 GAL.	36" O.C.	MAHONIA AQUIFOLIUM (CHINESE GRAPE)
5 GAL.	36" O.C.	NANDINA DOMESTICA (HEAVENLY BAMBOO)
5 GAL.	72" O.C.	PHOTENIA FRASERII (PHOTENIA)
5 GAL.	72" O.C.	PITTOSPORUM TOBIRA (TOBIRA)
5 GAL.	36" O.C.	RAPHIOLEPIS INDICA ROSEA (INDIAN HAWTHORNE)
5 GAL.	36" O.C.	ROSEMARY OFFICINALIS (ROSEMARY)
1 GAL.	36" O.C.	TULBAGHIA VIOLACEA (SOCIETY GARLIC)
5 GAL.	72" O.C.	XYLOSMA CONGESTUM (SHINEY XYLOSMA)

GROUND COVERS / ANNUALS

FLATS	12" O.C.	HYPERICUM CALYSINUM (AARONS BEARD)
FLATS	12" O.C.	GAZANIA "COPPER KING" (TRAILING GAZANIA)
FLATS	12" O.C.	VINCA MINOR (DWARF PERIWINKLE)
FLATS	12" O.C.	ANNUALS (PETUNIAS, MUMS AND DWARF MARIGOLDS)

LAWN

100% HYBRID BERMUDA GRASS SOD

T H E VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

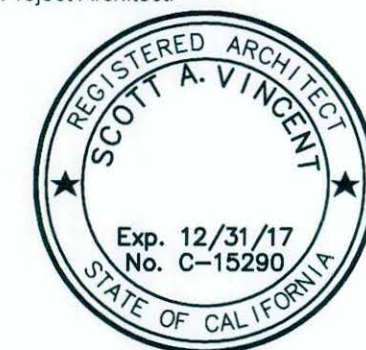
Phone: 559.225.2602

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR: LAND VALUE MANAGEMENT

SANTA ANA AVENUE AT SIERRA VISTA PARKWAY
CLOVIS, CALIFORNIA

Project Architect:



Issuances	Date
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<input type="radio"/> PLAN CHECK	
<input type="radio"/> BACK CHECK	
<input type="radio"/> PERMITS	
<input type="radio"/> CONSTRUCTION	
<input type="radio"/> AS BUILT	

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Reference North:



Project Name: SANTA ANA APARTMENTS

CLOVIS, CALIFORNIA

Project Number: 140512

Plot Date: 05.31.16

Sheet Number:

PL1
Sheets

EXHIBIT "D"



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

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: November 14, 2016

SUBJECT: Consider Adoption - Ord. 16-26, Amending various sections of Title 4, Chapter 4.4 Article 1 of the Clovis Municipal Code relating to the California Fire Code. (Vote: 3-0-1 with Councilmember Ashbeck absent)

Consider Adoption - Ord. 16-27, R2016-13, A request to approve a Master Plan Community (M-P-C) Zoning District. (Vote: 3-0-1 with Councilmember Ashbeck absent)

Please direct questions to the City Manager's office at 559-324-2060.



AGENDA ITEM NO: 2-A-3

City Manager: *[Signature]*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: November 14, 2016

SUBJECT: Consider Policy Direction Concerning Changes to the City's Sphere of Influence

ATTACHMENTS:

Attachment 1 - Letter from Dirk Poeschel Regarding City of Clovis Sphere of Influence

Attachment 2 - Map of Proposed Northeast Area

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to provide direction to staff to pursue changes to the City's Sphere of Influence (SOI) to a portion of the Northeast Urban Village Area adjacent to Highway 168.

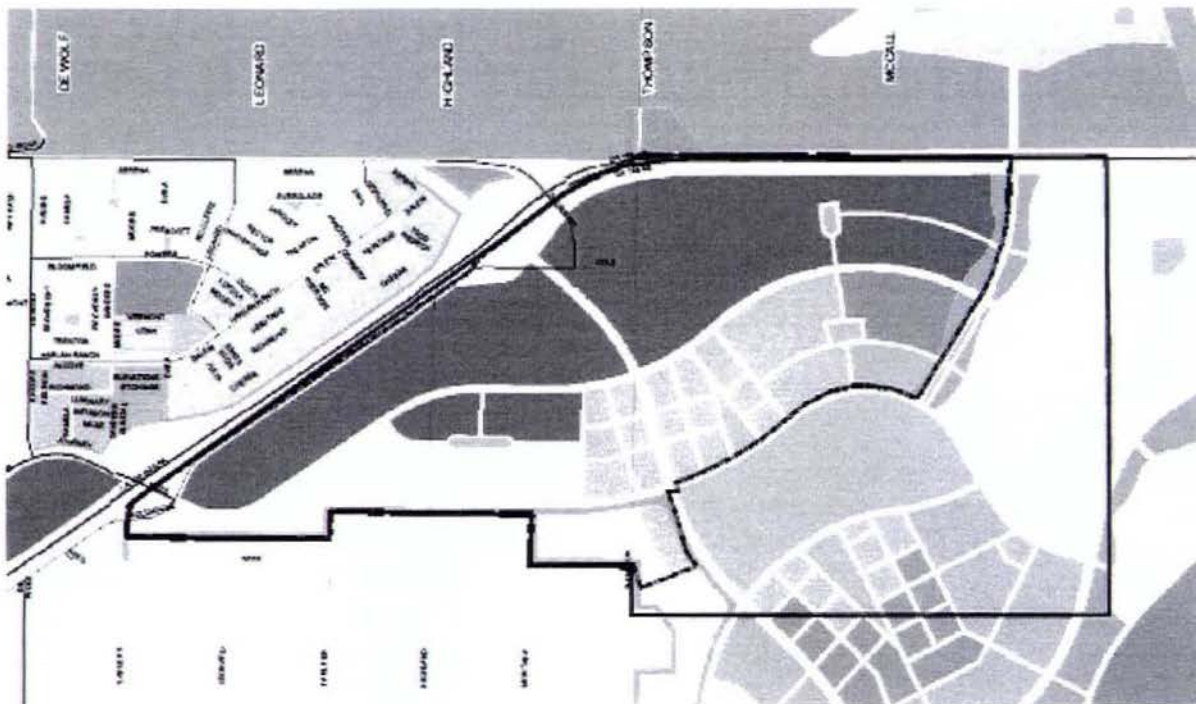
EXECUTIVE SUMMARY

The City of Clovis Sphere of Influence was last amended in 2015. In September 2014, City Council provided policy direction to move forward with a sphere change in the northwest and a portion of the northeast. Since that time, Fresno County and the Local Agency Formation Commission (LAFCo) approved the SOI in the northwest for adding approximately 860 acres. At that same meeting in 2014, Council directed staff to move forward with pursuing a sphere change in the northeast after completing the northwest sphere change. After having completed the sphere change in the northwest, and in working with area property owners, staff is now prepared to move forward with an SOI change in the northeast. Council policy direction regarding the SOI will assist staff to begin discussions with Fresno County and LAFCo.

BACKGROUND

In 2014, Council directed staff to move forward with SOI changes affecting both the northwest and northeast portions of the general plan area. In 2015 Fresno County and LAFCo approved changes in the northwest area adding approximately 860 acres to the existing SOI. After having completed the sphere change in the northwest, and in working with area property owners, staff is now prepared to move forward with an SOI change in the northeast. The area in the northeast is approximately 900 acres and is primarily made up of commercial / industrial acreage that could provide up to 10,000 jobs when fully built out.

The approximate 1,000 acre area is generally bounded by Highway 168 to the north, east of DeWolf Avenue, generally north of the Nees Avenue alignment on the southern boundary, and approximately halfway between McCall and DelRey Avenues to the east – see Attachment 2. Staff is in receipt of a letter (Attachment 1) from land owners to be considered for an SOI expansion at this time. This area has a high potential to be a major job producing center for Fresno County as a large portion is designated in the General Plan for a large business park campus including industrial uses, is well positioned to leverage Highway 168, and has large parcel sizes and consolidated ownership.



Approximately 70% of the proposed developable acreage SOI change in the northeast is job generating Mixed Use Business Campus / Village (MU-BC, MU-V) and Open Space / Park / School (OS, PK, S), with the remainder being Residential as shown in the table below.

General Plan Designation / Code	Acreage	
Mixed Use Business Campus / Village (MU-BC, MU-V)	487	47%
Open Space / Park / School (OS, PK, S)	224	22%
Residential (H, L, M, MH)	324	31%
Total	1035	100%

FISCAL IMPACT

The impact of expanding the City's Sphere of Influence is minimal at the time the Sphere of Influence is changed. At the point of annexation, and subsequent development of properties, an impact on the City's ability to provide services will be realized and may require the City to provide additional compensation to the County through a new MOU. However, job producing land uses can provide the City with additional resources and prosperity for the region as a whole. The fiscal impacts on the City will be analyzed at the time of an annexation request for a specific project.

REASON FOR RECOMMENDATION

Direction of the Council on Sphere of Influence Expansion policy will be critical in preparing for the future. This will allow staff to negotiate with the County on growth policy related issues. In addition, it will provide clear direction to staff on where to focus resources in implementing the General Plan.

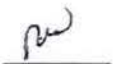
ACTIONS FOLLOWING APPROVAL

The City Manager will follow up with any appropriate action as directed by the City Council.

Submitted by: John Holt, Assistant City Manager



Recommended by: Rob Woolley, City Manager



November 8, 2016

Mr. Rob Wooley, City Manager
City of Clovis
1033 Fifth St.
Clovis, CA
93612

SUBJECT: Northeast Village Conditional City of Clovis Sphere of Influence
Expansion

Dear Mr. Wooley,

As you are aware, my firm represents the majority of property owners in the planning area commonly referred to as the Northeast Village. On behalf of the Northeast Village property owners, I respectfully request the conditional inclusion of the Northeast Village into the City of Clovis Sphere of Influence. Consistent with the information generated during the City of Clovis General Plan update adoption, the Northeast Village will generate approximately 10,000 jobs which represents the largest opportunity of any city village planning area to attain quality job growth. Said quality job growth is a principle goal of the city's general plan.

Said Northeast Village Sphere of Influence change would:

1. Develop for the principle purpose of industrial and commercial job generation with the initial Sphere of Influence limited to the parcels identified on the attached map. Said area would be developed in a unified manner sharing general architecture, signage, landscaping and other typical components.
2. Develop consistent with the land use designations and objectives established in the adopted City of Clovis General Plan.
3. Urbanization would occur consistent with City of Clovis standards and confirmation that the extension and/or provision of urban services will have a "no net cost" to the city.
4. Acknowledge the remaining Northeast Village lands would be included in the City of Clovis Sphere of Influence in the future consistent with City of Clovis standards.

Demonstrated Need for Industrial Lands

In June of 2013, the city's general plan consultant the *Planning Center* presented a fiscal analysis of the city's job generation status. The *Planning Center* presentation included the following conclusions:

- 1. The imbalance between residential and non-residential uses is a primary reason the city has not been resilient in responding to fiscal stresses like declines in development fees or fluctuations in sales tax revenues.*
- 2. Generating more employment and capturing an increased share of economic growth has been a key focus of the GPU.*
- 3. Just planning enough land area to accommodate more jobs, however, is not sufficient to ensure that those jobs materialize. The level of the city's investment in economic development and the effectiveness of its efforts will influence the degree to which increased growth helps improve the city's fiscal balance.*

On November 18, 2014 the City of Clovis, the City of Fresno conducted a joint meeting to discuss, among other things, improved industrial development opportunities for the two municipalities. Ms. Leanne Eager Fresno County Economic Development Corporation (EDC) Executive Director and Chair of the Central Valley EDC Team California provided an overview of the area's industrial development impairments stating that *"anything near a freeway and it doesn't matter which one is critically important to industrial development community"* Eager also stated *"industrial developers do not want to wait three years to start developing"* and that *"big users want 500 acres and that this area is limited as to what land is available to sell for that purpose."*

Justification/Why the Northeast Village

Industrial developers shop communities. The project is proximate to the Dry Creek Reservoir which is 3.5 times the size of Woodward Park and could provide a recreation, lifestyle and tourism opportunities specifically sought after by those companies the region seeks to attract

Capitalizing on the excellent Clovis schools and proximity to Clovis Community Hospital a high quality business campus could provide substantial educational, research and development opportunities for the region. As Clovis Community Hospital continues its significant investment in providing a regional high quality medical campus and related health services, substantial opportunity for other medical, research and educational opportunities to be located within the Northeast Village is also generated.

The Northeast Village property is not within the Williamson Act. Sewer and water service are generally available to serve the aforementioned first phase of industrial development in the planning area. The proposed Northeast Village property meets an important EDC development criteria being proximate to State Route 168 which enhances commerce and reduces traffic congestion on local roads.

The project area has a positive project identity developed by the successful Harlan Ranch planned residential community. Further, the development would be consistent with the land use and economic development goals of the adopted city of Clovis General Plan and Environmental Impact Report.

No other undeveloped industrial job generating site within the region has performed more site-specific studies. As you are aware, the City of Clovis General Plan update designated the subject property predominantly for industrial/ business park uses for which an Environmental Impact Report was certified.

The proposed initial boundary predominately includes land that generates jobs. The proposed Sphere of Influence boundary was also created to include property owners who are committed to urbanizing the subject area on their land and financing that planning, marketing and development effort.

Proposed Development Process

1. The City of Clovis initiates a request with LAFCo to change the Sphere of Influence for the initial phase of the Northeast planning area. A revised *Municipal Service Review* is also prepared to assure all necessary urban services and related infrastructure is available to serve the area.
2. LAFCo conducts a hearing to include the initial phase of the Northeast planning area into the City of Clovis Sphere of Influence.
3. In accordance with City of Clovis standards, a land-use entitlement is submitted and approved by the city. Said entitlement meets the requirements for annexation for all or part of the sphere area consistent with City of Clovis and LAFCo guidelines.
4. All or part of initial phase of the Northeast planning area is annexed into the City of Clovis commencing infrastructure installation and development in accordance with the approved entitlements.

Local Government Support

Previous industrialization efforts of the area such as Anlin Window Systems and other interests to develop the Northeast Village area indicate that an industrial park fully entitled and developed is clearly what the market desires. As EDC Executive Director Ms. Eager has determined, "*there is no interest in industrial developers that seek to*

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locate within the Central Valley to invest in promise that land can be entitled for their intended use."

On November 17, 2015 at a joint City of Clovis, the City of Fresno, County of Fresno industrial development and regional job creation workshop, the City of Clovis presented an area in the Northeast Village available for industrial development. The joint municipalities were told by various presenters that no large industrial areas were available for immediate development in the metro area.

The municipalities were also told that the City of Clovis General Plan Northeast Village is estimated to generate approximately 10,000 jobs, *twice* the job creation of the Loma Vista planning area. Control of over 85% of the Northeast Village area property by 4 owners who support urbanization overcomes the typically biggest problem of assemblage for industrial development.

At the aforementioned November 17, 2015 joint City of Fresno, City of Clovis, County of Fresno meeting, no opposition was raised to the advancement of the aforementioned Northeast Village industrial development. In fact, County Supervisor Poochigian specifically asked "*why this project was not proceeding to development*" followed by a statement of support for such development by Clovis Council member Magsig.

Conclusion

Thank you for this opportunity to initiate a change to the City of Clovis Sphere of Influence to facilitate industrial development and job creation within the Northeast Village of the City of Clovis. If you have any questions, please feel free to contact me.

Sincerely,



Dirk Poeschel, AICP

cc: Mr. Tim Indart
Mr. Ryan Indart
Mr. Floyd Harlan
Mr. Shawn Stevenson
Ms. Shelley Wathen
Mr. Jerry Cook

