

# 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.

January 17, 2017 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 Pro Tem Whalen Flag salute led by Councilmember Ashbeck

#### **ROLL CALL**

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

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

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

January 17, 2017 - 1 - 8:24 AM

#### 1. PUBLIC HEARINGS

- A. Consider items associated with approximately 8.5 acres of property located near the southeast corner of Shaw and Locan Avenues. H&E Nursery, owners; Wilson Premier Homes, Inc., applicant; Harbour & Associates, representative. (Staff: B. Araki) Requires Unanimous Vote for Approval
  - 1. Consider Introduction Ord. 17-\_\_\_\_, R2016-06A, A request to approve an amendment to the conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development.
  - 2. Consider Approval Res. 17-\_\_\_, TM6137A, A request to approve a tentative tract map amendment to a previously approved single-family planned residential development to remove the recreation building and add two (2) lots.

#### 2. CITY MANAGER COMMENTS

#### 3. COUNCIL ITEMS

- A. Consider Approval Various City Council Committee Appointments. (Staff: L. Serpa)
- B. Council Comments

#### 4. CLOSED SESSION

A. Government Code Section 54596.9(d)(1)
 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
 City of Clovis v. Shell Oil Company, et al (TCP)

#### **ADJOURNMENT**

Meetings and Key Issues					
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		
Mar. 6, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		
Mar. 13, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		
Mar. 20, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		
Apr. 3, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		
Apr. 10, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		
Apr. 17, 2017 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber		

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

### **Requires Unanimous Vote for Approval**

#### A. CITY CLERK

1) Approval - Minutes for the January 9, 2017 Council meeting.

#### B. ADMINISTRATION

1) No items.

#### C. COMMUNITY AND ECONOMIC DEVELOPMENT

1) No items.

#### D. FINANCE

- Approval Authorize City Manager to sign Contract for Accounting Systems Consulting Services.
- 2) Receive and File Financial Status Report for First Quarter 2016-2017.

#### E. GENERAL SERVICES

1) Approval – Res. 17\_\_\_\_, Amending the City's FY16-17 Classification and Compensation Plans to Adopt a Senior Fire Prevention Officer Classification and Salary Range.

#### F. PLANNING AND DEVELOPMENT SERVICES

1) No items.

#### G. PUBLIC SAFETY

Receive and File - Police Department Monthly Report for October 2016.

#### H. PUBLIC UTILITIES

1) No items.

#### I. REDEVELOPMENT SUCCESSOR AGENCY

1) No items.

#### **CLOVIS CITY COUNCIL MEETING**

January 9, 2017

6:00 P.M.

**Council Chamber** 

Meeting called to order by Mayor Pro Tem Whalen Flag Salute led by Councilmember Flores

Roll Call:

Present:

Councilmembers Ashbeck, Flores, Mayor Pro Tem Whalen

Absent:

None

6:03 - PRESENTATION OF PLAQUES TO OUTGOING PLANNING COMMISSIONERS PAM KALLSEN AND VONG MOUANOUTOUA

Councilmember Ashbeck presented a proclamation and plaque to outgoing Planning Commissioner Pam Kallsen. Councilmember Flores presented a proclamation and plaque to outgoing Planning Commissioner Vong Mouanoutoua.

#### 6:12 - PUBLIC COMMENTS

Bret Rush, Chief of Staff for Supervisor Nathan Magsig, commented on Supervisor Magsig's commitment to the City of Clovis and Fresno County.

Robert Evans, resident, Treasurer of the Harlan Ranch, commented on drone use in the City of Clovis.

#### 6:15 - CONSENT CALENDAR

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, that the items on the Consent Calendar be approved. Motion carried by unanimous vote.

- A1) Approved Minutes for the December 12, 2016 Council meeting.
- A2) Adopted **Ord. 16-29**, R2016-12, Rezone from the R-A (Single-Family Residential 24,000 sq. ft.) Zone District to the R-1 (Single-Family Residential 6,000 sq. ft.) Zone District. (Vote: 4-0)
- A3) Adopted **Ord. 16-30**, R2013-03, A request to prezone from the County AE-20 Zone District to the R-1-PRD (Planned Residential Development) and P-F (Public Facilities) Zone Districts. (Vote: 4-0)
- A4) Adopted **Ord. 16-31**, R2016-08, A request to rezone from the R-1-AH (Single Family Residential 18,000 Sq. Ft.) Zone District to the R-1 (Single Family Residential 6,000 Sq. Ft.) Zone District. (Vote: 4-0)
- C1) Approved 2017 Street Closures Requests; and Approval Res. 17-01, Declaring Certain Events as Old Town Special Events and Setting Precise Boundaries for Those Old Town Special Events.
- D1) Approved Request to Approve the Renewal of the Union Bank Contract for Banking Services.
- D2) Approved **Res. 17-02**, Request to Grant Authority for Additional Finance Department staff to transfer monies to and from the Local Agency Investment Fund and Rescind the Authority of Staff to Deposit or Withdraw Funds.

- E1) Approved Denial of Application to File a Late General Liability Claim by Donald Anderson.
- F1) Approved **Res. 17-03**, Final Map for Tract 6128, located at the southeast corner of Locan and Teague Avenues (Wilson Premiere Homes).
- F2) Approved **Res. 17-04**, Annexation of Proposed Tract 6128, located at the southeast corner of Locan and Teague Avenues to the Landscape Maintenance District No. 1 of the City of Clovis (Wilson Premiere Homes).
- F3) Approved Final Acceptance for CIP 13-25, Shaw Avenue Street Improvements.
- G1) Approved **Res. 17-05**, Amending the Fire Department Budget to reflect \$32,465 in grant funding awarded by the 2016 State Homeland Security Grant Program (SHSGP) to fund Fire Department equipment.

# 6:16 ITEM 1A - APPROVED - RES. 17-06, AUTHORIZING A REVISED NEIGHBORHOOD PARK DEPOSIT PROGRAM WITHIN THE LOMA VISTA SPECIFIC PLAN AREA

City Engineer Mike Harrison presented a report on a request to authorize a revised Neighborhood Park Deposit (NPD) program within the Loma Vista Specific Plan area. The NPD was established in Loma Vista to be administered on a quarter section basis to provide for cost sharing of the neighborhood parks and paseos within each quarter section. Due to wide variations in the cost per dwelling unit among the various quarter sections within Loma Vista, the Building Industry Association (BIA) has requested that staff develop an alternative methodology for development within Loma Vista to share the cost for these facilities. Staff is requesting that council consider approval of a new policy that would spread the cost uniformly among all new residential units within Loma Vista. The revised cost sharing program for neighborhood parks and paseos provides a more even distribution of system cost to the benefitting properties than the existing program. The new program also provides for more timely reimbursement to developers and will be much less resource intensive to administer.

Mike Prandini, representing the BIA, spoke in support of the request. Discussion by the Council. Motion by Councilmember Flores, seconded by Councilmember Ashbeck, for the Council to authorize a revised Neighborhood Park Deposit (NPD) program within the Loma Vista Specific Plan area with a request from Councilmember Ashbeck to provide an example of the impact comparison between the prior fee amount and the proposed. Motion carried by unanimous vote.

6:47 ITEM 1B - APPROVED CORE AREA SEWER MAJOR FACILITIES FEE REDUCTION PURSUANT TO RESOLUTION 13-122, THE CITY'S CORE AREA FEE REDUCTION PROGRAM, FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT THE SOUTHWEST CORNER OF SANTA ANA AVENUE AND SIERRA VISTA PARKWAY (RELATED APPLICATIONS GPA 2016-08 AND R2016-09 WERE HEARD AND APPROVED ON NOVEMBER 14, 2016)

City Engineer Mike Harrison and Planning and Development Services Director Dwight Kroll presented a report on a request to approve a core area sewer major facilities fee reduction pursuant to Resolution 13-122, the City's Core Area Fee Reduction Program, for the proposed residential project located at the southwest corner of Santa Ana Avenue and Sierra Vista Parkway. Staff produced preliminary fee estimates in 2014 for a prospective development at Santa Ana and Sierra Vista Avenues. These estimates

discounted the sewer major facilities fees based solely on the project location being in the core area, however, staff did not take into consideration that the reduced fee program required evaluation at a General Plan Amendment (GPA) request. The property owner submitted project applications, largely on the basis of these estimates, and the City Council subsequently approved GPA 2016-08 and Rezone 2016-09 on November 14, 2016. Resolution 13-122, which established the Core Area Fee reduction program, required evaluation of the fee reduction as part of the GPA discussion. This evaluation was not considered at the hearing and staff is requesting that the City Council now consider the applicability of a fee reduction for the project in accordance with the resolution.

Jim Huelskamp, representing Land Valley Management, project applicant, provided an overview and spoke in opposition and requested the full fee reduction as originally proposed. Mr. Huelskamp provided a detailed handout for Council and walked them through the chronology of the project since 2013. Discussion by the Council.

Motion by Councilmember Flores, seconded by Mayor Pro Tem Whalen, for the Council to award the full reduction for the sewer impact fee reduction for the proposed 20-acre residential project located at the southwest corner of Santa Ana Avenue and Sierra Vista Parkway (GPA2016-08 and R2016-09). Motion carried by unanimous vote.

# 7:48 ITEM 1C - APPROVED - RES. 17-06, ADOPTING THE CITY OF CLOVIS EMERGENCY OPERATIONS PLAN (EOP), CONTINUITY OF OPERATIONS PLAN (COOP) AND RESPECTIVE ANNEXES

Emergency Preparedness Manager Chad Fitzgerald presented a report on a request to adopt the City of Clovis Emergency Operations Plan (EOP), Continuity of Operations Plan (COOP) and respective annexes. The City of Clovis EOP has been in effect since 1997. With significant changes in emergency management at the Federal and State level, the City EOP no longer aligns with local requirements or best practices. In May 2016, the City of Clovis entered into an agreement with Michael Baker International for the development of a comprehensive EOP and COOP. In order for the EOP and COOP plans to become the official operating manuals for the City of Clovis, the City Council must first adopt the EOP and COOP in their entirety.

There being no public comment, Mayor Pro Tem Whalen closed the public portion. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to adopt the City of Clovis Emergency Operations Plan (EOP), Continuity of Operations Plan (COOP) and respective annexes. Motion carried by unanimous vote.

#### 7:57 ITEM 2 - CITY MANAGER COMMENTS

Interim City Manager Luke Serpa commented on storms and amount of rainfall received over the weekend.

January 9, 2017 - 3 - 8:06 AM

#### 7:58 ITEM 3 - COUNCIL COMMENTS

Councilmember Flores thanked staff and council for condolences of his mother's recent passing.

Councilmember Ashbeck commented on not making the February 21 City Council meeting and requested staff to see if we could cancel that meeting.

Mayor Pro Tem Whalen commented on Supervisor Magsig's swearing in last week.

#### 8:03 ITEM 4 - CLOSED SESSION

A. Government Code Section 54956.8

Properties: Parcels B, C, D, H & I of the Research and Technology Park at

Temperance and Alluvial Avenues (A Portion of APN: 564-090-14T)

Agency Negotiators: L. Serpa, A. Haussler

Negotiating Parties: Henry Mata and Greyhawk, LLC

Under Negotiation: Price & Terms

#### **ADJOURNMENT**

Mayor Pro Tem adjourned the meeting of the Council to January 17, 2017

Mayor	City Clerk

Meeting adjourned: 8:24 p.m.



AGENDA ITEM NO: CC-D-1

City Manager: (5)

# - CITY OF CLOVIS -REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

Finance Department

DATE:

January 17, 2017

SUBJECT:

Approval - Authorize City Manager to sign a Contract for

Accounting Systems Consulting Services.

ATTACHMENT:

Consulting Services Agreement

#### **CONFLICT OF INTEREST**

None

#### RECOMMENDATION

Authorize City Manager to sign a contract for IFAS (Financial Accounting Software) consulting services.

#### **EXECUTIVE SUMMARY**

An upgrade to our financial accounting software (IFAS) was necessary to maintain the integrity of the system. This upgrade is currently being implemented and tested. Additional functionality is necessary to provide the best use of the resources available. Expertise outside that of current staff is necessary to obtain the additional functionality. Discussion with the vendor indicated that the most efficient and cost effective process would be to use current staff resources or outside consultants with specific expertise. As current staff load does not permit for the concentrated effort necessary to complete the new functionality, an outside consultant was contacted.

It is estimated to take through the end of this fiscal year to complete the additional functionality. The consultant is available to perform the necessary tasks at which time current staff will take over the maintenance of all system components beyond that provided by the software vendor.

City Council Report IFAS Consulting Services Contract January 17, 2017

#### **BACKGROUND**

The City currently uses SunGard IFAS for the citywide accounting and financial software. From time to time, this software needs major upgrades to maintain the integrity of the systems. Also from time to time, these upgrades include additional functionality. During the current upgrade, additional functionality is available which requires some technical setup. While this expertise exists both with the vendor and in house, the pricing structure from the vendor was significantly greater than the cost to obtain an outside consultant with the required expertise. Also, the concentrated effort necessary was not available in house due to temporarily limited staff resources.

#### FISCAL IMPACT

Funding for the additional services will be absorbed as part of the system cost in the Information Technology budget and no additional funding is required. The cost of the consulting services remaining is not to exceed \$58,000.

#### REASON FOR RECOMMENDATION

The financial accounting system is integral to the operation of the city and the additional functionality will provide usefulness to the employees. The Council needs to provide authorization to the City Manager to sign the contract for services.

#### ACTIONS FOLLOWING APPROVAL

City Manager sign consulting services contract for IFAS upgrade functionality through June 30, 2017.

Prepared/Submitted by: Jay Schengel, Finance Director \_\_\_\_\_

9:44 AM / 1/6/2017 Page 2 of 2

#### CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("Agreement") is made and entered into effective this 17<sup>th</sup> day of January, 2017, between the City of Clovis, a California general law city ("City") and Tim Wilson Consulting, a California business ("Consultant"), with respect to the following Recitals, which are a substantive part of this Agreement:

#### RECITALS

WHEREAS, City desires to implement the SunGard IFAS ONESolution financial software upgrade; and

WHEREAS, Consultant is engaged in the business of providing expertise on IFAS financial software and hereby warrants and represents that it is professionally capable of performing the services called for by this Agreement.

NOW, THEREFORE, in consideration of the covenants, conditions and promises contained herein, City and Consultant agree as follows:

- 1. Scope of Work. Consultant shall perform to the satisfaction of City in accordance with Exhibit A, the Scope of Work, attached hereto and incorporated herein by reference. Consultant warrants that it is qualified to perform the Scope of Work under this Agreement. Consultant shall be familiar with and shall comply with all local, State and Federal laws and regulations applicable to the work to be performed under this Agreement.
- 2. <u>Compensation</u>. Consultant's sole compensation for all services required or rendered pursuant to this Agreement shall not exceed \$58,000.
- 3. <u>Termination</u>. This Agreement may be terminated by City at its discretion upon seven (7) days prior written notice to Consultant. Additionally, either party may terminate this Agreement upon fourteen (14) days prior written notice to the other party of a material breach, and a failure to cure within that time period. In the event termination is not due to fault attributable to Consultant, Consultant shall be paid compensation for services performed prior to notice of termination. As to any phase partially performed but for which the applicable portion of Consultant's compensation has not become due, Consultant shall be paid the reasonable value of its services provided; however, in no event shall such payment when added to any other payment due under the applicable part of the work exceed the total compensation of such part as specified in paragraph (2), above. In the event of termination due to Consultant's failure to perform in accordance with the terms of this Agreement through no fault of City, City may withhold an amount that would otherwise be payable as an offset to City's damages caused by such failure.

- 4. <u>Commencement of Work</u>. The services of Consultant as described in this Agreement shall commence upon City's delivery of fully signed agreement to Consultant. Work shall be undertaken and completed in such sequence as to assure expeditious completion consistent with the purposes of this Agreement and the Scope of Work.
- 5. <u>Notices</u>. Any notices hereunder to the respective parties required or permitted by this Agreement shall be deemed delivered if personally served or given in writing, mailed with postage prepaid, addressed to the respective party at the address given on the signature page of this Agreement or at such other address as the parties may from time to time designate by written notice. Except as otherwise provided by law, all decisions and notices required of City by this Agreement, and not otherwise specifically provided for, shall be made by the City's Finance Director or authorized representative.
- 6. <u>Non-Assignment</u>. This Agreement is personal to Consultant and any attempted assignment by Consultant shall be void unless approved in writing by City. Consultant agrees not to assign the payment of any monies due Consultant from City under the terms of this Agreement to any other individual, corporation or entity. City retains the right to pay any and all monies due Consultant directly to Consultant.
- 7. <u>Indemnification</u>. Consultant shall indemnify and hold harmless City and its officers, officials, employees and agents from and against all claims, damages, losses and expenses, including reasonable attorney fees and costs arising out of the performance of the work described herein, caused in whole or in part by any willful misconduct or negligent act or omission of the Consultant, its officers, employees, representatives, any subcontractors, subconsultants, agents, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the sole negligence, or willful misconduct of City.
- 8. <u>Independent Contractor</u>. In the furnishing of the services provided for herein, Consultant is acting as an independent contractor and not as an employee of City.
- 9. <u>Conflicts</u>. In performing the work or services to be provided hereunder, Consultant shall not employ or retain the services of any person while such person either is employed by City or is a member of any City Commission or Board.
- 10. <u>Work Product</u>. All work products are the property of the City of Clovis.

Cost and hours of this agreement shall be thru 06/30/2017.

Additional scope of work items to meet full implementation includes:

- Timecard online setup
- Timecard online security
- Employee Online setup and training
- Miscellaneous Cognos reporting

Contract cost not to exceed 960 Hours @ \$58.35 or = \$58,000.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at Clovis, California:

CITY OF CLOVIS	CONSULTANT	
By:	By:	
Luke Serpa	Tim Wilson	
Interim City Manager	Owner, Tim Wilson Consulting	
1033 Fifth Street	5079 East Home	
Clovis, CA 93612	Fresno, CA 93727	
(559) 324-2000	(559) 349-1876	
Date:	Date:	



AGENDA ITEM NO: CC-D-2

City Manager: 🖒

# - CITY OF CLOVIS -REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

Finance Department

DATE:

January 17, 2017

SUBJECT: Receive and File - Financial Status Report for First Quarter 2016-2017

#### **CONFLICT OF INTEREST**

None

#### RECOMMENDATION

That Council receives and files the report.

#### **EXECUTIVE SUMMARY**

Each year at this time, the Finance Department provides the Council with a report on the status of the revenue and expenditures through the first quarter of the fiscal year as a follow up on the review of the prior year end status for the General Fund. The following information is provided for Council's review.

#### **BACKGROUND**

#### Revenues-Current Year 2016-2017

Based on our analysis, current year revenues are performing close to expected. Accordingly, there is no need to make adjustments to revenue projections at this time.

Sales tax information for the first quarter indicates taxable sales in Clovis grew at 4.5% over the same guarter last year and total sales tax revenue grew 3.2% due to online retailers' distribution through the County pool. The percentage reduction in tax revenue was due to a one time negative adjustment to the County pool for a previous allocation correction. From July to November 2016, California's cash collections are 3.5% higher than the prior period. Clovis' sales tax revenue for 2016-17 is projected to increase 5% over the 2015-16 mostly attributable to continued strength in the auto industry and moderate growth in consumer spending for building and construction and general retail

City Council Report 1st Qtr Financial Status January 17, 2017

goods. At this time staff believes the current estimate is still appropriate but needs to continue to closely monitor revenues as information is available.

New residential construction, home sales, and home prices have stabilized. New single family residential development is happening at a pace to meet our estimated 800 units for 2016-17. This will impact the Planning and Development Services Enterprise Fund in 2016-17 as well as provide a positive impact on general fund revenue through improved property tax in future years. Staff believes the current development related revenue estimates are still appropriate and will continue to monitor them as the fiscal year progresses.

Other non-General Fund revenues are within budgetary limits as of September 30, 2016.

The impact of the regular property tax payment from the County normally received in January will be analyzed for discussion during the forecast.

### Expenditures-Current Year 2016-2017

Expenditures in the General Fund are at expected levels at this time in the fiscal year. Those often volatile accounts such as overtime in public safety and charges for fleet operations are all within budget parameters at this time. Staff will closely monitor overtime and may bring additional information to the Council in the coming months.

In addition, all non-General Fund operating departments are within budgetary limits as of September 30, 2016. The City management team and every employee have continued to carefully monitor expenditures again this year to ensure the City remains fiscally stable. With the help of community volunteers and additional staffing where necessary, we continue to provide quality services to our citizens.

#### FISCAL IMPACT

None

#### REASON FOR RECOMMENDATION

The report is a receive and file status report and no action is needed by the City Council.

#### **ACTIONS FOLLOWING APPROVAL**

The Finance Department will continue to monitor revenues and expenditures and will provide an update with the Mid-Year Review as part of the Five-Year Financial Forecast, which is presented to City Council in March.

Submitted by:

Jay Schengel, Finance Director

Jay Schang



AGENDA ITEM NO: CC-E-1

City Manager: (S

# - CITY OF CLOVIS -REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

General Services Department

DATE:

January 17, 2017

SUBJECT:

Approval Resolution 17- \_\_\_; Amending the City's FY16-17

Classification and Compensation Plans to Adopt a Senior Fire

Prevention Officer Classification and Salary Range

#### ATTACHMENTS:

Resolution 17-\_\_\_\_; Adopting a Senior Fire Prevention Officer (A)

Classification and Salary Range

Exhibit A - Senior Fire Prevention Officer Classification (B)

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

Approval Resolution 17- ; amending the City's FY16-17 Classification and Compensation Plans to adopt a Senior Fire Prevention Officer classification and salary range.

#### **EXECUTIVE SUMMARY**

The Fire Department is requesting the adoption of a Senior Fire Prevention Officer Classification in order to provide an additional level of code enforcement, fire inspections, fire prevention, and field technical expertise. A review of the current Fire Prevention Officer has determined that the staff person in the position has been actively fulfilling the tasks of Senior Fire Prevention Officer and therefore, a reclassification into the higher level position is appropriate. The new Senior Fire Prevention Officer classification was adopted in the FY16-17 Fire Department budget. Therefore, staff recommends adoption of the proposed Senior Fire Prevention Officer classification and salary range.

#### **BACKGROUND**

Over the last several years the City has experienced continual growth of new commercial and residential development including abandoned properties. The California Fire Code requires all residential occupancies with greater than four (4)

units to be inspected annually which is now an added responsibility to the Fire Prevention Division. These changes have resulted in additional tasks being assigned to the Fire Prevention Officer. Upon further review of the needs of the Fire Department, it was determined that an emphasis for fire prevention, fire inspections, and task force code enforcement is needed.

In order to fulfill the needs within the community, a Senior Fire Prevention Officer classification is proposed. The proposed Senior Fire Prevention Officer is a non-sworn classification that will be assigned to support the Fire Prevention Division as the primary incumbent to perform residential and commercial fire inspections and task force code enforcement. The new classification requires additional license endorsements, certification training, education and experience.

In addition, the Fire Department requested a review of the current Fire Prevention Officer duties in relation to the proposed Senior Fire Prevention Officer classification. The current Fire Prevention Officer has been performing the advanced level of job functions to meet the additional needs of the Fire Prevention Division. It was determined that the reclassification of the current incumbent from a Fire Prevention Officer to a Senior Fire Prevention Officer classification is appropriate.

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

#### **FISCAL IMPACT**

One Senior Fire Prevention Officer position was adopted in the FY16-17 Fire Department budget but has been vacant. The fiscal impact for salary in FY16-17 is approximately \$2,500.00 which has been included in the adopted FY16-17 Fire Department budget.

#### REASON FOR RECOMMENDATION

The Fire Department has need of a Senior Fire Prevention Officer classification to provide technical support in the Fire Prevention Division to conduct task force code enforcement and residential and commercial fire inspections. Modification of the City's Classification and Compensation Plan requires the City Council's approval.

#### **ACTIONS FOLLOWING APPROVAL**

The City's Classification and Compensation Plan will be amended to include the Senior Fire Prevention Officer classification as specified above.

Prepared by: Melissa Paminto, Management Analyst

Submitted by: Shonna Halterman, General Services Director

Senior Fire Prevention Officer

1/9/2017 4:19:11 PM

City Council Report Senior Fire Prevention Officer January 17, 2017

### RESOLUTION 17-

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING AMENDMENTS TO THE CITY'S CLASSIFICATION AND COMPENSATION PLANS BY ADOPTING A SENIOR FIRE PREVENTION OFFICER CLASSIFICATION

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

- WHEREAS, it has been determined that the Fire Department has need of a Senior Fire Prevention Officer classification to provide technical support in conducting task force code enforcement and residential and commercial fire inspections in the Fire Prevention Division; and,
- **WHEREAS**, it has been determined that the appropriate salary range for the Senior Fire Prevention Officer classification is \$5,321.00 to \$6,469.00 per month; and,
- WHEREAS, it has been determined that it is appropriate to assign the Senior Fire Prevention Officer to the Clovis Public Safety Employees Association for purposes of employee representation.
- NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clovis that the City's FY16-17 Classification and Compensation Plans shall be modified to include the Senior Fire Prevention Officer classification (Exhibit A) with a monthly salary range of \$5,321.00 to \$6,469.00 per month.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 17, 2017, by the following vote to wit:

Mayor	City Clerk
Dated: January 17, 2017	
ABSENT:	
NOES:	
AYES:	
to wit.	

Senior Fire Prevention Officer

1/9/2017 4:19:11 PM

City Council Report Senior Fire Prevention Officer January 17, 2017

Exhibit A

# Senior Fire Prevention Officer SALARY RANGE

\$30.70 - \$37.32 Hourly \$5,321.00 - \$6,469.00 Monthly \$63,852.00 - \$77,628.00 Annually

#### **DESCRIPTION:**

#### DEFINITION

Under general supervision participates in code enforcement, inspections, coordinates all public education programs including the Clovis Emergency Response Team (CERT) volunteers, fulfills assigned role providing incident support or Public Information Officer (PIO) functions locally, performs administrative and technical support for assigned program areas; and to perform related work as required.

#### **CLASS CHARACTERISTICS**

Reporting to the Life Safety Enforcement Manager, positions in this class perform the advanced journey level fire prevention and enforcement duties that do not require a sworn fire fighter. The Senior Fire Prevention Officer classification is distinguished from the Fire Prevention Officer classification in that the incumbents are assigned responsibilities that require an advanced level of California State Fire Marshal (CSFM) training and certification, Federal Emergency Management Agency (FEMA) certification. coordination responsibilities for program, acting as the lead in development and maintenance of public education programs and overall supervision of the City's weed abatement program. Whereas the Fire Prevention Officer supports these programs through assigned activities working within specific direction. Incumbents are expected to use sound and considerable judgment. Latitude and initiative are expected in order to complete program and field projects.

#### **EXAMPLES OF DUTIES:**

Inspects institutions, industries, mercantile establishments, hotels and apartment houses, service stations, schools, hospitals, nursing and convalescent units, and other establishments to secure compliance with codes and regulations pertaining to fire safety; makes recommendations concerning fire safety for licensing purposes; reviews plans and installations of fire protection systems, devices, and equipment; trains department personnel in the techniques and requirements of fire prevention inspections; prepares inspection records and technical letters pertaining to recommendations and violations; plan, coordinate, and conduct the City's weed abatement program; certified and serves in assigned Incident Command System (ICS) role for incidents, including but not limited to Public Information Officer (PIO); operates City vehicles; plans, coordinates, and conducts public education programs serving as the lead trainer for program personnel, collects, compiles, and maintains statistical data regarding program

outcomes for state and federal grants; Federal Emergency Management Agency (FEMA) certified to lead and coordinate the Clovis Emergency Response Team (CERT) program volunteers and develop ongoing activities to support the department and volunteer development/deployment; and performs related work as required.

# TYPICAL QUALIFICATIONS: LICENSE AND CERTIFICATION

License Required:

 Possession of a valid California Class C Driver's License with fire firefighter endorsements or a California Class B Driver's License.

### Certifications Required:

- California State Fire Marshal (CSFM) Fire Inspector 1 or Fire Prevention Officer;
- California State Fire Marshal (CSFM) Fire Inspector 2 or Fire Prevention Specialist;
- Ability to obtain certification as a Federal Emergency Management Agency (FEMA) Program Manager Certification within twelve (12) months of appointment;
- Ability to obtain certification as a Federal Emergency Management Agency (FEMA) Train The Trainer Certification within twelve (12) months of appointment.

#### **EDUCATION AND EXPERIENCE**

A combination of training and experience that provides the required knowledge, skills, and abilities is required.

#### Education:

• Typical education would include two (2) years of course work from an accredited college or university with major course work in Fire Science, Public Administration, Behavioral Science, or a closely related field.

# Experience:

 Typical experience would include a minimum of four (4) years of increasingly responsible fire prevention and analytical experience within a fire department, which included code enforcement, public education, volunteer supervision, and training personnel.

#### **QUALIFICATIONS**

Knowledge of:

- State and Federal laws, codes, and ordinances pertaining to fire prevention;
- Appropriate safety precautions and procedures;
- Safety codes related to fire prevention including but not limited to Uniform Fire Code, Uniform Building Code, State Administrative Code, and National Fire Code;

- Standard fire protection and prevention theory, techniques, and practices relative to various types of occupancies;
- · Building materials and construction practices;
- Volunteer program operations, services, principles, and practices;
- Basic statistical analysis methodologies;
- Basic public education program implementation, operations, procedures, techniques, and best practices;
- Data collection, research, and analysis techniques.

### Ability to:

- Conduct complex statistical and analytical studies, such as collect and analyze data, develop and test hypotheses, draw valid conclusions, and present narrative and statistical data and recommendations regarding assigned program area outcomes;
- Operate computer and a variety of other software applications;
- Make clear and concise oral presentations;
- Prepare and present accurate, comprehensive, and concise reports and recommendations;
- Assist with the development of tactics, strategies, and planning in public education and volunteer management;
- · Communicate effectively orally and in written form;
- Interpret and explain City policies and municipal code;
- Establish and maintain effective working relationships with the general public, volunteers, school district personnel, City personnel, and other outside law fire prevention personnel;
- Detect and determine proper corrective action for fire hazards found at various buildings and installations;
- Inspect and determine corrective action for deficiencies in a variety of fixed fire protection systems;
- Work under pressure and within challenging deadlines;
- Operate a vehicle observing legal and defensive driving practices.

#### **SUPPLEMENTAL INFORMATION:**

#### PHYSICAL DEMANDS AND WORKING CONDITIONS

- Strength: Light work-lifting, carrying and/or pushing 50 pounds maximum with frequent lifting and/or carrying of objects weighing up to 25 pounds;
- Ability to attend periodic evening meetings or meetings outside of regularly scheduled shift;
- Responds to emergency response incidents to provide incident support;
- Incumbents are required to work in all weather conditions.



AGENDA ITEM NO: City Manager:

CC-G-1

5

# - CITY OF CLOVIS -REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

Police Department

DATE:

January 17, 2017

SUBJECT:

Monthly Report to Council, October 2016

#### CONFLICT OF INTEREST

None

#### RECOMMENDATION

Receive and File October 2016 Police Department Monthly Report to City Council.

#### **EXECUTIVE SUMMARY**

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

#### BACKGROUND

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

# Clovis Police Department

# Monthly Report to Council, October 2016

# CLOVIS POLICE OFFICER/STAFF ACCOMPLISHMENTS FBI Crime Index Statistics for October

Homicide	0	Burglary	49
Vehicle Theft	15	Forcible Rape	2
Robbery	6	Larceny Theft	208
Arson	1	Aggravated Assault	8
Clovis Po	lice Departmen	t Statistics for October:	

Calls for Service: Public: 5,169 Officer Initiated: 2,721 Total: 7,890

(Average Calls for Service per Day: 254.51)

Arrests: Adults: 270 Juveniles: 29 Total: 299

Traffic Accidents: Fatal: 0 Injury: 22 Non-Injury: 61 DUI: 7 Hit & Run: 17

DUI Arrests: 30 Traffic Cites: 346 Parking Cites: 152

Municipal Citations: 112 Priority One Response Time: 5.12 min.

Citizen Surveys of Service: Aug. Sept. Oct.

(Above average or excellent) 95% N/A 100%

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

Volunteers: 79 Hours Served: 1050 hours Total Savings: \$23,247.00

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

Explorers: 18 Hours Served: 192 Hours Served Total Savings: \$2,208.00

Pet Adoption Center Volunteers contributed 635 hours

Community Development Block Grant Stats for October: Warnings/Courtesy Notices: 34

Closed CRMs due to compliance: 32

Members of the Clovis
 Police Department and
 their families spent time
 "Walking Like MADD" on
 October 22nd. The walk
 culminated on the campus of California State
 University, Fresno. The
 Clovis PD Team collected
 nearly twelve hundred
 dollars to be given to



MADD. Every step taken helped to raise funds and awareness for MADD's programs and services that will help to keep our children and communities safe.



Red Ribbon Week brought out students from two elementary schools as children lined the streets of Old Town Clovis on October 28th, marking the 27th annual Red Ribbon Parade. Students and the Clovis High and Clark bands marched through the streets as they chanted the slogan "Be Drug Free." The message resonated throughout the parade route. Clovis Police officers also participated in the program.

# The Fresno and Madera County AVOID the 21 DUI Campaign: Final Report

The Office of Traffic Safety, from August 19th through September 7th, the 'AVOID THE 21 DUI Task Force' was out in full force, targeting what it calls one of the deadliest killers on the road: drunk driving. The enforcement was part of the national "Drive Sober or Get Pulled Over" campaign, to save lives and make all roads safer. Now, the California Office of Traffic Safety has ended its DUI Campaign. Law enforcement officials will conduct more anti-DUI efforts throughout the region during October and into the December Winter DUI Mobilization. Law Enforcement, including the Clovis Police Department, will encourage all motorists to help make the community safer: Report Drunk Drivers — Call 911 anytime you encounter a dangerous, impaired driver.



AGENDA ITEM NO:

City Manager:

# - CITY OF CLOVIS -REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

Planning and Development Services

DATE:

January 17, 2017

SUBJECT: Consider items associated with approximately 8.5 acres of property located near the southeast corner of Shaw and Locan Avenues. H&E Nursery, owners; Wilson Premier Homes, Inc., applicant; Harbour & Associates, representative.

- a. Consider Introduction Ord. 17-\_\_\_, R2016-06A, A request to approve an amendment to the conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development.
- b. Consider Approval Res. 17-\_\_\_, TM6137A, A request to approve a tentative tract map amendment to a previously approved single-family planned residential development to remove the recreation building and add two (2) lots.

#### ATTACHMENTS:

Figure 1: Location Map

Exhibit "A:" R2016-06A & TM6137A Conditions of Approval

Attachment 1: Draft Ordinance & Resolution Planning Commission Minutes Attachment 2:

Applicant's Justification for R2016-06A & TM6137A Attachment 3:

Attachment 4: Applicant's Development Standards

Attachment 5: Correspondence from Commenting Agencies

Vesting Tentative Tract Map TM6137A Fxhibit "B."

#### CONFLICT OF INTEREST

None.

#### RECOMMENDATION

Planning Commission and staff recommend that the City Council:

- Approve R2016-06A, subject to the conditions of approval listed as Exhibit "A;" and
- Approve TM6137A, subject to the conditions of approval listed as Exhibit "A."

#### **EXECUTIVE SUMMARY**

The applicant is requesting to amend the conditions of approval of Rezone R2016-06 and Tentative Tract Map TM6137. The proposed amendments include the removal of the recreation/ office building and the addition of two (2) lots to the Planned Residential Development. The revised tentative tract map will also incorporate 16 additional on-street parking stalls near the pool and recreation open space area.

#### BACKGROUND

General Plan Designation: Medium High Den. Res. (7.1 to 15.0 units per acre)

• Specific Plan Designation: Loma Vista Specific Plan (Med. High Residential)

Existing Zoning: R-1-PRD (Planned Residential Development)

Lot Size: Total Area is 8.5 acres

Current Land Use: Vacant - Former Landscape Business

Adjacent Land Uses: North: Developing Single-Family Residential

South: Park and Single-Family Residential

East: Developing Self-Storage

West: Rural Residential

#### PROPOSAL AND ANALYSIS

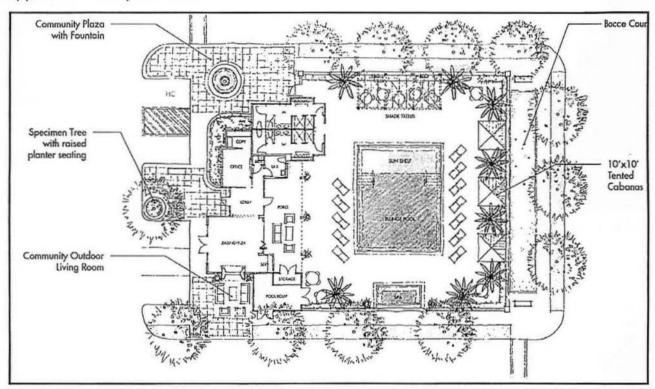
The original Project was considered and approved by the Planning Commission and City Council on July 26, 2016 and September 12, 2016, respectively. The approved 104-lot single-family planned residential development included a private open space in the center of the Project, which incorporated a swimming pool, spa, shaded cabanas, recreation, restrooms, and an office. The applicant has submitted a justification for the requested amendments to the Project (see Attachment 2).

# Proposed Rezone and Tentative Tract Map Amendments

### Removal of Recreation/ Office Building

A project goal with the original approval was to provide the option of renting a single-family dwelling within TM6137. This option required the need for a recreation/ office building to accommodate the necessary staff to manage the rental properties. The aforesaid rental option within TM6137 is no longer an option and the applicant is now requesting the removal of the recreation/ office building from the Conceptual Plan.

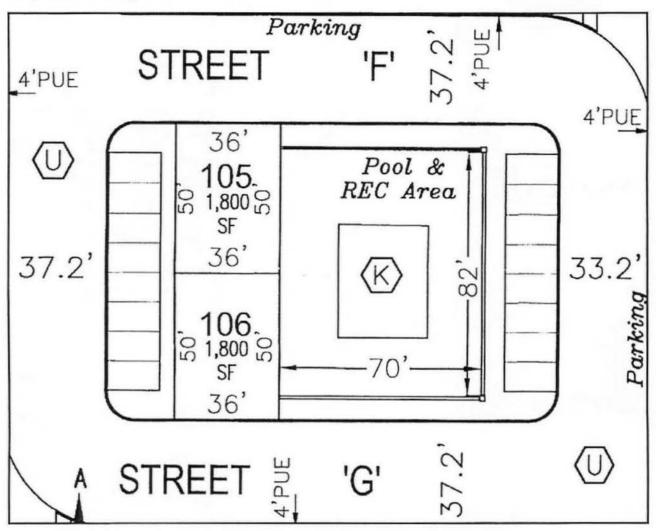
### Approved Conceptual Plan



# Adding Two Lots

The applicant is requesting to create two (2) additional lots where the recreation/ office building was originally proposed. The swimming pool, spa, shaded cabanas, recreation open area, and restroom facilities will remain as approved with tentative tract map TM6137.

## Proposed Conceptual Plan



### Public Comments

A public notice was sent to area residents within 600 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, December 22, 2016. The Commission approved Rezone Amendment R2016-06A with a vote of 5-0. The Commission also approved Tentative Tract Map Amendment TM6137A with a vote of 5-0.

Chair Hinkle asked questions regarding the correspondence letter from the Fresno Irrigation District dated April 19, 2016. The questions were related to groundwater impacts and water supply for the proposed Project.

### 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.

R16-06A & TM6137A 1/10/2017 8:06:11 AM Page - 5 - of 17

- 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.

# 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. Staff finds the project in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137. No major revisions will be required with the adopted Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in The Business Journal on Wednesday, January 4, 2017.

#### FISCAL IMPACT

None.

#### REASON FOR RECOMMENDATION

The proposed removal of the recreation/ office building and the creation of two additional lots are compatible with approved project under General Plan Amendment GPA2016-05, Rezone R2016-06 and Tentative Tract Map TM6137. Additionally, the circulation design of the project will not change and remain a gated community. Planning Commission and staff therefore recommend approval of R2016-06A and TM6137A, subject to the conditions of approval attached as Exhibit "A."

#### ACTIONS FOLLOWING APPROVAL

The second reading of the Rezone Amendment 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 600 feet notified:

Interested individuals notified: 10

Prepared by: George González, MPA, Associate Planner

Submitted by: Dwight Kroll, AICP

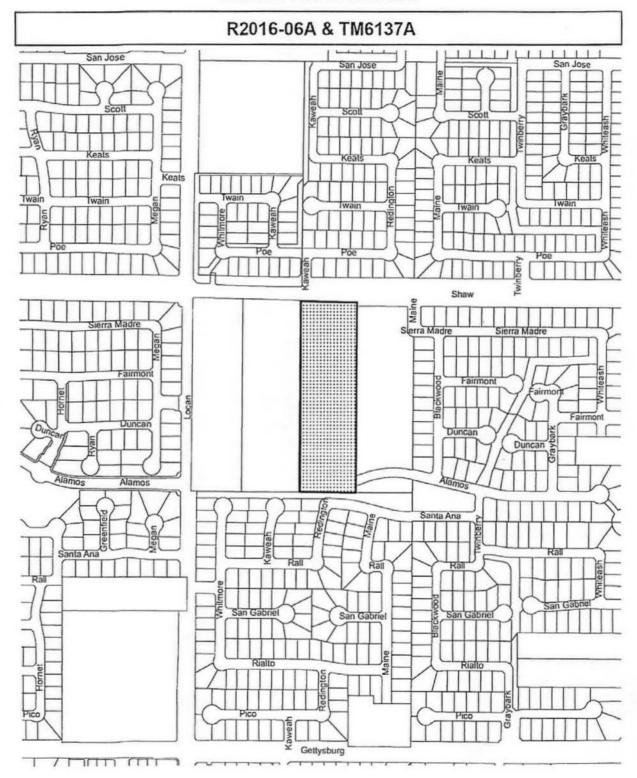
> City Planner Director of Planning and

Development Services

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O:\Planning Projects\Rezone\R 2016\R2016-06A (Wilson TM6137A)\Documents\PDS - CC Staff Report R2016-06A & TM6137A.doc

# FIGURE 1 PROJECT LOCATION MAP





#### **EXHIBIT "A"**

# Conditions of Approval – R2016-06A & TM6137A (As approved by the Planning Commission – December 22, 2016)

#### **Planning Division Conditions**

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

 Development of this site shall be consistent with the General Plan, Loma Vista Specific Plan, General Plan Amendment GPA2016-05, Rezone R2016-06, and Vesting Tentative Tract Map TM6137.

#### FIRE DEPARTMENT CONDITIONS

(Gary Sawhill, Department Representative - 324-2224)

- Street Width for Single Family Residences: Shall comply with Clovis Fire Standard #1.1.
- Turning Radius: All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').
- Security Gates: All security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for Fire Department review and approval prior to installation.
- Temporary Street Signs: The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
- All Weather Access: The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.
- 7. Two Points of Access: Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
- 8. Fire Lane: The fire lanes shall be posted with signs and/or the curbs shall be painted red as per Clovis Fire Department Standard #1.1 and identified on site plan.
- 9. Residential Fire Hydrant: The applicant shall install \_5\_ 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.

- Looped Water Main: The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.
- 11. Fire Department Comments on Plans: All Fire Department comments shall be on plans.

# ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS (Sean Smith, Engineering Division Representative – 324-2363) (Lisa Koehn, Department Representative – 324-2607)

(Luke Serpa, Solid Waste Division Representative - 324-2614)

### Maps and Plans

- 12. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
- 13. The applicant shall submit to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 03-152 shall be paid with the first submittal of said plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
- Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
- 15. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division one bond copy of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City the applicant shall provide (1) reproducible and (3) copies of the AS-BUILTs to the City.

### General

16. Applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.

- 17. For any sewer or water main, or undergrounding of utilities, or major street to be installed by the applicant and eligible for reimbursement from future developments, the applicant shall submit to the City of Clovis, all reimbursement requests in accordance with the current version of the "Developer Reimbursement Procedures"; a copy can be obtained at the City Engineer's Office.
- 18. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
- 19. The applicant shall address all the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
- 20. The applicant shall contact and address all requirements of the United States Postal Service - Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
- 21. The applicant shall contact and address Caltrans requirements.
- 22. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
- 23. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
- 24. The applicant shall provide and pay for any compaction tests in recompacted areas as a result of failure to pass an original compaction test. Original compaction tests shall be provided and paid for by the City and their locations designated by the City Engineer.
- 25. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

### Dedications and Street Improvements

26. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match

- existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
- 27. Shaw Avenue along development frontage, provide right-of-way acquisition for 82' (exist 43') south of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, median island landscaping and irrigation, landscape strip, permanent paving and overlay as necessary to match the existing permanent pavement, and all transitional paving as required.
- 28. Shaw Avenue median island openings shall not be allowed without the approval of the City Engineer. The proposed access on Shaw Avenue shall be a right in and right out only.
- 29. Alamos Avenue along development frontage, provide right-of-way acquisition for 27' (exist 0') north and 27' (exist 0') south of the centerline and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, 36' (18+18) of permanent paving, temporary turn-about at the west end, and all transitional paving as required.
- 30. For gated developments, the applicant shall provide ample vehicle stacking area outside the travel lanes of Shaw Avenues that will allow vehicles to wait as vehicles are accessing the control panel to open the security gates. The applicant shall design a turn-a-round to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. The applicant shall provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
- 31. If interior streets are private, the applicant shall provide, for two-way traffic with no parking on both sides the minimum travel width shall be 25' with a clear width of 30', for two-way traffic with parking on one side the minimum travel width shall be 32', and for two-way traffic with parking on both sides the minimum travel width shall be 36'.
- 32. The applicant shall provide for a solid waste garbage covenant for lots 1, 6, 7, 8, 9, 10, 25, 26, 27, 29 30, 31, 38, 39, 40, 41, 42, 43, 53, 54, 55, 56, 57, 58, 59, 60 and 64.
- Temporary cul de sac bulb dedicate to provide for a 48' radius and improve with a 45' radius of temporary or combination permanent paving and 3' paved swale.
- Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
- 35. Applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, legal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.

- 36. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
- 37. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
- 38. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

#### Sewer

- 39. The applicant shall identify and abandon all septic systems to City standards.
- 40. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
- Alamos Avenue install 8" main between the east property line and Locan Avenue.
- The alternate sewer alignment to Shaw Avenue, evaluated by the approved sewer study may be an alternative alignment of the mains.
- 41. The applicant shall install one (I) 4" sewer service house branch to each lot within the tentative tract.

#### Water

- 42. The applicant shall identify and abandon all water wells to City standards.
- 43. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
- Alamos Avenue install 8" main along property frontage.
- Alamos Avenue install 8" main between the west property line of TM 5484 and the east property line.
- 44. The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.

- 45. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit.
- 46. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

#### Recycled Water

- 47. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.
- Shaw Avenue install 8" main along the property frontage.
- Shaw Avenue install 8" main between the Maine Avenue and the east property line.

#### Grading and Drainage

- 48. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.
- 49. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

#### Irrigation and Landscaping Facilities

50. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately

registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: landscape strips along Shaw Avenue, and the median islands in Shaw Avenue. The landscape strip around the planned unit development may be maintained by a perpetual maintenance covenant.

- 51. All landscape improvements shall be installed, accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the Landscape improvements are not constructed for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.
- 52. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$431, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.
- 53. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
- 54. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
- 55. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The

- material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
- 56. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
- 57. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
- 58. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant must be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

#### Miscellaneous

- 59. The applicant shall install street lights on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided.
- 60. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the

R16-06A & TM6137A 12/28/2016 10:17:20 AM Page - 16 - of 17

contractor/applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

- 61. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
- 62. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

**ORDINANCE & RESOLUTION** 

#### DRAFT ORDINANCE 17-

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 AMENDMENT THE CONDITIONS OF APPROVAL OF REZONE R2016-06 FOR PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF SHAW AND LOCAN AVENUES AND CONFIRMING ENVIRONMENTAL FINDINGS

#### LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, Wilson Premier Homes, Inc., 7550 N. Palm Avenue, Suite 102, Fresno, CA 93711, has applied for a Rezone Amendment R2016-06A; and

WHEREAS, this is a request to approve an amendment to the conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development for property located near the southeast corner of Shaw and Locan Avenues, in the City of Clovis, County of Fresno, California; and

WHEREAS, the Planning Commission held a noticed Public Hearing on December 22, 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 Amendment R2016-06A; 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 January 17, 2017, to consider Rezone Amendment R2016-06A. A copy of the Notice was delivered to interested parties within 600 feet of the project boundaries and published in The Business Journal; and

WHEREAS, the City Council held a noticed public hearing on January 17, 2017, to consider the approval of Rezone Amendment R2016-06A; and

WHEREAS, on January 17, 2017, 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 Amendment R2016-06A, 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 Amendment R2016-06A, 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:

That the recitals set forth herein are true and correct.

- General Plan Consistency Finding. That the rezone amendment is consistent with the General Plan of the City of Clovis.
- Zoning Ordinance Consistency Finding. That the rezone amendment is in keeping with the intent and purpose of the Zoning Ordinance and is compatible with surrounding properties.
- CEQA Finding. That the Project is in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137.

<u>SECTION 2</u>: 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 conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development.

The property so reclassified is located near the southeast corner of Shaw and Locan Avenues, in the City of Clovis, County of Fresno, 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: January 17, 2017

Mayor							City Clerk				
	*	*	*	*	*	*	*	*	*	*	
											on January 17, by the following
AYES: NOES: ABSENT: ABSTAIN:											
DATED:											
- S. 1									City		

#### DRAFT RESOLUTION 17-

A RESOLUTION OF THE CITY COUNCIL APPROVING A TENTATIVE TRACT MAP AMENDMENT TO A PREVIOUSLY APPROVED SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT TO REMOVE THE RECREATION BUILDING AND ADD TWO (2) LOTS FOR PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF SHAW AND LOCAN AVENUES AND CONFIRMING ENVIRONMENTAL FINDINGS

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

WHEREAS, a Tentative Tract Map Amendment TM6137A, has been filed with and considered by the City Council of the City of Clovis; and

WHEREAS, The Project in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137; and

WHEREAS, the Planning Commission has considered said map on December 22, 2016, and adopted its Resolution No. 16-72, approving said tentative map amendment; and

WHEREAS, on January 17, 2017, the Council found the Project in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137; and

WHEREAS, this Council finds and determines that approval of said map amendment should be conditioned on all conditions recommended by the City staff, as set forth in Exhibit "A" which is on file with the City Clerk's office.

#### NOW, THEREFORE, BE IT RESOLVED as follows:

- The vesting tentative map amendment of Subdivision Tract No. TM6137A is hereby approved, subject to the following conditions:
  - (a) Compliance of subdivider with the Subdivision Map Act of the State of California;
  - Compliance with applicable provisions of Chapter 2 of Title 9 of the Clovis Municipal Code and all conditions of rezoning;
  - (c) Compliance with all conditions set forth in Exhibit "A," which is on file with the City Clerk's office.
- This Council determines that discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- This Council further finds that the proposed subdivision, together with the provisions for its design and improvement, are consistent with applicable General and Special Plans of the City.

- The dedication toward public right-of-way for said tract map is proportionate to the development being requested.
- A copy of the vesting tentative map amendment of said subdivision, Exhibit "B," is on file in the Planning Division.
- The Project in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-05, Rezone R2016-06 & Tentative Tract Map TM6137.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 17, 2017, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: January 17, 2017

City Clerk

Mayor

PLANNING COMMISSION MINUTES

#### CLOVIS PLANNING COMMISSION MINUTES December 22, 2016

- X-2Consider items associated with approximately 8.5 acres of property located near the southeast corner of Shaw and Locan Avenues. H&E Nursery, owners; Wilson Premier Homes, Inc., applicant; Harbour & Associates, representative.
  - a. Consider Approval, Res. 16-\_\_, R2016-06A, A request to approve an amendment to the conditions of approval of Rezone R2016-06 to remove the recreation building and add two (2) lots to the Planned Residential Development.
  - b. Consider Approval, Res. 16-\_\_, TM6137A, A request to approve a tentative tract map amendment to a previously approved single-family planned residential development to remove the recreation building and add two (2) lots.

George Gonzalez presented the staff report.

Commissioner Hinkle asked questions regarding FID Comments.

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

Dirk Poeschel, representing Wilson Homes, spoke in favor and stated they concur with staff's recommendation and conditions.

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 a motion was made by Commissioner Pawlowski, seconded by Commissioner Antuna to approve R2016-06A. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Pawlowski, seconded by Commissioner Antuna to approve TM6137A. The motion was approved by a vote of 5-0.

# APPLICANT'S JUSTIFICATION FOR REZONE R2016-06A & TENTATIVE TRACT MAP TM6137A

559/445-0374 • Fax: 559/445-0551 • e-mail: dpoeschel@dplds.com

6

December 7, 2016

Mr. George Gonzalez, MPA, Associate Planner

City of Clovis Planning Division

Department of Planning and Development Services

1033 Fifth St.

Clovis, CA 93612

SUBJECT:

Proposed Minor Revisions to Tentative Tract Map No. 6137 (H & E

Nursery Site)

Dear Mr. Gonzalez,

Reference is made to Tentative Tract Map No. 6137 recently approved by the city of Clovis. Changes in the focus of the project have necessitated the review of a secondary project goal to allow the rental of the residences possible with approval of the subject map. Said rental option is no longer being considered. Therefore, my client requests to remove the rental/management office of the original project and replace that area with two residential lots as the rental office is no longer needed. The pool and bathroom facility will remain, as is typical in Elev8ions communities. The project will remain a gated community. No other changes are requested or proposed.

The addition of the aforementioned two lots will have a di minimus effect on water or sewer demand, nor affect circulation, general lot lay out or open space landscaping. The revised project remains consistent with approved land use densities.

I trust this explanation for the proposed minor revision to Tentative Tract No. 6137 is satisfactory and will be supported by city staff. I thank you in advance for your consideration and efforts in this regard.

Sincerely,

Dirk Poeschel, AICP

Mr. Leo Wilson cc:

Pinke Paerche

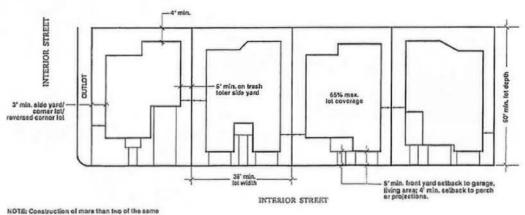
APPLICANT'S DEVELOPMENT STANDARDS

RACT 6137 - SHAW BETWEEN LOCAN & DEWOLF

## Residential Land Use Development Standards

LAND USE		DEVELOPMENT STANDARDS					
SINGLE-FAMILY RESIDENTIAL	STANDARD	NOTES					
DESIGNATION							
Zone District	R-1-PRD						
GP Density Range	7.1 - 15.0 du/at	Medium-High Density Residential					
Dwelling Units	106						
DUILDING INTENSITY							
Miginium Lot Area	1,800.54 fi						
Minimum Lot Width	35'						
Minimum Lot Depth	go'						
Maximum Coverage	65%						
Maximum Height	35						
Carred, Cul-de-sacor Corner Lot	16' mis/50' mis	For street frontage/For lot depth					
BUILDING SETBACKS		All setbacks measured from PL.					
Front Yard	5'min/4'min	To garage, living area/porels or projections					
Side Yard	5'mis/3'mis	5' mia one side/3' min other side					
Corner/Reversed Corner	3'mia	2					
Rear Yard	4' min						
GARAGES/STREETS/PARK	143-4	10'x16' mla					
	2-641	20'x20' min or tandem 10'x38' min					
Streets (Interior)	36' wide	Curb-to-earb					
Parking	z.5 spaces/unit min	s covered space per unit min					
ACCESSORY USES		General list of requirements and sestrictions.					
Walls/Fences	6' min - 8' high max	1					
Trellises	12' high max						
Pools and Spas	7, usia	Water portion to rear and side Pis. Pool and spa may not be located in front yard.					
Equipment	Pool, sps and fountain	equipment allowed in side yard selback.					
Covered Structures Accessory Buildings	az" bigb max	Covered structures and building additions are allowed subject to review by 16OA committee and permitting by the City of Clovis, provided that he coverage standards are not exceeded and that a reary on exceeded them the permit is obtained if encreachment permit is obtained if encreachment into reary and occurrent.					





NOTE: Construction of more than two of the same plan type is a row or more than three 2-car garage models in a row (excepting tandem garage units) chall be addressed through the Residential Site Plan Review process.

The imagery conveys samples of the architectural character intended for these neighborhoods.

SENSON HOUSE KALL

CORRESPONDENCE



November 22, 2016

SUBJECT:

Tract Map No. 6137A

APN: 555-020-05

Dear Mr. Gonzalez:

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.

Elementary School Information:

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

School Name:

Freedom Elementary

Address:

2955 Gettysburg Ave

Telephone:

(559) 327-4800 :

Capacity:

864

Enrollment:

724

(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.

2. Intermediate School Information:

School Name:

Reyburn Intermediate

Address:

2901 DeWolf Ave Clovis, CA 93619

Telephone:

(559) 327-4500

Capacity:

1600

Enrollment:

1299

Governing Board
Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny L. Hovseplan
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

3. High School Information:

School Name:

Clovis East High School

Address:

2490 Leonard Ave Clovis, CA 93619

Telephone:

(559) 327-4000

Capacity:

3100

- Enrollment: 2202
- Bus transportation is currently provided for grades K-6 students residing further than one mile from school 4. 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.
- The District currently levies a school facilities fee of \$4.22 per square foot for residential development. The 5. 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

#### George Gonzalez

From:

Tsuda, Kevin < KTsuda@co.fresno.ca.us>

Sent:

Friday, December 02, 2016 3:43 PM

To:

George Gonzalez

Cc:

Allen, Glenn; Gardner, Janet; jharris@wilsondevelopment.com

Subject:

R2016-06A County EH Comments

Attachments:

DRC2015-30 Comments.pdf

Mr. Gonzalez,

I have completed the review of Rezone R2016-06A (Wilson Homes), prior comments sent on November 12, 2015 for DRC2015-30 are still applicable.

Sincerely,

Kevin Tsuda, R.E.H.S. Environmental Health Specialist II Environmental Health Division (559) 600-3271 ktsuda@co.fresno.ca.us



### County of Fresno

#### DEPARTMENT OF PUBLIC HEALTH DAVID POMAVILLE, DIRECTOR

November 12, 2015

LU0018269 2604

Lily Cha, Planning Assistant City of Clovis Planning and Development Services Dept. 1033 Fifth St., Clovis, CA 93612

Dear Ms. Cha:

PROJECT NUMBER: DRC2015-30

Single family residential subdivision. 105 lots for new homes construction, and 1 lot for a pool and park area.

APN: 555-020-05 ADDRESS: South side of Shaw Avenue between Locan and DeWolf Avenues

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Clovis
  community water system has the capacity and quality to serve this project. Concurrence should be
  obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch.
  For more information call (559) 447-3300.
- Prior to the issuance of building permits, the applicant shall submit complete pool 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
  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.
- 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.

Lily Cha November 12, 2015 DRC2015-30 Page 2 of 2

 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.

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

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- . If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - > State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- · Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

Contailly signed by Kevan Tsuda Onconskevin Tsuda on Fresho Count Onconskevin Tsuda on Fresho Count Oppartment of Public Realth.

New York of the Country of

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

(559) 600-3271



OFFICE OF



TELEPHONE (569) 233-7161 FAX (569) 233-8227 2907 S. MAPLE AVENUE FRESNO, CALIFORNIA 93725-2208

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

RE:

Tract Map TM6137A

S/E Shaw and Locan avenues

FID's Jefferson No. 112

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed Tract Map TM6137A for which the applicant proposes to amend the previously approved single-family residential development. The amendment will eliminate the recreation building and add two (2) lots, APN: 555-020-05. FID has the following comments:

 The subject property was previously reviewed and commented on by FID on April 19th, 2016 as Tentative Tract Map No. 6137, Rezone R2016-06, and General Plan Amendment GPA2016-05. Those comments and conditions still apply and a copy is attached for your reference.

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

YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF

## Liriesmo Liriesmon Districto

TELEPHONE (669) 233-7161 FAX (669) 233-8227 2907 B. MAPLE AVENUE FRESNO, CALIFORNIA 93726-2288

April 19, 2016

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

RE: Tentative Tract Map No. TM6137, Rezone R2016-06, and General Plan Amendment

GPA2016-05

S/E Shaw and Locan avenues FID's Jefferson No. 112

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map No. TM6147, Rezone R2016-06 and General Plan Amendment GPA2016-05 for which the applicant is requesting to amend the General Plan and Loma Vista Specific Plan, rezone the subject property from an R-A zoned district to an R-1-PRD zoned district and requests for approval a vesting tentative tract map for an 104-lot single-family planned residential development, APN: 555-020-05. FID has the following comments:

- FID's active Jefferson No. 112 Pipeline runs westerly and traverses the south end of the subject property as shown on the attached FID exhibit map, in an exclusive 30 feet easement recorded on September 18, 1989, as Document No. 89106110, Official Records of Fresno County.
- The attached plans for the Jefferson Pipeline Indicate this section of the pipeline was installed in 1989 (27 years old) as 36" Rubber Gasket Reinforced Concrete Pipe (RGRCP) which currently meets FID standards for developed (residential, Industrial, commercial) parcels or urban areas.
- FID requires its easements be shown on all future maps and plans with proper recording information, and that FID be made a party to signing the final map.
- FID requires it review, approve and be made a party to signing all improvement plans
  which affect its property/easements and canal/pipeline facilities including, but not limited
  to, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.

O:\Agencies\Clavis\Tract Map\6137.doc

George Gonzalez RE: TM6138, R2016-06, and GPA2016-05 April 19, 2016 Page 2 of 2

- If grading will be done, IFID requires the applicant submit a grading and drainage plan for FID approval which shows that the proposed development will not endanger the structural integrity of the canal/pipeline, or result in drainage patterns that will adversely affect FID or the applicant.
- 6. FID does not allow FID owned property or easements to be in common use with public utility easements but in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement. No trees however will be allowed within FID owned property or easements.
- 7. The proposed land use (or change in land use) should be such that the need for water is minimized and/or reduced so that groundwater impacts to the proposed project area and any surrounding areas are eliminated. The "demand" side of water consumed needs to be evaluated or scrutinized as much as the "supply" side of the water supply. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically agricultural land with minimal water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
- The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

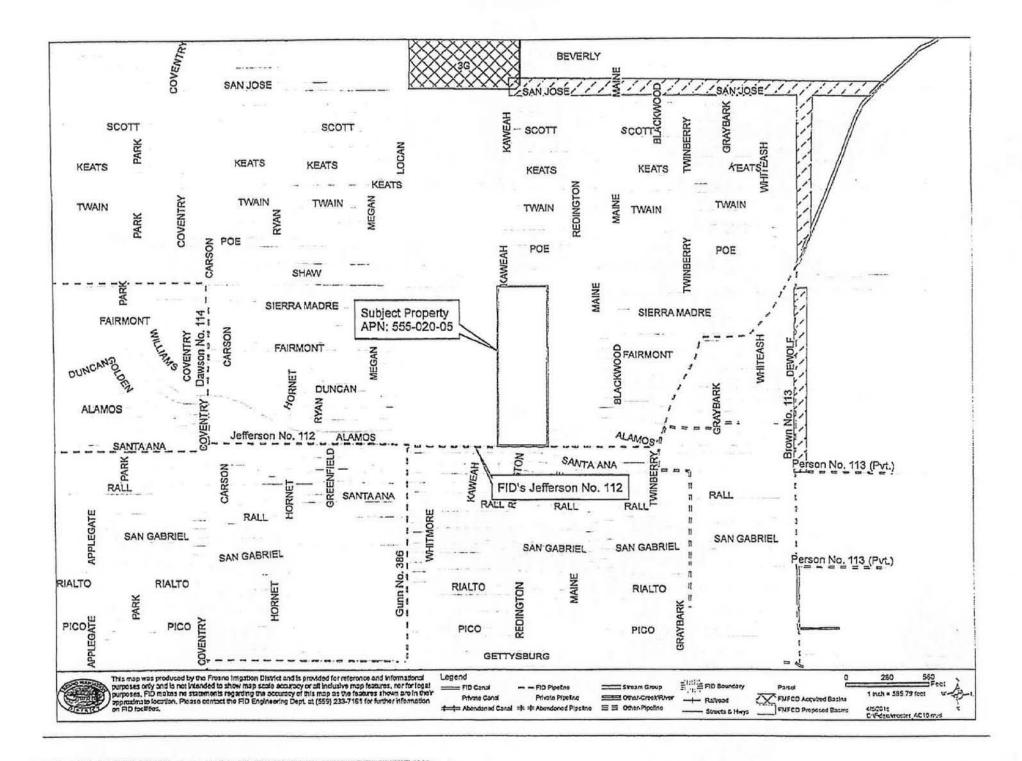
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

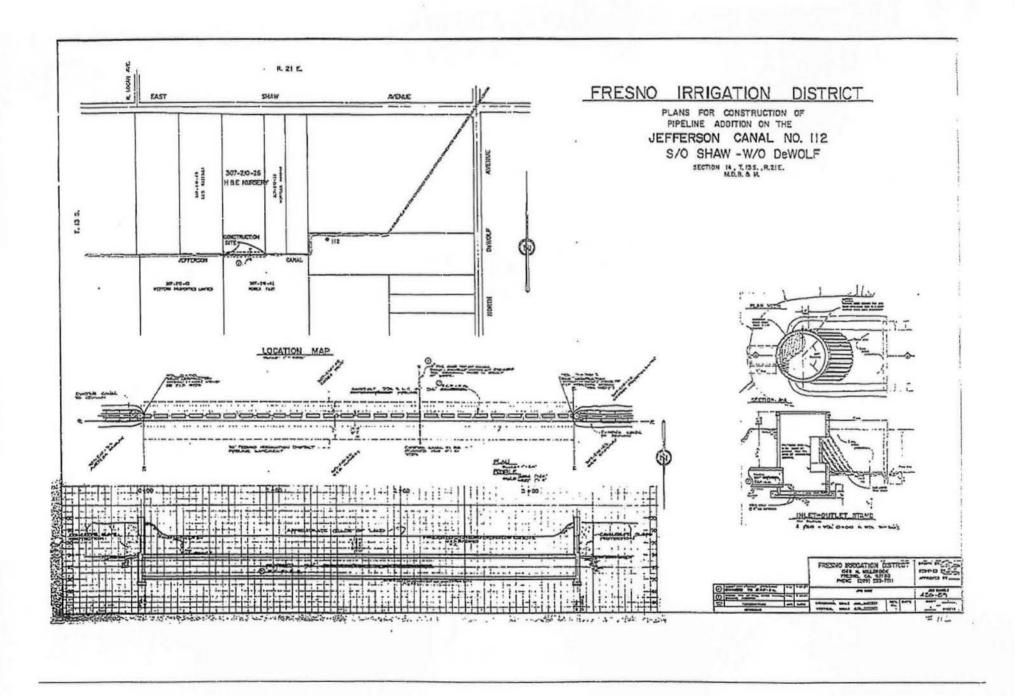
Sincerely,

Laurence Kimura, P.E.

Chief Engineer

Attachment





# アノハー

# 20

# 6137A

#### FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 1 of 5

#### PUBLIC AGENCY

GEORGE GONZALEZ PLANNING AND DEVELOPMENT SERVICES CITY OF CLOVIS 1033 FIFTH STREET CLOVIS, CA 936112

#### DEVELOPER

JEFF HARRIS, WILSON PREMIER HOMES, INC. 7550 N. PALM AVE., SUITE 102 FRESNO, CA 93711



PROJECT NO: 6137A

ADDRESS:

S. SIDE OF SHAW AVENUE, BETWEEN LOCAN & DEWOLF

AVENUES

APN:

555-020-05

SENT: 12/12/16

Drainage Area(s)	Preliminary	Fee(s)	Development Review Service Charge(s)	F	cc(s)		1
DO	12:48	\$74,921.00	NOR Review	S	0.00	To be paid prior to release of District comm Agency and Developer.	nents to Public
			Grading Plan Review	S	0.00	Amount to be submitted with first grading	plan submittal.
			Storm Drain Plan Review			of fee, refer to www.fresnofloodcontrol.org fo rith first storm drain plan submittal (blank co	
	Total Drainage Fe	c: \$74,921.00	Total Service Ch	arec:	50.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/17 based on the site plan submitted to the District on 11/22/16 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under b.) which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the f.)

  General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

### FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 2 of 5

Approval of this development shall be conditioned upon compliance with these District Requirements. 1. \_\_\_\_ a. Drainage from the site shall BE DIRECTED TO X b. Grading and drainage patterns shall be as identified on Exhibit No. 1 The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities 2. located within the development or necessitated by any off-site improvements required by the approving agency. Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE \_X\_ CONSTRUCTED BY DEVELOPER". None required. The following final improvement plans and information shall be submitted to the District for review prior to final 3. development approval: \_ X Grading Plan X Street Plan \_X\_ Storm Drain Plan X Water & Sewer Plan \_X\_ Final Map \_X\_ Drainage Report (to be submitted with tentative map) Other None Required Availability of drainage facilities: 4. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s). X b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available. d. See Exhibit No. 2. The proposed development: 5. Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.) Does not appear to be located within a flood prone area. \_X\_ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, 6. and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

#### FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 3 of 5

- 7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
  - a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

TRACT No. 61374

- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
- A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
- 9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

See Exhibit No. 2 for additional comments, recommendations and requirements.

Peter Sanchez

District Engineer

Michael Maxwell

Project Engineer

## FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 4 of 5

CC:	
LORREN SMITH, HARBOUR & ASSOCIATES	
389 CLOVIS AVE., SUITE 300	
CLOVIS, CA 93612	

#### FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 5 of 5

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

	Applic	ation No.	CL TRA	CT 6137A	_	
Name / Business	JEFF HARI	RIS, WILSON	PREMIER .	HOMES, I	NC.	
Project Address	S. SIDE OF	SHAW AVEN	UE, BETW	EEN LOCA	N & DEWOL	F AVENUES
Project APN(s)	555-020-05				and the state of t	
Project Acres (gro	oss)	0.00				
Please fill in the table b first plan submittal. If y Metropolitan Flood Cor	ou have any questio	ns or concerns regard	be constructed ding the construc	with this develop tion of facilities	oment and return con list, you can contect	npleted form with the Fresno
	Description		Qty	Unit	Price	Amount
				Estimated Co	onstruction Cost	es value our
			Fcc cq	uals lesser of		
\$375.00 plus 3% of th	e estimated constru	uction costs		Total (\$300	.00 gross per acre)	\$0.00
		Am	ount Due			

#### Storm Drain Facilities Cost Short

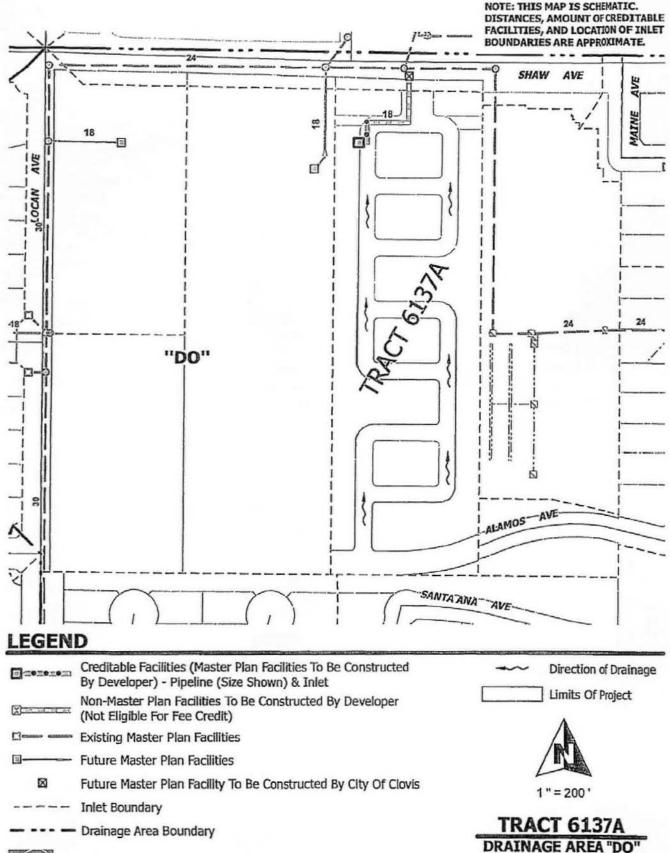
- 15" Concrete Pipes \$63.00 LF
- 18" Concrete Piper S67.00 LF
- 24" Concrete Pipes \$75.00 LF
- 30" Concrete Pipes \$89.00 LF
- 36° Concrete Paper \$104.00 LF
- 42" Concrete Piper 5121.00 LF
- 48" Concrete Piper 5142.00 LF
- 54° Concrete Piper \$172.00 LF
- 60° Concrete Pipes \$202.00 LF
- 66° Concrete Paper \$231.00 LF
- 72 Concrete Pipes \$276.00 LF
- 84" Concrete Pipes \$305 00 LF
- 96" Concrete Piper \$333.00 LF
- 15" Jacked Pipes 3525.00 LP
- 18" lacked Paper \$575.00 LF 24" lacked Paper \$650.00 LF

TRACT No. 6137A

- 30° lacked Pipes \$725.00 LF
- 36" lacked Pipes \$500 00 LF
- 42" Jacked Piper \$350 00 LP
- 48" Jacked Papes \$900.00 LF
- 54" lacked Pipes 1975.00 LF
- 60° Jacked Paper \$1,050 00 LF
- 66" Inched Papes \$1.150 00 LF
- 72" Jacked Pipes \$1,300.00 LF
- 84" Jacked Piper \$1,450.00 LF-
- Manholes \$3,750.00 PA
- Inlets & Laterals \$1,450 00 EA
- Outfalls \$3,500 00 EA
- Canal Outfalls \$9,000.00 EA
- Basin Excavation \$0.75 CY

#### IMPROVEMENTS ADJACENT TO BASIN

- Fence, Pad, and Gate \$20.00 LF
- Mowetup \$1750 LF .
- Anterial Paving S62 00 LF
- Local Paving \$41.50 LF
- Curb and Gutter \$18 25 LF
- Sidewalk \$36.00 LF
- Sewa Line 521.00 LF
- Water Line \$24.00 LF
- Short Lights \$21.00 LF
- Pump Station/Intake \$375,000 00 EA





**EXHIBIT NO. 1** 

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr

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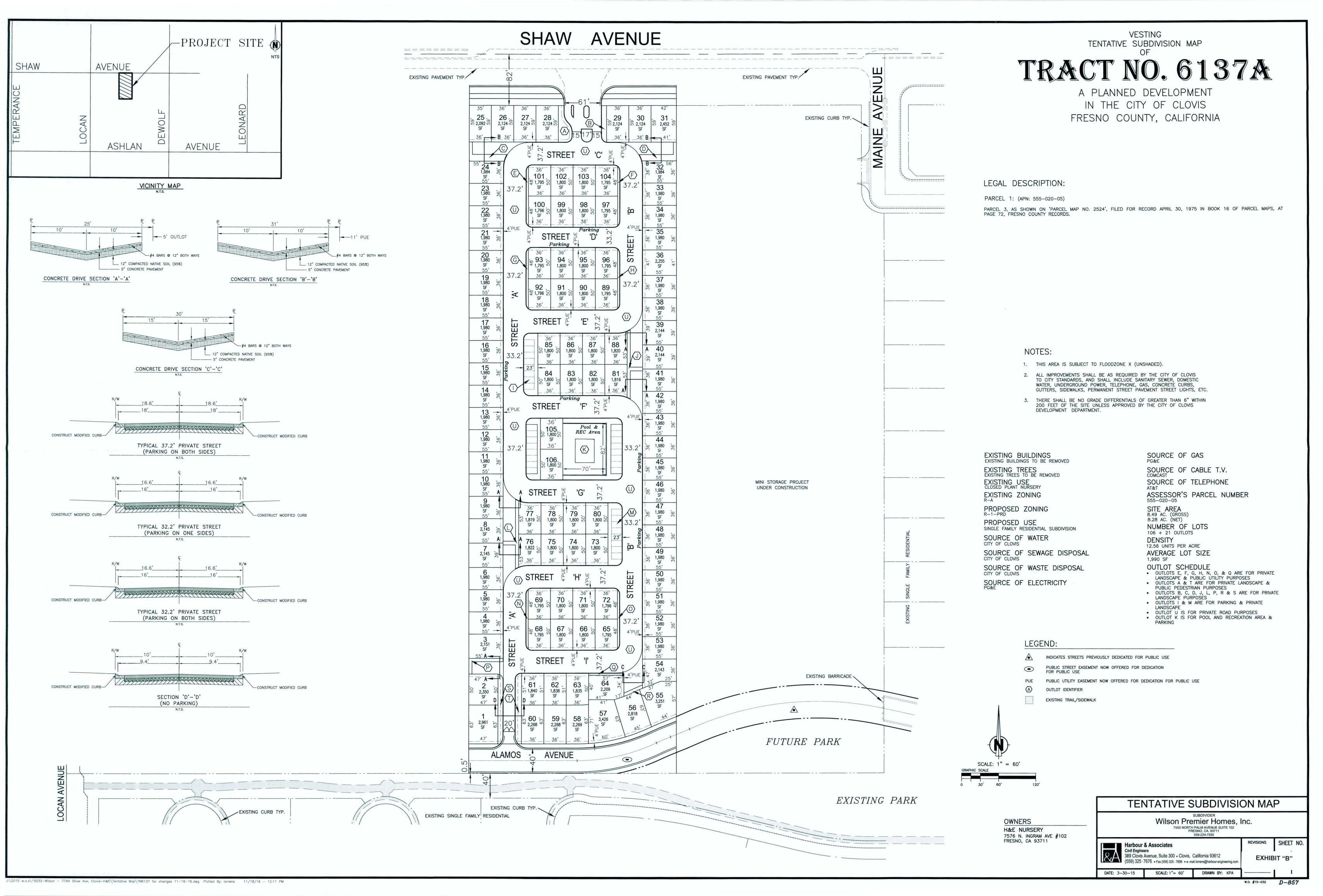
#### OTHER REQUIREMENTS EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Development No. Tract 6137A





AGENDA ITEM NO: 3

City Manager: \_/ S

# - CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO:

Mayor and City Council

FROM:

Administration

DATE:

January 17, 2017

SUBJECT:

Consider Approval - Various City Council Committee Appointments

#### **RECOMMENDATION**

That Mayor Pro Tem Bob Whalen consider appointments to the City Council committee assignments to distribute and fill vacancies.

#### **EXECUTIVE SUMMARY**

Mayor Pro Tem Bob Whalen needs to assign committee appointments where the previous Mayor Nathan Magsig and Councilmember Harry Armstrong served as representatives for the City of Clovis. Staff plans to return to City Council after the March election when a full Council is seated which will likely be in April. Staff is recommending considering interim appointments for the next three months to cover the vacancies created by Mayor Nathan Magsig and Councilmember Harry Armstrong's vacancies.

#### BACKGROUND

Outgoing Mayor Nathan Magsig resigned from the Clovis City Council on January 2, 2017 upon being sworn in as a Fresno County Supervisor. Councilmember Harry Armstrong retired from the City Council on October 17, 2016. The reorganization of the City Council will take place after the upcoming election in March. In the meantime, committee appointments are needed to fill the vacancies opened up due to the previous Mayor and Councilmember acting as the representatives of the City of Clovis. Please note that this is not a full list of vacancies; staff is only recommending those that will likely meet in the next three months. Those vacancies are as follows:

City Council Report Committee Appointments January 17, 2017

1. Association of Metropolitan Water Agencies. Member of the Advisory Committee that makes recommendations to the member agencies. Appointed by Mayor for an open-ended term. Meets the 3rd Thursday of the month at noon at the Clovis Memorial Building.

Member: Harry Armstrong (April 1972 - present) Alternate: Lynne Ashbeck (April 2001 - present)

2. City Selection Committee. Makes various appointments to Countywide Boards such as LAFCO, Fresno Visitor and Convention Bureau, and Airport Land Use Commission. Representative is Mayor or appointed by Mayor for a two-year term. Meets on an as-needed basis.

Member: Nathan Magsig (March 2015-March 2017)
Alternate: Bob Whalen (March 2015–March 2017)

3. Council of Fresno County Governments (COG). A voluntary association comprised of local governments. Metropolitan planning agency for coordinating regional transportation planning and release of federal and state funds. The major role is to foster intergovernmental communication and coordination with an emphasis on transportation. Representative is Mayor or appointed by Mayor. Meets the last Thursday of the month. Meeting at 2035 Tulare Street, Ste. 201, Fresno, CA. There are no meetings in August or December unless needed.

Member: Nathan Magsig (March 2015 - March 2017)
Alternate: Bob Whalen (March 2015 - March 2017)

**4. Joint Subcommittee on School Issues.** Ad hoc committee to meet with representatives of Clovis Unified School District Board of Trustees on matters related to school district and city facilities and operations of mutual concern. Appointed by Mayor for open ended term. Meets quarterly.

Members: Nathan Magsig (March 2015 – March 2017)

Jose Flores (March 2015 – March 2017)

#### REASON FOR RECOMMENDATION

Various appointments to committees need to be filled when vacancies occur. Appointments should be made in a timely fashion to allow for continuity of representation on all committees. In March or April, reorganization of the City Council will occur in which the committees will be further reviewed.

City Council Report Committee Appointments January 17, 2017

#### **ACTIONS FOLLOWING APPROVAL**

Staff will notify the appropriate agencies of such appointments and take whatever further actions are needed, as directed by the Mayor Pro Tem and City Council.

Prepared by: Jacquie Pronovost, Exec. Asst.

Recommended by: Luke Serpa, Interim City Manager