



CITY of CLOVIS

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.

April 16, 2018

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 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.)

1. PUBLIC HEARINGS

- A. Consider Actions related to Annexation of Territory (Annexation #52-T6190-North East Corner of Teague and Locan, T6180-South West Corner of Teague and Locan) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services). (Staff: J. Schengel)
 - 1. Consider Approval - Res. 18-____, A Resolution annexing territory (Annexation #52) (T6190-North East Corner of Teague and Locan, T6180-South West Corner of Teague and Locan) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #52) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services)
 - 2. Consider Approval - Res. 18-____, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).
- B. Consider Items Associated with the 2018 City of Clovis Parks Master Plan. (Staff: R. Burnett)
 - 1. Consider Approval - Res. 18-____, Resolution to Approve an Environmental Finding of a Negative Declaration for the 2018 City of Clovis Parks Master Plan.
 - 2. Consider Approval – Res. 18-____, Resolution to Approve the 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions.
- C. Consider Approval - Res. 18-____, Amending Plan Check, Inspection and Community Investment Program Fees. (Staff: S. Smith)
- D. Consider Approval – Res. 18-____, Accepting the 2016 and 2017 Housing Element Annual Performance Reports and Authorizing Submission of the Reports to the California Department of Housing and Community Development and Governor's Office of Planning and Research. (Staff: H. Crabtree)

2. CITY MANAGER COMMENTS

3. COUNCIL ITEMS

- A. Council Comments

4. CLOSED SESSION

- A. Government Code Section 54956.9
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3)
of Subdivision (d) of Section 54956.9.
2 potential cases

ADJOURNMENT

Meetings and Key Issues			
May 7, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
May 14, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
May 21, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jun. 4, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jun. 11, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jun. 18, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jul. 2, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jul. 9, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber
Jul. 16, 2018 (Mon.)	6:00 P.M.	Regular Meeting	Council Chamber

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

A. CITY CLERK

- 1) Approval - Minutes for the April 9, 2018 Council meeting.
- 2) Adopt - **Ord. 18-08**, R2017-14, A request to approve a rezone from the R-1-7500 (Single Family Residential - 7,500 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) Zone District, located on the south side of Alluvial Avenue, between Fowler and Armstrong Avenues. (Vote: 5-0)

B. ADMINISTRATION

- 1) No items.

C. COMMUNITY AND ECONOMIC DEVELOPMENT

- 1) Approval – Authorize the City Manager to Execute a Second Amendment to Agreement of Sale and Escrow Instructions, by and between the City of Clovis and Roger Peterson as assumed by 104 Investments, LLC in association with the development California Health Sciences University located in the Research and Technology Business Park.

D. FINANCE

- 1) Approval - Res.18-____, For the Council to approve the Lease Purchase Agreement with Holman Capital Corporation, for the lease purchase of Fire Safety and Police Vehicles.

E. GENERAL SERVICES

- 1) Approval – Res. 18-____, Approving Workers' Compensation Insurance Coverage for City Approved Safety Service Volunteers.

F. PLANNING AND DEVELOPMENT SERVICES

- 1) Approval – Res. 18-____, Adopt of a List of Projects Funded by SB 1: The Road Repair and Accountability Act.
- 2) Approval – Waive the City's usual purchasing procedures and authorize the City Manager to enter into a purchase agreement with Eco-Counter Inc. to supply Trail Counter Displays for CIP 17-25, Trail Counter Displays.
- 3) Approval – Final Acceptance Tract 6064, located at the southwest area of Barstow and Leonard Avenues (Wilson Homes).
- 4) Approval – Bid Award for CIP 17-26 ADA Ramp Project – Phase 11.

G. PUBLIC SAFETY

- 1) No items.

H. PUBLIC UTILITIES

- 1) No items.

I. REDEVELOPMENT SUCCESSOR AGENCY

- 1) No items.

CLOVIS CITY COUNCIL MEETING

April 9, 2018

6:00 P.M.

Council Chamber

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

Roll Call: Present: Councilmembers Ashbeck, Bessinger, Flores, Mouanoutoua
 Mayor Whalen
 Absent: None

6:01 - PRESENTATION OF PROCLAMATION HONORING KEVIN DALE FOR 11 YEARS OF SERVICE ON THE CLOVIS PERSONNEL COMMISSION

Mayor Whalen presented a proclamation to Kevin Dale for 11 years of service on the Clovis Personnel Commission.

6:06 ITEM 4A - APPROVED – APPOINTMENTS TO PERSONNEL AND PLANNING COMMISSIONS

City Manager Luke Serpa summarized the recommended appointment and reappointments of commissioners. There is an opening on the Personnel Commission due to the expired term of office of Kevin Dale, and he has requested not to be reappointed. Mayor Whalen conducted interviews with interested applicants, and is recommending the appointment of Scott Fetterhoff as Personnel Commissioner. His term of office will expire in May of 2022. Three other Personnel Commissioners' terms of office expire in May, and they have all requested to be reappointed. Mayor Whalen is recommending the reappointment of Jerry Schuber, Kari Mercer and Darren Rose as Personnel Commissioners. Two Planning Commissioners' terms of office expire in May and they have requested to be reappointed. Mayor Whalen is recommending the reappointment of Alma Antuna and Amy Hatcher as Planning Commissioners.

Scott Fetterhoff commented on being selected. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the Council to confirm the reappointment of Jerry Schuber, Kari Mercer and Darren Rose as Personnel Commissioners. Motion carried by unanimous vote. Discussion by the Council. Motion by Councilmember Mouanoutoua, seconded by Councilmember Ashbeck, to reappointment of Alma Antuna and Amy Hatcher as Planning Commissioners. Motion carried by unanimous vote.

6:14 - PUBLIC COMMENTS

Robert Evans, resident, commented on flooding in Harlan Ranch, and damage of property and requested to know what was, if anything, that was going to be done. City Engineer Mike Harrison responded.

Girl Scout Troop 625 members commented to raise awareness of tampon tax that effects all females. Assembly Bill 9 is the proposed legislation to eliminate sales tax on tampons and was vetoed by Governor Brown.

6:34 - 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 April 2, 2018 Council meeting.
- C1) Approved – Request from Business Organization of Old Town (BOOT) to Amend Previously Approved Time for Street Closure for Farm to Table Event on April 22, 2018.
- F1) Approved – Final Acceptance for Tract 6142, located at the southwest corner of Ashlan and Leonard Avenues (McCaffrey Homes).
- H1) Approved – Preliminary Engineer's Report; and Approval – **Res. 18-52**, A Resolution Declaring the City's Intention to Levy and Collect the Annual Assessments for Landscape Maintenance District No. 1.

6:35 ITEM 1A1 - APPROVED INTRODUCTION - ORD. 18-08, R2017-14, A REQUEST TO APPROVE A REZONE FROM THE R-1-7500 (SINGLE FAMILY RESIDENTIAL - 7,500 SQ. FT.) ZONE DISTRICT TO THE R-1-PRD (PLANNED RESIDENTIAL DEVELOPMENT) ZONE DISTRICT; AND ITEM 1A2 - APPROVED - RES. 18-53, TM6202, A REQUEST TO APPROVE A VESTING TENTATIVE TRACT MAP FOR A 123-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT

Associate Planner George Gonzales presented a report on various items associated with approximately 9.6 acres of land located on the south side of Alluvial Avenue, between Fowler and Armstrong Avenues. The applicant is requesting to rezone approximately 9.6 acres of property on the south side of Alluvial Avenue, between Fowler and Armstrong Avenues from the R-1-7500 (Single Family Residential – 7,500 Sq. Ft.) Zone District to the R-1-PRD (Single Family Planned Residential Development) Zone District. Additionally, the applicant is requesting a vesting tentative tract map approval for a 123-lot gated single-family planned residential development with private streets and increased lot coverage. The applicant is proposing a Homeowner's Association with this project. Approval of this Project would allow the developer to continue processing development drawings. On February 5, 2018, the City Council approved a Mitigated Negative Declaration and General Plan Amendment GPA2017-06, and voted to continue the rezone and vesting tentative tract map until a date uncertain. The Council asked the applicant to work with the staff and neighbors on the few remaining issues and bring it back.

Dirk Poeschel, representing the applicant, spoke in favor to the project. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve the introduction - **Ord. 18-08**, R2017-14, a rezone from the R-1-7500 (Single Family Residential - 7,500 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) Zone District. Motion carried by unanimous vote. Motion by Councilmember Ashbeck, seconded by Councilmember Mouanoutoua, for the Council to approve - **Res. 18-53**, TM6202, a vesting tentative tract map for a 123-lot single-family planned residential development to remove Condition 31 related to the fence. Motion carried by unanimous vote.

7:01 ITEM 2A1 - APPROVED - BUDGET DISCUSSION, UPDATE, PRIORITIES AND PROVIDE POLICY DIRECTION

City Manager Luke Serpa, Economic Development Director Andy Haussler, and Finance Director Jay Schengel, presented a report on the budget. Luke Serpa presented an overview. Andy Haussler presented an update on the survey results. Jay Schengel presented an update on the budget and five year forecast. Discussion by the Council.

It was the consensus of Council to receive and file the report and provide policy direction on the budget coming back in May.

8:13 ITEM 3 - CITY MANAGER COMMENTS

None

8:14 ITEM 4B - COUNCIL COMMENTS

Councilmember Ashbeck commented that she will be out on April 16 and May 21 and will not be able to attend those meetings.

Councilmember Mouanoutoua attended Veteran's Administration event honoring Prisoners of War. Two invitations to Council for Exchange Club Youth of the Year on April 30, 6:30 p.m. Buchanan High School. And, the 32nd annual Court Schools PTA luncheon/live auction on May 2, 2018 (11:30am – 1:00pm) at the Fresno County Plaza Ballroom.

Mayor Whalen commented on a Fresno Bee article highlighting the recent success of craft breweries in Clovis.

8:19 ITEM 5A - CLOSED SESSION

Government Code Section 54956.9

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9

One Case (March 26, 2018 E-Mail from Brianne Glick)

ADJOURNMENT

Mayor Whalen adjourned the meeting of the Council to April 16, 2018

Meeting adjourned: 8:31 p.m.

Mayor

City Clerk



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: April 16, 2018

SUBJECT: Adopt - Ord. 18-08, R2017-14, A request to approve a rezone from the R-1-7500 (Single Family Residential - 7,500 Sq. Ft.) Zone District to the R-1-PRD (Planned Residential Development) Zone District. (Vote: 5-0)

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



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

City Manager: LS

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: April 16, 2018

SUBJECT: Approval – Authorize the City Manager to Execute a Second Amendment to Agreement of Sale and Escrow Instructions, by and between the City of Clovis and Roger Peterson as assumed by 104 Investments, LLC in association with the development California Health Sciences University located in the Research and Technology Business Park.

ATTACHMENTS: (1) Area Map
(2) 104 Investments, LLC Letter
(3) Second Amendment to Agreement of Sale and Escrow Instructions

CONFLICT OF INTEREST

None

RECOMMENDATION

That the City Council approve the Second Amendment to Agreement of Sale and Escrow Instructions, by and between the City of Clovis and Roger Peterson as assumed by 104 Investments, LLC in the Research and Technology Business Park.

EXECUTIVE SUMMARY

Per the revised Agreement of Sale, the developer 104 Investments, LLC is required to complete construction by April 4, 2018. 104 Investments, LLC, and affiliate of California Health Sciences University, is requesting an extension of ten years or complete removal of construction time deadlines through a Second Amendment to Agreement of Sale and Escrow Instructions.

BACKGROUND

On April 4, 2007, the City sold 15.95 acres located on Temperance Avenue north of Alluvial Avenue (map attached) in the Research and Technology Business Park to Roger Peterson. The terms of the sale were identified in the Agreement of Sale and Escrow Instructions. Per the Agreement of Sale and Escrow Instructions, Mr. Peterson had seven years in which to develop the property. The project did not meet this deadline for development.

On January 8, 2013, Mr. Peterson requested a First Amendment to Agreement of Sale and Escrow Instructions to extend the time limit to begin construction for two years with an automatic renewal of an additional two years upon request. Mr. Peterson stated that due to the bad economic environment, it has become impossible to proceed with construction. This request was considered and approved by City Council on February 4, 2013.

The property was sold by Mr. Peterson to 104 Investments in 2016 as part of an effort to acquire property for the establishment of a permanent campus for California Health Sciences University. The agreement with the City and with Mr. Peterson was assumed by 104 Investments, LLC. On March 29, 2018, 104 Investments, LLC submitted a letter requesting either removal of the requirement to develop by April 4, 2018 or a ten-year extension.

The school is currently operating a pharmacy school in Clovis and is developing a School of Osteopathic Medicine. On a nearby parcel, the first 90,000 square foot building for the School of Osteopathic Medicine is scheduled to break ground in June of 2018, and a formal groundbreaking ceremony is scheduled for May 9, 2018. Additional schools are planned to be constructed on the subject property in the future.

Staff agrees that 104 Investments, LLC should be provided an extension on the time limit to begin construction as requested. The development of a full medical university is a complicated and intensive task that takes many years to develop. By allowing for the extension, this allows the School to grow and become a major economic benefit to the City and region. Staff has been working closely with the development team that is working diligently and quickly to implement the vision of California Health Sciences University. Staff is recommending that the City Council approve the Second Amendment to Agreement of Sale and Escrow Instructions, which provides an extension of up to ten years.

FISCAL IMPACT

The establishment and growth of California Health Sciences University will be an asset to the City of Clovis economic base and future growth.

REASON FOR RECOMMENDATION

In order to allow for the development of California Health Sciences University, the Agreement should be amended to extend obligations of development as set forth in the Agreement of Sale and Escrow Instructions and subsequent amendments.

ACTIONS FOLLOWING APPROVAL

1. 104 Investments, LLC will execute the Second Amendment to Agreement of Sale and Escrow Instructions.
2. The City Manager will execute the Second Amendment to Agreement of Sale and Escrow Instructions.
3. Staff will monitor and administer the Agreement.

Prepared by: Andrew Haussler, Community & Economic Development Director

Recommended by: Andrew Haussler, Community & Economic Development Director

ATTACHMENT 1: Area Map



ATTACHMENT 2: 104 Investments, LLC Letter

104 Investments, LLC
1396 W. Herndon Ave. Suite 101
Fresno, Ca. 93711

Andrew Haussler
Community & Economic Development Director
City of Clovis
1033 Fifth Street,
Clovis, Ca. 93612

03/29/2018

Request for Extension of Requirement to Develop

APN: 564-032-48

An agreement to complete development of the above reference property was extended to April 4, 2018 on or about February 1, 2016. It was noted that any further extension would require an amendment to the agreement by the City Council.

Please consider this letter a request to (1) eliminate the condition to complete the development of the property by a specified date or (2) extend the date for an additional 10 years.

The property in question was only acquired by Assemi & Sons, Inc. and 104 Investments, LLC. in 2016. Since the acquisition the property was included in an Administrative Use Permit Application, along with two other sites, as part of the overall California Health Sciences University Master Campus (see attached CHSU master Plan).

The overall plan for campus development by CHSU is to focus on a single discipline until such time as that discipline is well developed and established. By example, the College of Pharmacy is now in its fourth year of operation with its first graduating class scheduled for the spring of this year. It takes significant planning and resources to establish such a college and create a dynamic academic environment. It is only recently that the planning for a College of Osteopathic Medicine has begun.

It has been contemplated that the overall timeline for the campus could be 15 to 20 years with 3 to 5 years between the introduction of the next college. The specific college is dependent on the demand and opportunity with opportunity being somewhat dictated by accreditation bodies.

Of the three sites, the southwest corner of Alluvial and Magnolia is scheduled to be developed first with the beginning of construction scheduled to start late June of 2019.

104 Investments, LLC
1396 W. Herndon Ave. Suite 101
Fresno, Ca. 93711

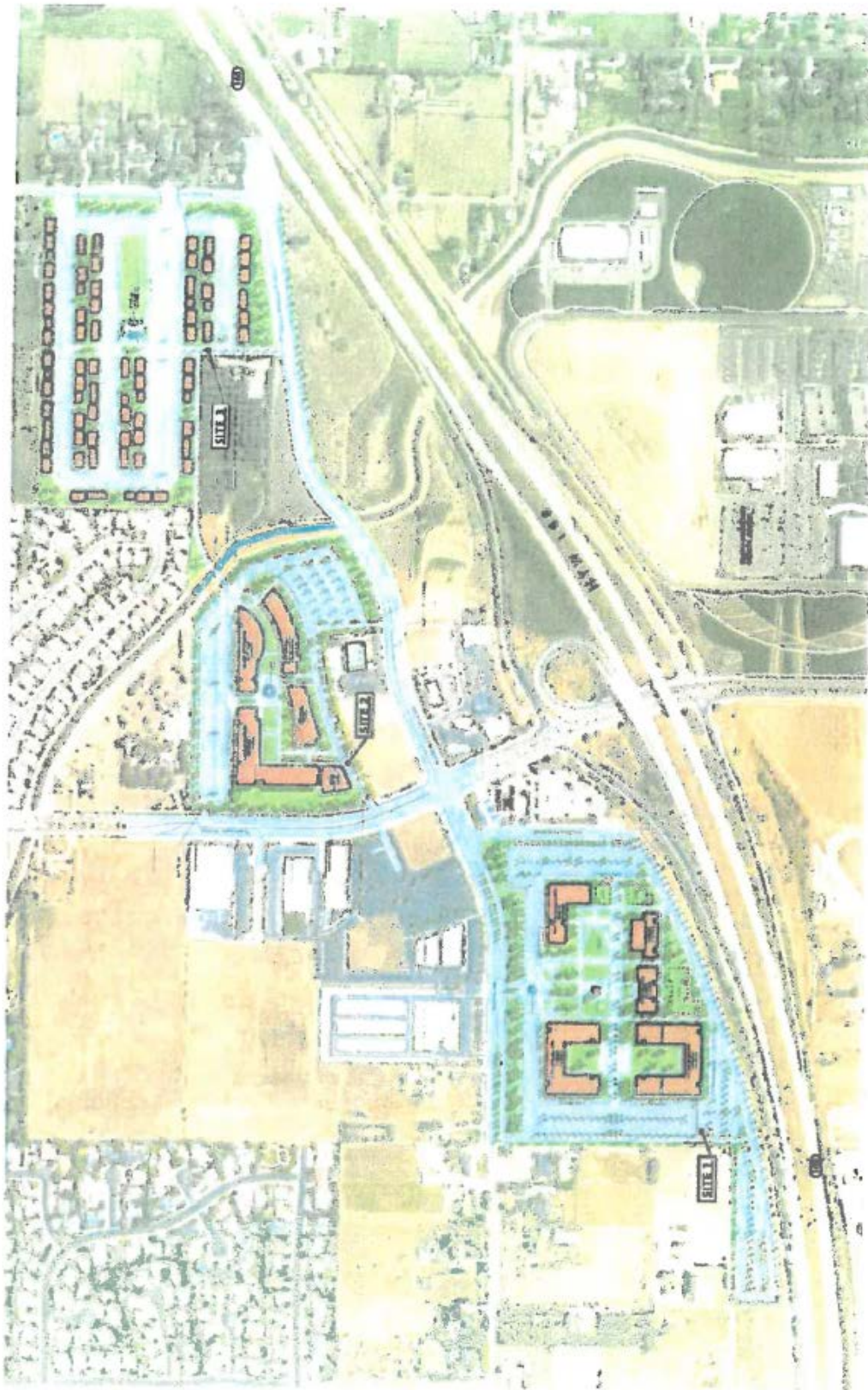
Given that the property in question is part of a master campus plan it is felt that eliminating the requirement to develop the property within a specified time is reasonable.

Should you have questions or need additional information please contact Christine Lingenfelter @ 559-321-4444.

Sincerely,

A handwritten signature in blue ink that reads "Tom McLaughlin". The signature is fluid and cursive, with the first name "Tom" and last name "McLaughlin" clearly distinguishable.

Tom McLaughlin
Project Manager



NOTES:
1. THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT A FINAL DESIGN.
2. THE PLAN IS SUBJECT TO APPROVAL BY THE CITY OF FRESCO AND THE CALIFORNIA HEALTH SCIENCE UNIVERSITY.
3. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S DESIGN STANDARDS.
4. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S LANDSCAPE ARCHITECTURE STANDARDS.
5. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S ARCHITECTURAL STANDARDS.
6. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S ENGINEERING STANDARDS.
7. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S ENVIRONMENTAL STANDARDS.
8. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S HISTORIC PRESERVATION STANDARDS.
9. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S CULTURAL RESOURCE STANDARDS.
10. THE PLAN IS SUBJECT TO THE CALIFORNIA HEALTH SCIENCE UNIVERSITY'S ARCHITECTURAL RECORDING STANDARDS.



April 2016 | UNIVERSITY OVERALL SITE 1, 2 & 3

ARCHITECTURE • PLANNING • INTERIORS

6790 North West Avenue • Fresno, California 93711 • Tel 559.448.8051 • Fax 559.448.1745

California Health Science University
Conceptual Site Plan

www.jjaarchitects.com

ATTACHMENT 3: Second Amendment to Agreement of Sale and Escrow Instructions

**SECOND AMENDMENT TO AGREEMENT OF SALE AND
ESCROW INSTRUCTIONS**

This Second Amendment to Agreement of Sale and Escrow Instructions ("Second Amendment") is entered into effective on April ____, 2018 ("Effective Date") by and between the City of Clovis, a California general law city ("City") and 104 Investments, LLC, a California limited liability company ("Owner"), pursuant to the following recitals:

A. City and Roger Petersen ("Petersen") initially entered into an Option and Agreement for Sale and Escrow Instructions ("Original Option Agreement") on July 13, 2004, and an extension thereof on June 17, 2005 (Election to Extend Option Term, and Amendment to Option and Agreement of Sale and Escrow Instructions).

B. City and Petersen subsequently, and effective January 1, 2006, entered into a Revised Option and Agreement of Sale and Escrow Instructions ("Revised Option Agreement"), which was amended on June 12, 2006 (Amendment to Revised Option and Agreement of Sale and Escrow Instructions; City of Clovis and Roger Petersen). The Revised Option Agreement and amendment thereto superseded and replaced the Original Option Agreement and its extension.

C. City and Petersen subsequently, and effective December 27, 2006, entered into an Agreement of Sale and Escrow Instructions ("Sale Agreement"), which superseded and replaced the Original Option Agreement and its extension, and the Revised Option Agreement and the amendment thereto.

D. City, Petersen, and the Temperance and Alluvial Development Group, a California general partnership ("Group") entered into an Assignment of Agreement of Sale and Escrow Instructions, dated March 20, 2007, approving and agreeing to the assignment of the Sale Agreement from Petersen to Group.

E. On April 4, 2007, escrow closed on the City's sale of 15.95 acres of real property ("Property") to Group in accordance with the Sale Agreement.

F. On February 4, 2013, City and Group entered into a First Amendment to Agreement of Sale and Escrow Instructions ("First Amendment") extending the deadline in the Sale Agreement for Group to complete development of the Property from April 4, 2014 to April 4, 2018.

G. Owner purchased the Property from Group in 2016, and assumed the requirements and obligations of the Sale Agreement, including the Property development requirements.

H. Owner desires to develop the Property as part of the California Health Sciences University master campus, and has requested that the deadline to complete development of the Property be extended ten (10) years to allow for the development of the campus, and City is willing to so agree on the terms and conditions set forth in this Second Amendment.

NOW, THEREFORE, in consideration of the above recitals and their mutual promises, and other valuable consideration, the sufficiency of which is hereby acknowledged, City and Owner agree as follows:

1. Recitals. The recitals stated above are true and correct and are a substantive part of this First Amendment.

2. Extension to Development Completion Deadline. Section 3 of the Sale Agreement is hereby amended to provide for an extension so that development of the entire Property shall be completed no later than April 4, 2028 (hereinafter "Development Deadline").

3. Binding Effect. This Second Amendment shall inure to the benefit of and be binding on the successors and assigns of City and Owner, and their respective heirs, personal representatives, grantees, successors, and assigns.

4. All Other Terms Remain in Effect. Except as expressly set forth herein, all other terms of the Sale Agreement shall remain unchanged and in full force and effect, including all terms defined in the Sale Agreement unless otherwise defined in this Second Amendment, and the Sale Agreement shall be interpreted so as to give full force and effect to this Second Amendment.

IN WITNESS WHEREOF, City and Owner have executed this Second Amendment as of the Effective Date set forth above.

CITY OF CLOVIS

**104 INVESTMENTS, LLC, a California
limited liability company**

By: _____
Luke Serpa, City Manager

By: _____
Farid Assemi, Manager

ATTEST:

By: _____
John Holt, City Clerk

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AGENDA ITEM NO: **CC-D-1**
City Manager: *CS*

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: April 16, 2018

SUBJECT: Approval - Res.18-___ For the Council to approve the Lease Purchase Agreement with Holman Capital Corporation, for the lease purchase of Fire Safety and Police Vehicles.

ATTACHMENTS: (A) Resolution
(B) Lease Documents

CONFLICT OF INTEREST

None

RECOMMENDATION

Approval - Res.18-___ For the Council to approve the Lease Purchase Agreement with Holman Capital Corporation, for the lease purchase of Fire Safety and Police Vehicles.

EXECUTIVE SUMMARY

The City Council approved the purchase of Police and Fire vehicles on December 12, 2016. Financing for the safety vehicles has been arranged through Holman Capital Corporation. A lease purchase structure has been utilized for the financing due to the attractive interest rate received after requesting bids from several lending institutions, with Municipal Finance Corporation proposing the lowest interest rate. Net proceeds from the lease purchase are \$573,000.

BACKGROUND

The City Council approved the purchase of Police and Fire vehicles on December 12, 2016. Financing for the safety vehicles has been arranged through Municipal Finance

Corporation. A lease purchase structure has been utilized for the financing due to the attractive interest rate received after requesting bids from several lending institutions, with Municipal Finance Corporation proposing the lowest interest rate. Net proceeds from the lease purchase are \$573,000. Also, the lease purchase methodology is attractive as it allows us to maintain our cash reserves and allows for the payment of the safety vehicles over their usable life. With lease purchase financing, the City will own the safety vehicles at the end of the lease purchase agreement for no additional cost.

The safety vehicles will be financed over 5 years at a bank qualified rate of 3.00%. The annual lease payments will be about \$62,000.

FISCAL IMPACT

The total cost to purchase the safety vehicles is \$573,000 and is being financed through lease financing proceeds. Annual lease purchase payments will be made from the Fleet Replacement funds. The Fire and Police Departments will make payments to the Fleet Fund beginning in 2018-2019 to offset the lease purchase payments.


REASON FOR RECOMMENDATION

The City Council approved the purchase of Police and Fire vehicles on December 12, 2016. Financing for the safety vehicles has been arranged through Municipal Finance Corporation.

ACTIONS FOLLOWING APPROVAL

Following Council's approval of the Resolution, staff will execute the appropriate Lease documents.

Prepared by: Haley Lynch, Deputy Finance Director

Submitted by: Jay Schengel, Finance Director 

RESOLUTION NO. 18-

AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE WITH OPTION TO PURCHASE, AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Clovis (the "City") is a municipal corporation organized and existing under and pursuant to the laws of the State of California; and

WHEREAS, the City desires to provide for financing in the approximate amount of \$573,000.00 for the acquisition of a fire safety and police vehicles (the "Property"); and

WHEREAS, the City Council previously adopted Resolution No. 16-179 declaring its intent to issue a tax-exempt financing to reimburse the City for prior expenditures on police and fire vehicles; and

WHEREAS, Holman Capital Corporation (the "Corporation") has proposed a cost-effective five year lease purchase financing arrangement at a 3.00% interest rate.

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

SECTION 1. Lease with Option to Purchase. The City Manager or a designee (each, an "Authorized Officer") is hereby authorized to enter into a Lease with Option to Purchase (the "Lease") with the Corporation to finance the Property, subject to approval as to form by the City Attorney.

SECTION 2. Attestations. The City Clerk or other appropriate City officer is hereby authorized and directed to attest the signature of the Authorized Officer as may be required or appropriate in connection with the execution and delivery of the Lease.

SECTION 3. Other Actions. The Authorized Officer and other officers of the City are each hereby authorized and directed, jointly and severally, to take any and all actions and to execute and deliver any and all agreements, documents and certificates which they may deem necessary or advisable in order to carry out, give effect to and comply with the terms of this Resolution. Such actions are hereby ratified, confirmed and approved.

SECTION 4. Qualified Tax-Exempt Obligations. The Lease is hereby designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The City, together with all subordinate entities of the City, do not reasonably expect to issue during the calendar year in which the Lease is issued more than \$10,000,000 of obligations which it could designate as "qualified tax-exempt obligations" under Section 265(b) of the Code.

SECTION 5. Effect. This Resolution shall take effect immediately upon its passage.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk

INDEX TO LEGAL DOCUMENTS
BANK-QUALIFIED, APPROPRIATION-BASED,
TAX-EXEMPT EQUIPMENT LEASE-PURCHASE AGREEMENT
DATED APRIL 18, 2018 BY AND BETWEEN
HOLMAN CAPITAL CORPORATION
And
THE CITY OF CLOVIS

Lease Documents:

Tab 1:	Equipment Lease-Purchase Agreement;
Tab 2:	Exhibit A - Equipment Schedule;
Tab 3:	Exhibit B – Notice and Acknowledgment of Assignment;
Tab 4:	Exhibit C-1 – Insurance Coverage Request;
Tab 5:	Exhibit C-2 – Self-Insurance Rider (if applicable);
Tab 6:	Exhibit D - Essential Use Certificate;
Tab 7:	Exhibit E - Incumbency Certificate;
Tab 8:	Exhibit F - Opinion of Lessee's Counsel;
Tab 9:	Exhibit G – Bank Qualified Certificate;
Tab 10:	Exhibit H - Post Issuance Tax Compliance Procedures
Tab 11:	Exhibit I- Acceptance Certificate;
Tab 12:	Resolution of Lessee;
Tab 13:	UCC-1 Financing Statement with attached Schedule A (prepared and filed by Investor);
Tab 14:	Form 8038-G;
Tab 15:	Closing Memorandum/Payment Proceeds Direction; and
Tab 16:	Vendor Contract & Warranty (if applicable)



HOLMAN CAPITAL CORPORATION

EQUIPMENT LEASE-PURCHASE AGREEMENT

1. **Agreement.** Subject to the terms and conditions contained in this Equipment Lease-Purchase Agreement dated April 18, 2018 (this "Lease Agreement"), HOLMAN CAPITAL CORPORATION, as lessor ("Lessor"), whose mailing address is 25201 Paseo de Alicia, Suite 290, Laguna Hills, CA 92653, hereby purchases from and agrees to sell, transfer and lease back to the CITY OF CLOVIS, as lessee ("Lessee"), whose mailing address is 1033 Fifth Street, Clovis, CA 93612, and Lessee hereby sells to and agrees to acquire, purchase and lease back from Lessor, the items of personal property (together with any replacement parts, additions, substitutions, repairs or accessories now or hereafter incorporated in or affixed to it, hereinafter referred to collectively as the "Equipment") described in Exhibit A attached hereto.

2. **Term.** The term of this Lease Agreement (the "Lease Term") begins as of the Commencement Date stated in Exhibit A and shall continue so long as any amounts remain unpaid hereunder. The Lease Term will terminate upon the first to occur of: (a) the exercise by Lessee of the option to purchase the Equipment pursuant to Paragraph 10, (b) Lessor's election to terminate this Lease Agreement pursuant to Paragraph 16, (c) Lessee's option to terminate this Lease Agreement pursuant to the second paragraph of Section 3, and (d) the payment by Lessee of all sums required to be paid by Lessee hereunder.

2.5. **Commencement of Lease Agreement; Reimbursement of Lessee.** On the Commencement Date, Lessor shall provide \$573,000.00 in Lease Proceeds as reimbursement to the Lessee for the Equipment, which Lessee has previously acquired. Lessor shall have no obligation reimburse Lessee for any payment made to a Vendor for the Equipment until Lessor has received all of the following in form and substance satisfactory to Lessor: (a) a completed Equipment Schedule executed by Lessee; (b) an Acceptance Certificate in the form included with Exhibit I hereto; (c) a resolution or evidence of other official action taken by or on behalf of the Lessee to authorize the acquisition of the Equipment on the terms provided in such Equipment Schedule; (d) a Post Issuance Tax Compliance Procedures Certificate in the form of Exhibit H (as applicable) attached hereto; (e) evidence of insurance with respect to the Equipment in compliance with Section 12 of this Lease Agreement; (f) Vendor invoice(s) and/or bill(s) of sale relating to the Equipment, and if such invoices have been paid by Lessee, evidence of payment thereof and evidence of official intent to reimburse such payment as required by the Code; (g) financing statements naming Lessee as debtor and/or the original certificate of title or manufacturer's certificate of origin and title application, if any, for any Equipment which is subject to certificate of title laws; (h) a completed and executed Form 8038-G or 8038-GC, as applicable; (i) an opinion of counsel to the Lessee substantially in the form of Exhibit F hereto, and (j) any other documents or items reasonably required by Lessor.

3. **Rental Payments.** Lessee agrees to pay the rental payments hereunder for the Lease Term in the amounts and on the dates identified in Exhibit A. Payment of all rental payments and other amounts payable hereunder shall be made to Lessor at its above-stated address or as it shall otherwise designate in writing. As set forth in Exhibit A, a portion of each rental payment is paid as, and represents payment of, interest, and the balance of each rental payment is paid as, and represents payment of, principal.

Notwithstanding any provision to the contrary in this Lease Agreement, Lessee may terminate this Lease Agreement at the end of any fiscal year of Lessee as identified in Exhibit A (a "Fiscal Year") if sufficient funds are not appropriated by Lessee's Governing Body to pay rental payments and other amounts due hereunder during the next succeeding Fiscal Year (an "Event of Nonappropriation"). Lessee hereby agrees to notify Lessor at least 30 days prior to the last day of its then current Fiscal Year of the occurrence of an Event of Nonappropriation or, if nonappropriation has not occurred by that date, promptly upon the occurrence of an Event of Nonappropriation.

Lessee represents and warrants that: (a) it has made sufficient appropriations or has other legally available funds to pay all rental payments hereunder due (if any) during the current Fiscal Year hereunder

ending on June 30, 2018; (b) the officer of Lessee responsible for budget preparation will do all things lawfully within his/her power to obtain appropriated funds for the payment of rental payments and other amounts required to be paid hereunder in each next succeeding Fiscal Year for the Lease Term with the understanding that any such appropriation is within the sole discretion of the Lessee's Governing Body; and (c) Lessee acknowledges that Lessor has relied upon these representations as an inducement to enter into this Lease Agreement. If an Event of Nonappropriation hereunder shall occur, Lessee agrees, at Lessee's sole cost and expense, to comply with the provisions of Section 16(c) and (d), if and as applicable, on or before the effective date of termination.

Lessee's obligation to pay rental payments and any additional amounts payable hereunder constitutes a current obligation payable exclusively from legally available funds and shall not be construed to be an indebtedness within the meaning of any applicable constitutional or statutory limitation or requirement.

4. Essentiality. Subject to Paragraph 3 of this Lease Agreement, Lessee's present intention is to make rental payments for the Lease Term as long as it has sufficient appropriations or, if any/applicable, other legally available funds. Lessee represents that, with respect hereto, (a) the use and operation of the Equipment is essential to its proper, efficient, and economic governmental operation and (b) the functions performed by the Equipment could not be transferred to other equipment available for its use. Lessee does not intend to sell or otherwise dispose of the Equipment or any interest therein prior to the last rental payment scheduled to be paid hereunder. On the Commencement Date, Lessee shall complete and provide Lessor a certificate in the form of Exhibit D.

5. Disclaimer of Warranties. **LESSEE REPRESENTS THAT IT HAS SELECTED THE EQUIPMENT PRIOR TO HAVING REQUESTED LESSOR TO FINANCE THE SAME. LESSEE AGREES THAT LESSOR HAS NOT MADE ANY, AND MAKES NO, REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, DIRECTLY OR INDIRECTLY, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING (WITHOUT LIMITATION) THE SUITABILITY OF THE EQUIPMENT, ITS DURABILITY, ITS FITNESS FOR ANY PARTICULAR PURPOSE, ITS MERCHANTABILITY, ITS CONDITION, ITS CAPACITY, ITS OPERATION, ITS PERFORMANCE, ITS DESIGN, ITS MATERIALS, ITS WORKMANSHIP AND/OR ITS QUALITY. AS BETWEEN LESSEE AND LESSOR, LESSEE LEASES, PURCHASES AND ACQUIRES THE EQUIPMENT "AS IS" "WHERE IS" AND "WITH ALL FAULTS."** Lessor hereby assigns to Lessee, to the extent that it may lawfully do so, so long as no Event of Default and no Event of Nonappropriation shall have occurred and be continuing hereunder, all rights and benefits that Lessor may have under any warranty, guaranty or the like that may be made with respect to the Equipment by the Vendor thereof (as such term is defined in Exhibit A hereto). Lessor shall not be liable to Lessee or any third party for any loss, damage, injury or expense of any kind or nature caused directly or indirectly by any of the Equipment or the use or maintenance thereof or any defect therein, the failure of operation thereof or by any interruption of service or loss of use thereof or for any loss of business or damage whatsoever and howsoever caused. Lessor makes no warranty as to the treatment of this Lease Agreement for tax or accounting purposes or as to the compliance of the Equipment with applicable government regulations or requirements. Lessee agrees to look solely to the Vendor for any claim arising from any defect, breach of warranty, failure or delay in delivery, mis-delivery or inability to use the Equipment for any reason whatsoever and Lessee's obligations to Lessor hereunder shall not in any manner be affected thereby, including (without limitation) Lessee's obligations to pay Lessor all rental payments and other amounts payable hereunder. Lessee has selected both the Equipment and the Vendor and acknowledges that Lessor has not participated in any way in Lessee's selection of the Equipment or the Vendor. Lessor has no obligation to install, erect, test, adjust, service or maintain the Equipment.

6. Delivery and Acceptance; Quiet Enjoyment. Lessee has accepted the Equipment for which reimbursement is requested and authorizes Lessor to insert on Exhibit A the serial numbers and any

additional description of the items of Equipment so delivered and accepted. As evidence of that acceptance, Lessee shall execute and deliver to Lessor a Certificate of Acceptance in the form attached as Exhibit I. Regardless of whether Lessee has furnished a Certificate of Acceptance pursuant to this Paragraph 6, by making a rental payment after its receipt of the Equipment, Lessee shall be deemed to have accepted the Equipment on the date of such rental payment for purposes hereof. During the Lease Term, Lessee shall be entitled to quiet enjoyment of the Equipment, subject to the terms of this Lease Agreement.

7. Use of Equipment; Maintenance and Repairs. Lessee shall keep the Equipment within the State at the "Equipment Location" stated in Exhibit A and Lessee shall not remove any of the Equipment therefrom (except as within the Equipment's normal and contemplated use) without Lessor's prior written consent. Lessee shall use the Equipment in a careful manner and shall at all times, at its sole expense, keep the Equipment in good operating condition, repair and appearance and comply with all laws, ordinances, regulations or requirements of any governmental authority, official, board or department relating to its installation, possession, use or maintenance. Lessee shall not make any alterations, additions, or improvements to the Equipment that are not readily removable without causing damage to or reducing the value of the Equipment. All alterations, additions, or improvements not readily removable shall become property of Lessor.

8. Security Interest; Title to Equipment. (a) With respect to all Equipment financed hereunder: To secure the performance of all of Lessee's obligations hereunder, Lessee hereby grants to Lessor, and Lessor shall have and retain, a security interest constituting a first priority and perfected lien and security interest on the Equipment delivered hereunder and on any attachments, proceeds, warranty rights or other payments from the Vendor, and other amounts related thereto. Lessee agrees to execute, provide and/or deliver such additional documents and such information (including, without limitation, opinions of counsel, financing statements, landlord-tenant or mortgagee waivers, information necessary for fixture filings), notices and similar instruments, in form satisfactory to Lessor, that Lessor deems necessary or appropriate to establish and maintain its first priority and perfected security interest in the Equipment or for the confirmation or perfection of Lessor's rights hereunder. To the extent possible, Lessee further agrees that Lessor shall have all the rights and remedies of a secured party under the applicable Uniform Commercial Code. Lessee, at its expense, will protect and defend Lessee's rights in the Equipment and Lessor's rights and interests therein and will keep the Equipment free and clear from any and all claims, liens, encumbrances and legal processes of Lessee's creditors and other persons. Lessor shall have the right during normal hours, upon reasonable prior notice to Lessee, to enter upon any premises owned by the Lessee and where the Equipment is located in order to inspect the Equipment and/or any books or records related thereto.

(b) Solely with respect to Equipment that is not comprised of vehicles and during the Lease Term, ownership and legal title of all of the Equipment and all substitutions, repairs, modifications, and replacements shall be in Lessee, and Lessee shall take all necessary action to vest such ownership and title in Lessee. Lessor does not own the Equipment, and, by this Lease Agreement, Lessor is merely financing the acquisition of the Equipment for the Lessee. Lessor has not been in the chain of title, does not operate, control or have possession or control over the Equipment, or Lessee's use, maintenance, operation, storage, or maintenance of the Equipment. Lessee is entitled to use and possession of the Equipment, subject to the rights of Lessor hereunder (including its interest in the Equipment as the lessor hereunder). If Lessor terminates this Lease Agreement pursuant to Paragraph 16(a) hereof or an Event of Nonappropriation occurs hereunder, all rights, title, and interests in the Equipment shall immediately vest in Lessor free and clear of any right, title or interest of Lessee and Lessor shall be entitled to all applicable remedies set forth in Section 16(b) and (c) hereunder. Lessee, at its expense, will protect and defend Lessee's rights in the Equipment and Lessor's rights and interests therein and will keep the Equipment free and clear from any and all claims, liens, encumbrances and legal processes of Lessee's creditors and other persons.

(c) Solely with respect to Equipment consisting of vehicles, the provisions of this Section 8(c) shall apply: Lessee agrees to either cause the original registration of Lessor or its assignee as legal owner of the Equipment or endorse the certificate of ownership showing Lessor or its assignee as legal owner (as required by Section 6301 of the California Vehicle Code). Lessee agrees to execute and deliver such additional documents, including, without limitation, opinions of counsel, MSOs/Certificates of Origin, Title Applications, notices and similar instruments, in form satisfactory to Lessor, that Lessor deems necessary or appropriate to establish and maintain its security interest in the Equipment or for the confirmation or perfection of Lessor's rights hereunder. During the Lease Term, Lessee shall be the owner (as defined in Section 460 of the California Vehicle Code) of the Equipment entitled to use and possession of the Equipment, subject to the rights of Lessor hereunder, which is the legal owner (as defined in Section 370 of the California Vehicle Code) of the Equipment. If Lessor terminates this Lease pursuant to Paragraph 16 hereof or an Event of Nonappropriation occurs hereunder, all rights, title, and interests in the Equipment shall immediately vest in Lessor free and clear of any right, title or interest of Lessee and Lessor shall be entitled to all applicable remedies set forth in Section 16(b) and (c) hereunder.

(d) Solely with respect to Equipment consisting of software, programming or other materials subject to licensure, Lessor will not have the right to repossess, use and/or re-sell or re-let that portion of the Equipment consisting of licensed software or programming that the repossession, use and/or re-sale or re-leasing of which is expressly prohibited by law or applicable licensing agreement. In lieu of the foregoing, Lessee agrees to purge any software and programming from its operating systems and destroy any hard or electronic copies of such software and programming. Upon Lessor's request, Lessee will provide Lessor with reasonable certifications as to the foregoing.

9. Personal Property. The Equipment shall be and remain personal property notwithstanding the manner in which it may be attached or affixed to realty. Lessee covenants that, unless Lessee owns the premises in which the Equipment is to be located, such premises are not subject to any mortgage or lease. At Lessor's request, Lessee shall provide Lessor with a waiver from each landlord and/or mortgagee of the premises in which the Equipment is to be located of any rights that such landlord and/or mortgagee may have in respect of any of the Equipment. Lessee will also provide any information as may be reasonably requested by Lessor with respect to any fixture filings that Lessor may deem necessary.

10. Purchase of Equipment by Lessee; Prepayment. At the option of Lessee, and provided that no Event of Nonappropriation or Event of Default has occurred and is continuing hereunder, Lessor's interest in all, but not less than all, of the Equipment will be transferred, conveyed and assigned to Lessee, and this Lease Agreement shall terminate: (a) upon payment in full of the rental payments and all other payments then due hereunder or (b) on any rental payment date hereunder, provided Lessee shall have delivered written notice at least 30 days prior to such date of Lessee's intention to purchase the Equipment pursuant to this provision, by paying to Lessor, in addition to the rental payment due and all other amounts due and owing on such date, an amount equal to the concluding payment (the "Concluding Payment") shown for such rental payment date on the rental payment schedule in Exhibit A.

11. Risk of Loss. Lessee shall bear the entire risk of loss, theft, destruction of or damage to the Equipment or any part thereof from any cause whatsoever during the Lease Term and thereafter until redelivery to a location designated by Lessor, and shall not be relieved of the obligation to pay rental payments or any other obligation hereunder because of any such occurrence. If (a) the Equipment or any portion thereof hereunder is destroyed (in whole or in part) or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof hereunder is taken under the exercise of the power of eminent domain, Lessee shall immediately notify Lessor. Lessee and Lessor shall cause the net proceeds of any insurance claim (including self-insurance) or condemnation award to be applied, at Lessor's option, to (i) the prompt repair, restoration, modification or replacement of the Equipment so affected or (ii) the payment in full of the then applicable Concluding Payment. Any balance of net proceeds remaining after completion of such work or payment of such Concluding Payment shall be

paid promptly to Lessee. If the net proceeds are insufficient to pay the costs of such repair, restoration, modification or replacement or to pay such Concluding Payment in full, Lessee shall, at Lessor's direction, either complete the work or pay the then applicable Concluding Payment in full and in either case pay any cost in excess of the amount of net proceeds, but only from legally available funds.

12. **Insurance.** (a) Insurance Policies. If Lessee is not self-insured (as hereafter provided), Lessee shall, at its expense, keep the Equipment fully insured against loss, fire, theft, damage or destruction from any cause whatsoever in an amount not less than the greater of (a) the amount of the then applicable Concluding Payment, or (b) the full replacement cost of the Equipment without consideration for depreciation. Lessee shall also provide such additional insurance against injury, loss or damage to persons or property arising out of the use or operation of the Equipment as is customarily maintained by the owners of like property, with companies satisfactory to Lessor. Each policy shall provide that, as to the interest or coverage of Lessor or Lessor's assignee, the insurance afforded thereby shall not be suspended, forfeited or in any manner prejudiced by any default or by any breach of warranty, condition or covenant on the part of Lessee. If Lessee shall fail to provide any such insurance required hereunder or, within ten (10) days after Lessor's request therefor, shall fail to deliver the policies or certificates thereof to Lessor, then Lessor, at its option, shall have the right to procure such insurance and to add the full cost thereof to the rental payment next becoming due, which Lessee agrees to pay as additional rent. All such insurance shall be in form, issued by such insurance companies and be in such amounts as shall be satisfactory to Lessor, and shall provide that losses, if any, shall be payable to Lessor and its successors and/or assigns as "loss payee," and all such liability insurance shall name Lessor and its successors and/or assigns as an "additional insured." Lessee shall pay the premiums for such insurance and deliver to Lessor a certification in the form of Exhibit C-1 and satisfactory evidence of the insurance coverage required hereunder on or before the Commencement Date of the Lease, but in no event not later than the date on which an Acceptance Certificate is executed with respect to any Equipment hereunder. Lessee hereby irrevocably appoints Lessor as Lessee's attorney-in-fact to make claim for, receive payments of and execute and endorse all documents, checks or drafts received in payment for loss or damage under any such insurance policy.

(b) Self-Insurance. If Lessee is self-insured with respect to equipment such as the Equipment under an actuarially sound self-insurance program that is acceptable to and approved by Lessor, Lessee shall maintain during the Lease Term such actuarially sound self-insurance program and shall provide Lessor a certification in the form of Exhibit C-2 together with evidence of the self-insurance program in form and substance satisfactory to Lessor. The approval of self-insurance, self-insured retentions, and deductibles are all subject to Lessor's approval and prior written consent, which shall be based on the Lessor's then current credit underwriting practices.

13. **Fees; Taxes and Other Governmental Charges; Liens.** Lessee covenants and agrees at all times to keep the Equipment free and clear of all levies, liens (other than those created hereunder) and encumbrances, and to pay all charges, taxes and fees (including any recording or stamp fees or taxes) that may now or hereafter be imposed upon the ownership, leasing, rental, sale, purchase, possession or use of the Equipment and shall give Lessor immediate written notice of any of the foregoing. If any of same shall remain unpaid when due, Lessor may pay same and add such payment to the rental payment next becoming due, as additional rent. Lessee shall execute and deliver to Lessor upon Lessor's request such further instruments and documents containing such other assurances as Lessor deems necessary or advisable for the confirmation or perfection of Lessor's rights hereunder or to otherwise effectuate the intent of this Lease Agreement.

14. **Release.** To the extent not prohibited by law, Lessee shall release, defend and save Lessor, its officers, employees, agents, servants, successors and assigns, harmless from any and all liabilities (including, without limitation, negligence, tort and strict liability), damages, expenses, claims, actions, proceedings, judgments, settlements, losses, liens and obligations, including (without limitation) attorneys'

fees and costs ("Claims"), arising out of the ordering, purchase, delivery, rejection, non-delivery, ownership, selection, possession, operation, control, use, condition, maintenance, transportation, storage, repair, return or other disposition of the Equipment, any claims arising under federal, state or local environmental protection and hazardous substance clean up laws and regulations and any claims of patent, trademark or copyright infringement or, if Lessee shall be in default hereunder, arising out of the condition of any item of Equipment sold or disposed of after use by Lessee, including (without limitation) claims for injury to or death of persons and for damage to property. The indemnities, assumption of liabilities and obligations herein provided shall be payable solely from funds legally available for such purpose and shall continue in full force and effect notwithstanding the expiration, termination or cancellation of this Lease Agreement for any reason whatsoever. However, Lessee shall not be obligated to indemnify Lessor from Claims arising from the actual, proven, direct and proximate gross negligence, bad faith, fraud or willful misconduct of Lessor, nor shall Lessee be required to expend any sums that are not properly appropriated or otherwise legally available.

15. Assignment; Subleasing. LESSEE SHALL NOT ASSIGN, PLEDGE, MORTGAGE, SUBLET OR OTHERWISE TRANSFER OR ENCUMBER ANY OF ITS RIGHTS UNDER THIS LEASE AGREEMENT OR IN THE EQUIPMENT OR ANY PART THEREOF, NOR PERMIT ITS USE BY ANYONE OTHER THAN LESSEE AND ITS REGULAR EMPLOYEES, WITHOUT LESSOR'S PRIOR WRITTEN CONSENT. ANY SUCH PURPORTED TRANSFER, ASSIGNMENT OR OTHER ACTION WITHOUT LESSOR'S PRIOR WRITTEN CONSENT SHALL BE VOID.

Lessor may, at any time and from time to time, assign, transfer or otherwise convey all or any part of its interest in the Equipment, this Lease Agreement, including, but not limited to, Lessor's rights to receive the rental payments hereunder or any part thereof (in which event Lessee agrees to make all rental payments thereafter to the assignee designated by Lessor) without the necessity of obtaining Lessee's consent, *provided, however*, Lessor will deliver to Lessee prior written notice of an assignment. No such assignment, transfer or conveyance shall be effective until Lessee shall have received a written notice of assignment that discloses the name and address of each such assignee. During the term of this Lease Agreement, Lessee shall keep, or cause to be kept, a complete and accurate record of all such assignments with respect hereto in form necessary to comply with Section 149 of the Internal Revenue Code of 1986, as amended (the "Code"). Lessee agrees (unless otherwise stated), if so requested, to acknowledge any such assignment in writing within 15 days after request therefor in the form attached as Exhibit B hereto. Lessee further agrees that any moneys or other property received by Lessor as a result of any such assignment, transfer or conveyance shall not inure to Lessee's benefit.

16. Events of Default; Remedies. (a) Each of the following events constitutes an "Event of Default" hereunder: (i) Lessee fails to pay in full the rental payment due hereunder on any date upon which such rental payment is due; (ii) Lessee fails to comply with any other agreement or covenant of Lessee hereunder for a period of 30 days following receipt of written notice of violation of such agreement or covenant and demand that such violation be remedied; (iii) Lessee institutes any proceedings under any bankruptcy, insolvency, reorganization or similar law or a receiver or similar officer is appointed for Lessee or any of its property; (iv) any warranty, representation or statement made in writing by or on behalf of Lessee in connection herewith is found to be incorrect or misleading in any material respect on the date made; or (v) actual or attempted sale, lease or encumbrance of any of the Equipment or the making of any levy, seizure or attachment thereof or thereon.

(b) Immediately upon the occurrence of an Event of Default hereunder: (i) Lessor may demand payment of the Concluding Payment, together with all rental payments and other amounts that may have been appropriated through the end of the then current Fiscal Year and terminate this Lease Agreement or Lessee's rights hereunder; and (ii) Upon return (if applicable as per Section 16(c) hereunder), if the Equipment is damaged or otherwise made less suitable for the purposes for which it was manufactured than when delivered to Lessee, Lessee agrees, at its option, to (x) repair and restore the Equipment to the

same condition in which it was received by Lessee (reasonable wear and tear excepted) or (y) pay to Lessor the reasonable costs of such repair and restoration, or (z) pay for the transfer of any and all licenses, rights, or interest in any software or programming, to the extent the foregoing may be assigned.

(c) Following any Event of Default or Event of Nonappropriation hereunder, Lessee hereby agrees, at its expense, to surrender promptly to Lessor at such location in the continental United States as Lessor shall direct; provided, however, that Lessor will use reasonable efforts to require return to the closest point nearest the Lessor's then current location. If the Equipment is unable to be returned, Lessee has not delivered the Equipment as requested, or following Lessor's election in lieu of taking possession of the Equipment, either: (i) Lessee will permit Lessor or its agents to enter the premises where the Equipment is then located and take such Equipment and exercise all legally permitted rights of repossession, or (ii) Lessee will agree to refrain from using such Equipment and purge any and all software, programming, operating systems, manuals, other information (hard or electronic copy) and/or destroy any hard or electronic copies of such software and programming which may constitute the Equipment. Upon Lessor's request, Lessee will provide Lessor with reasonable certifications as to the foregoing. In the event that any such Equipment is returned to the Lessor, Lessee shall execute and deliver such documents as may reasonably be required to restore title to and possession of the Equipment to Lessor, free and clear of all liens and security interests arising by, through or under the Lessee to which the Equipment may have become subject. If Lessor is able to (i) recover any Equipment, (ii) sell or otherwise liquidate the Equipment (or any portion thereof) following an Event of Default or an Event of Nonappropriation, and (iii) realize net proceeds (after payment of costs) in excess of total rental payments that would have been paid during the Lease Term plus any other amounts then due hereunder, Lessor shall immediately pay the amount of any such excess to Lessee.

(d) If Lessor terminates this Lease Agreement under this Paragraph 16 or an Event of Nonappropriation occurs hereunder and in either case Lessee continues to use the Equipment or if Lessee otherwise refuses to pay rental payments hereunder due during a Fiscal Year for which Lessee's governing body has appropriated sufficient legally available funds to pay such rental payments due hereunder, Lessor (i) may declare the rental payments due and owing for the Fiscal Year for which such appropriations have been made to be immediately due and payable, (ii) shall be entitled to bring such action at law or in equity to recover money and other damages attributable to such holdover period for the Equipment, and (iii) will be entitled to recover interest on all such amounts at the Default Rate.

(e) Lessor shall also be entitled to exercise any or all remedies available to a secured party under the applicable Uniform Commercial Code and all other rights and remedies that Lessor may have at law or in equity. All rights and remedies of Lessor shall be cumulative and not alternative. Lessor's failure to exercise or delay in exercising any right or remedy shall not be construed as a waiver thereof, nor shall a waiver on one occasion be construed to bar the exercise of any right or remedy on a future occasion. Lessee agrees to reimburse Lessor for any expenses (including attorney's fees) reasonably incurred by Lessor with respect to the enforcement of any of the remedies listed above or any other remedy available to Lessor, but only from legally available funds.

17. Late Payments. Whenever any rental payment or other amount payable to Lessor by Lessee hereunder is not paid within ten (10) days after such due date, Lessee agrees to pay Lessor a late charge on the delinquent amount at the "Default Rate," which is one percent (1%) per month, or the maximum amount permitted under applicable law, whichever is less. Such amount(s) shall be payable solely from legally available funds in addition to all amounts payable by Lessee as a result of the exercise of any of the remedies herein provided.

18. Rental Payments to Be Unconditional. Except as expressly set forth to the contrary in this Lease Agreement (including Paragraph 3), Lessee agrees that as of the Commencement Date, Lessee's obligations hereunder are absolute and unconditional and shall continue without set-off, deduction,

counterclaim, abatement, recoupment, or reduction and regardless of any disability of Lessee to use the Equipment or any part thereof because of any reason including, but not limited to, war, act of God, governmental regulations, strike, loss, damage, destruction, obsolescence, failure of or delay in delivery or failure of the Equipment to operate properly.

19. Tax Covenants. Lessee agrees that it will not take any action that would cause the interest component of rental payments hereunder to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes, nor will it omit to take or cause to be taken, in a timely manner, any action which omission would cause the interest component of rental payments hereunder to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes. Lessee agrees to (a) execute and deliver to Lessor, upon Lessor's request, a tax certificate and agreement (the terms and conditions of which are incorporated fully by reference herein) in form and content acceptable to Lessor and Lessee, relating to the establishment and maintenance of the excludability from gross income of the interest component of rental payments hereunder for federal income tax purposes; (b) complete and file in a timely manner an information reporting return as required by the Code; and (c) make the determinations and maintain the records required by the Code.

Lessee represents that neither Lessee nor any agency or unit of Lessee has on hand any property, including cash and securities, that is legally required or otherwise restricted (no matter where held or the source thereof) to be used directly or indirectly to purchase the Equipment. Lessee has not and will not establish any funds or accounts (no matter where held or the source thereof) the use of which is legally required or otherwise restricted to pay directly or indirectly rental payments hereunder.

Should Lessor either (a) receive notice, in any form, from the Internal Revenue Service or (b) reasonably determine, based on an opinion of a nationally recognized independent tax counsel, that Lessor may not exclude, for any reason, any interest (or portion thereof) paid under the Lease Agreement from its Federal gross income (an "Event of Taxability"), the Lessee shall pay to Lessor upon demand (x) an amount which, with respect to Rental Payments previously paid and taking into account all penalties, fines, interest and additions to tax (including all federal, state and local taxes imposed on the interest due through the date of such event), will restore to Lessor its anticipated after-tax yield (assuming tax at the highest marginal tax rate and taking into account the time of receipt of Rental Payments and reinvestment at the after-tax yield rate) on the transaction evidenced by such Lease through the date of such event and (y) as additional Rental Payments to Lessor on each succeeding Payment Date such amount as will maintain such anticipated after-tax yield to Lessor.

It is Lessor's and Lessee's intention that this Lease Agreement not constitute a "true" lease for federal income tax purposes and, therefore, it is Lessor's and Lessee's intention that Lessee be considered the owner of the Equipment hereunder for federal income tax purposes.

20. Lessee Representations and Warranties. Lessee hereby represents and warrants to and agrees with Lessor that:

(a) Lessee is a political subdivision of the State of California, within the meaning of Section 103(c) of the Code, and will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as such.

(b) Lessee has the power and authority under applicable law to enter into the transactions contemplated by this Lease Agreement and has been duly authorized to execute and deliver this Lease Agreement and to carry out its obligations hereunder and thereunder. Lessee has provided to Lessor a full, true and correct copy of a resolution or other appropriate official action of Lessee's governing body specifically authorizing Lessee to execute and deliver this Lease Agreement and all documents contemplated hereby and thereby. Lessee has provided to Lessor a full, true, and correct copy of an

Incumbency Certificate in substantially the form attached as Exhibit E hereto relating to the authority of the officers who have executed and delivered this Lease Agreement and who will execute and deliver this Lease Agreement and all documents in connection herewith and therewith on behalf of Lessee.

(c) All requirements have been met and procedures have occurred in order to ensure the enforceability of this Lease Agreement, and Lessee has complied with such public bidding requirements, if any, as may be applicable to the transactions contemplated by this Lease Agreement.

(d) Lessee is not subject to any legal or contractual limitation or provision of any nature whatsoever that in any way limits, restricts or prevents Lessee from entering into this Lease Agreement, or performing any of its obligations hereunder or thereunder, except to the extent that such performance may be limited by bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally.

(e) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, known to be pending or threatened against or affecting Lessee, nor to the best knowledge of Lessee is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Lease Agreement, or any other agreement or instrument to which Lessee is a party and that is used or contemplated for use in the consummation of the transactions contemplated by this Lease Agreement. All authorizations, consents, and approvals of governmental bodies or agencies required in connection with the execution and delivery by Lessee of this Lease Agreement or in connection with the carrying out by Lessee of its obligations hereunder and thereunder have been obtained.

(f) The payment of the rental payments or any portion thereof hereunder is not (under the terms of this Lease Agreement) directly or indirectly (i) secured by any interest in property used or to be used in any activity carried on by any person other than a state or local governmental unit or payments in respect of such property; or (ii) on a present value basis, derived from payments (whether or not to Lessee) in respect of property, or borrowed money, used or to be used in any activity carried on by any person other than a state or local governmental unit. The Equipment will not be used, directly or indirectly, in any activity carried on by any person other than a state or local government unit. No portion of the purchase price for the Equipment will be used, directly or indirectly, to make or finance loans to any person other than Lessee.

(g) The entering into and performance of this Lease Agreement will not violate any judgment, order, law or regulation applicable to Lessee or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest, or other encumbrance upon any assets of Lessee or on the Equipment pursuant to an indenture, mortgage, deed of trust, bank loan or credit agreement, or other instrument to which Lessee is a party or by which it or its assets may be bound, except as herein provided.

(h) Lessee's name as indicated on the first page of this Lease Agreement is its true, correct, and complete legal name.

(i) The useful life of the Equipment will not be less than the Lease Term hereof.

(j) Lessee has entered into this Lease Agreement for the purpose of purchasing, acquiring, and leasing the Equipment and not for the purpose of refinancing any outstanding obligation of Lessee more than 90 days in advance of its payment or prepayment date. The purchase price for the Equipment has been or will be paid directly by Lessor to the Lessee as a reimbursement; provided, however, that no portion of the purchase price for the Equipment has been or will be paid to Lessee as reimbursement for any expenditure paid by Lessee more than 60 days prior to the execution and delivery hereof, unless a proper reimbursement resolution has been passed and the Lessee has complied with all reimbursement requirements under the Code, including, without limitation, Treasury Reg. 1.150.

(k) The application, statements, and credit or financial information submitted by Lessee to Lessor are true and correct and made to induce Lessor to enter into this Lease Agreement.

(l) During the Lease Term of this Lease Agreement, Lessee shall (i) provide Lessor, at or prior to the end of each Fiscal Year (commencing with the current Fiscal Year), with current budgets or other proof of appropriation for the ensuing Fiscal Year and such other information relating to Lessee's ability to continue the Lease Term for the next succeeding Fiscal Year as may be reasonably requested by Lessor and (ii) furnish or cause to be furnished to Lessor, at Lessee's expense, as soon as available and in any event not later than 180 days after the close of each Fiscal Year, the audited financial statements of Lessee at the close of and for such Fiscal Year, all in reasonable detail, audited by and with the report of Lessee's auditor.

(m) On the Commencement Date, Lessee shall cause to be executed and delivered to Lessor an Opinion of Lessee's Counsel in substantially the form attached as Exhibit F hereto.

(n) Lessee shall pay the excess (if any) of the actual costs of acquiring the Equipment hereunder over the amount paid by Lessor in the lease proceeds related to this Lease Agreement.

(o) Lessee has experienced no material change in its financial condition since June 30, 2017.

(p) Lessee acknowledges that: (a) Lessor is acting solely for its own account and not as a fiduciary for Lessee or in the capacity of broker, dealer, municipal securities underwriter or municipal advisor; (b) Lessor has not provided, and will not provide, financial, legal, tax, accounting or other advice to or on behalf of Lessee with respect to its acquisition of the Equipment; and (c) Lessee has sought and obtained financial, legal, tax, accounting and other advice (including as it relates to structure, timing, terms and similar matters) with respect to this Lease Agreement from its financial, legal and other advisors (and not Lessor) to the extent that Lessee desired to obtain such advice.

21. Execution in Counterparts; Chattel Paper. This Lease Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument; *provided, however*, that only Counterpart No. 1 hereof shall constitute chattel paper for purposes of the applicable Uniform Commercial Code.

22. Applicable Law. This Lease Agreement shall be construed under the laws of the State of California.

23. Binding Effect; Severability; Survival. This Lease Agreement shall not become effective until accepted by Lessor at its herein-described office, and upon such acceptance shall inure to and bind the parties, their successors, legal representatives, and assigns. No provision of this Lease Agreement that may be construed as unenforceable shall in any way invalidate any other provision hereof, all of which shall remain in full force and effect.

24. Miscellaneous Provisions. Any notice to a party hereunder shall be deemed given when mailed to that party by certified mail, return receipt requested, at its address set forth herein or such other address as either may designate for itself in such notice to the other. This Lease Agreement and the Exhibits attached hereto and certificates delivered in connection herewith constitute the entire mutual understanding of the parties regarding the subject matter hereof and thereof and may not be modified except in writing, signed by the party against whom such modification is asserted. Upon the request of Lessor, Lessee shall at any time and from time to time execute and deliver such further documents and do such further acts as Lessor may reasonably request in order fully to effect the purposes hereof and any assignment hereof. If a court with competent jurisdiction rules that the interest rate charged hereunder exceeds the maximum rate of interest allowed by applicable law, then the effective rate of interest hereunder shall be automatically reduced to the maximum lawful rate allowable under the applicable laws.

[Remainder of page intentionally left blank]

THE UNDERSIGNED HEREBY AGREE TO ALL OF THE TERMS AND CONDITIONS AS SET FORTH IN THIS EQUIPMENT LEASE-PURCHASE AGREEMENT.

HOLMAN CAPITAL CORPORATION, Lessor CITY OF CLOVIS, Lessee

By: x _____
Lance S. Holman
President & CEO

By: x _____
Name: Luke Serpa
Title: City Manager

Counterpart No. _____ of three manually executed and serially numbered counterparts. To the extent that this Lease Agreement constitutes chattel paper (as defined in the applicable Uniform Commercial Code), no security or ownership interest herein may be created through the transfer or possession of any Counterpart other than Counterpart No. 1.

EXHIBIT A
EQUIPMENT SCHEDULE TO EQUIPMENT LEASE-PURCHASE AGREEMENT
DATED APRIL 18, 2018

1. DESCRIPTION OF THE EQUIPMENT:

The Equipment consisting primarily of Police and Fire Rescue Vehicles (and all accessories, attachments, substitution, replacements, and accessories thereto) as more fully set forth below will be financed by this Equipment Schedule dated April 18, 2018 to that Equipment Lease-Purchase Agreement dated April 18, 2018 by and between Holman Capital Corporation and the City of Clovis, and such Equipment shall, include, without limitation, the following:

<u>Equipment Description (with VIN and MSN)</u>	<u>VIN</u>	<u>Cost</u>	<u>Vendor Name and Contract/Invoice</u>	<u>Location</u>
2017 FORD EXPLORER POL INTERCPT	1FM5K8AR9H GA63284	47,705.11	Chevrolet of Watsonville; PO: P1712472	Police Department
2017 FORD EXPLORER POL INTERCPT	1FM5K8AR4H GA63287	47,894.08	Chevrolet of Watsonville; PO: P1712471	Police Department
2017 FORD EXPLORER POL INTERCPT	1FM5K8AR2H GB82987	49,375.64	Chevrolet of Watsonville; PO: P1712470	Police Department
2017 FORD EXPLORER POL INTERCPT	1FM5K8AR0H GB93387	46,501.83	Chevrolet of Watsonville; PO: P1710744	Police Department
2017 FORD EXPLORER POL INTERCPT	1FM5K8AR2H GB93388	46,501.83	Chevrolet of Watsonville; PO: P1710745	Police Department
2017 FORD F350 PU W/UTIL BOX	1FDRF3E61HE C34114	36,182.32	Future Ford of Clovis; PO: P1708313	Police Department
2017 FORD EXPLORER	1FM5K8AR5H GC25492	33,506.12	Future Ford of Clovis; PO: P1708311	Police Department
2018 DODGE RAM 1500	1C6RRFG7JS1 95743	23,554.61	Elk Grove Auto; PO: 1803976	Police Department
2018 DODGE RAM 1500	1C6RR6FG9JS 195744	23,554.61	Elk Grove Auto; PO: P1803977	Police Department
2018 DODGE RAM 1500	1C6RR6FG0JS 195745	23,554.61	Elk Grove Auto; PO: P1803978	Police Department
2018 DODGE CHARGER	2C3CDXSAT8J H169770	37,940.00	McPeck's Dodge; PO: P1802689	Police Department
2018 FORD EXPLORER	1FM5K8AR6J GA26991	29,559.44	Future Ford of Clovis; PO: P1803405	Police Department
2017 FORD EXPLORER	1FM5K8AR7H 6C25493	36,202.00	Future Ford of Clovis; PO: P1708313	Fire Department
2017 FORD EXPLORER	1FM5K8AR9H 6C25494	36,281.00	Future Ford of Clovis; PO: P1708316	Fire Department
2018 RAM 1500 ST CREW	1C6RR6KG1JS 150061	24,939.60	Elk Grove Auto; PO: P1715504	Police Department
2017 DODGE PU 4x4 SSV CREW CAB	1C6RR7XT2H S728867	45,736.28	Elk Grove; PO: P1708651	Police Department

For avoidance of doubt, "Vendor" will take the meaning set forth above with respect to each unit of Equipment; "Vendor Contract" will mean the Purchase Order and any other documentation pertinent to the sale of the Equipment between each respective Vendor referenced above and the Lessee.

2. EQUIPMENT LOCATION: The Equipment will be generally located at various locations throughout the City of Clovis. Specific locations for each Police Department unit will be as set forth on each Disbursement Request Form or at the principal garaged location at: 1233 5th Street, Clovis, CA 93612. Specific locations for each Fire Department unit will be as set forth on each Disbursement

Request Form or at the principal garaged location at: 1233 5th Street, Clovis, CA 93612. If locations for Equipment vary from those set forth herein, they will be set forth on the Final Certificate of Acceptance, but will not be located outside the Lessee's jurisdictional boundaries.

3. RENTAL PAYMENT SCHEDULE: The rental payments shall be made for the Equipment as follows:

<u>Payment No.</u>	<u>Date Due</u>	<u>Total Rental Payment Due</u>	<u>Interest Component</u>	<u>Principal Component</u>	<u>Concluding Payment*</u>
Loan	04/18/18				
1	10/18/18	62,132.78	8,595.00	53,537.78	535,046.09
2	04/18/19	62,132.78	7,791.93	54,340.85	479,075.01
3	10/18/19	62,132.78	6,976.82	55,155.96	422,264.37
4	04/18/20	62,132.78	6,149.48	55,983.30	364,601.57
5	10/18/20	62,132.78	5,309.73	56,823.05	306,073.83
6	04/18/21	62,132.78	4,457.39	57,675.39	246,668.18
7	10/18/21	62,132.78	3,592.26	58,540.52	186,371.44
8	04/18/22	62,132.78	2,714.15	59,418.63	125,170.26
9	10/18/22	62,132.78	1,822.87	60,309.91	63,051.05
10	04/18/23	62,132.78	918.17	61,214.61	0.00
Grand Totals		621,327.80	48,327.80	573,000.00	

^o Assumes that all rental payments and additional rentals due on and prior to that date have been paid.

4. INTEREST RATE: 3.00 %

5. COMMENCEMENT DATE: April 18, 2018

6. SCHEDULED LEASE TERM: 5 years or 60 Months

7. Lessee's Current Fiscal Year extends from July 1, 2017 to June 30, 2018.

8. The terms and provisions of the Equipment Lease-Purchase Agreement described above (other than to the extent that they relate solely to other Schedules or Equipment listed on other Schedules) are hereby incorporated into this Schedule by reference and made a part hereof.

9. Lessee hereby represents, warrants, and covenants that (i) its representations, warranties, and covenants set forth in the Equipment Lease-Purchase Agreement (particularly Paragraph 20 thereof) are true and correct as though made on the date of execution of this Schedule, and (ii) sufficient funds have been appropriated by Lessee for the payment of all rental payments (if any) due under this Schedule during Lessee's Current Fiscal Year, which ends on June 30, 2018.

10. Interest, if any, accruing from the Commencement Date to the actual date of funding shall be retained by Lessor as additional consideration for entering into this Schedule No. 01.

[Remainder of page intentionally left blank]

CITY OF CLOVIS
as Lessee

HOLMAN CAPITAL CORPORATION,
as Lessor

By: _____
Name: Luke Serpa
Title: City Manager

By: _____
Name: Lance S. Holman
Title: President & CEO

Counterpart No. _____ of three manually executed and serially numbered counterparts. To the extent that this Schedule constitutes chattel paper (as defined in the applicable Uniform Commercial Code), no security or ownership interest herein may be created through the transfer or possession of any Counterpart other than Counterpart No. 1.

[Signature Page to Exhibit A- Equipment Schedule]

EXHIBIT B

NOTICE AND ACKNOWLEDGEMENT OF SALE OF RENTAL PAYMENTS AND ASSIGNMENT OF LEASE AGREEMENT

Holman Capital Corporation ("*Lessor*") and the City of Clovis ("*Lessee*") have entered into an Equipment Lease-Purchase Agreement and Equipment Schedule thereto both dated April 18, 2018 (the "*Lease Agreement*"), under which Lessee has, or will have prior to its execution hereof, leased equipment (the "*Equipment*") described therein.

Lessee is hereby notified that Lessor has assigned its right, title, and interest in and to the Operative Documents, the leased Equipment, and the rental payments as permitted by the Lease Agreement commensurate with the Commencement Date of the Lease Agreement. As such, at the time of funding, the Assignee will step into the shoes of the Lessor and assumes all rights, benefits, privileges and obligations.

Lessee is hereby directed to pay any and all rental payments and other amounts due under the Lease Agreement to Signature Public Funding Corp. and/or its affiliates, successors and/or assigns (the "Assignee"), as directed by the Assignee or a paying agent acting on behalf of Assignee, pursuant to the instructions contained in any invoice or notice.

By signing this Notice and Acknowledgment, Lessee agrees that it will pay all amounts due under the Lease Agreement as directed in the invoice without any set-off or deduction whatsoever notwithstanding any defect in, damage to or requisition of any of the Equipment leased under the Lease Agreement, any other similar or dissimilar event, any defense, set-off, counterclaim or recoupment arising out of any claim against Lessor or Assignee.

Lessee further acknowledges and agrees that Assignee has not assumed any of Lessor's obligations or duties under the Lease Agreement or made any representation, agreements, or warranties whatsoever as to the Lease Agreement or the Equipment prior to the date of this Notice and Acknowledgment. Lessee agrees that no change may be made to the Lease Agreement without the prior written consent of Assignee.

By signing this Notice and Acknowledgment, Lessee warrants that its representations and warranties under the Lease Agreement are true and correct on the date hereof.

Date: April 18, 2018

CITY OF CLOVIS, as Lessee

By: _____
Name: Luke Serpa
Title: City Manager

EXHIBIT C-1

INSURANCE CERTIFICATION

Holman Capital Corporation
25201 Paseo de Alicia, Suite 290
Laguna Hills, CA 92653
April 18, 2018

Re: Equipment Lease-Purchase Agreement dated April 18, 2018

In connection with the above-referenced Lease Agreement, the City of Clovis, as lessee (the "Lessee") certifies that it has instructed the insurance agent named below (please fill in name, address, and telephone number):

Name of Agent: Central San Joaquin Valley Risk Management Authority
Address: 1750 Creekside Oaks Drive, Suite 200 Sacramento, CA 95833
Phone: 800-541-4591
to issue:

X *Liability Insurance.* Lessee is required to maintain public liability insurance, personal injury and property damage with policy limits of \$5,000,000. The policy should be endorsed to name Signature Public Funding Corp. (the assignee of SIGNATURE PUBLIC FUNDING CORP.) as an additional insured.

X *Casualty Insurance.* Lessee is required to maintain all risk extended coverage, malicious mischief and vandalism insurance for the Equipment described in the above-referenced Equipment Schedule in an amount not less than the greater of \$543,294.18 or the full replacement cost of the Equipment. Such insurance shall be endorsed to name Signature Public Funding Corp. as a lender loss payee with respect to such Equipment.

The required insurance should also be endorsed to give Signature Public Funding Corp. at least 30 days prior written notice of the effective date of any material alteration or cancellation of coverage, and an endorsement confirming that the interest of Signature Public Funding Corp. shall not be invalidated by any actions, inactions, breach of warranty or conditions or negligence of Lessee.

Proof of insurance coverage will be provided to Signature Public Funding Corp. prior to and/or commensurate with the later of the Commencement Date of the Lease or the delivery and acceptance of the Equipment.

Very truly yours,
City of Clovis, as Lessee

By: _____
Name: Luke Serpa
Title: City Manager

EXHIBIT C-2

Holman Capital Corporation
25201 Paseo de Alicia, Suite 290
Laguna Hills, CA 92653

April 18, 2018

Re: Equipment Lease-Purchase Agreement dated April 18, 2018

In connection with the above-referenced Lease Agreement, City of Clovis, as lessee (the "*Lessee*") certifies that it participates in an actuarially sound self-insurance program for property damage and public liability risks.

The following is attached (check all that apply):

- ☐ Letter from risk manager describing self-insurance program
- ☐ Other evidence of Lessee's participation in self-insurance program

Very truly yours,

City of Clovis, as Lessee

By: _____
Name: Luke Serpa
Title: City Manager

EXHIBIT D

ESSENTIAL USE CERTIFICATE

Holman Capital Corporation
25201 Paseo de Alicia, Suite 290
Laguna Hills, CA 92653

April 18, 2018

Re: Equipment Lease-Purchase Agreement dated April 18, 2018

I, Luke Serpa, the City Manager of the City of Clovis, as lessee (the "*Lessee*"), am qualified to answer the questions set forth below regarding the Equipment to be acquired by Lessee in connection with the above-referenced Lease Agreement:

1. *What is the specific use of the Equipment?*
The vehicles will be used by the police and fire department to provide public protection and safety.
2. *What increased capabilities will the Equipment provide?*
The vehicles will improve response time.
3. *Why is the Equipment essential to your ability to deliver governmental services?*
The vehicles are important to provide the public with police and fire safety.
4. *Does the Equipment replace existing equipment?*
(If so, please explain why you are replacing the existing equipment)
The vehicles replace existing vehicles due to high maintenance cost.
5. *Why did you choose this specific Equipment?*
The vehicles were selected based on quotes from vendors and is the best choice for the City.
6. *For how many years do you expect to utilize the Equipment?*
The vehicles are expected to be used for 7 years.

Very truly yours,
City of Clovis, as Lessee

By: _____
Name: Luke Serpa
Title: City Manager

[Signature Page to Essential Use Certificate]

EXHIBIT E

INCUMBENCY CERTIFICATE

I, Haley Lynch, do hereby certify that I am the Deputy Finance Director of the City of Clovis, a municipal corporation (the "Lessee"), which is a duly established and validly existing as a political subdivision of the State of California under the Constitution and laws of the State of California, and that I have custody of the records of such entity.

I hereby certify that, as of the date hereof, the individuals named below are the duly elected or appointed officers of the Lessee holding the offices set forth opposite their respective names. I further certify that:

- (i) The signatures set opposite their respective names and titles are their true and authentic signatures, and
- (ii) Such officers have the authority on behalf of such entity to:
 - a. Enter into that certain Equipment Lease-Purchase Agreement and Equipment Schedule both dated April 18, 2018 (the "*Lease Agreement*"), between the City of Clovis, as lessee, and Holman Capital Corporation, as lessor, and
 - b. Execute Certificates of Acceptance and all other certificates, documents, and agreements relating to the Lease Agreement.

NAME	TITLE	SIGNATURE
Jay Schengel	Finance Director	_____
Luke Serpa	City Manager	_____ _____

IN WITNESS WHEREOF, I have duly executed this Certificate on behalf of the City of Clovis.

April 18, 2018

Haley Lynch, Deputy Finance Director

EXHIBIT F

OPINION OF LESSEE'S COUNSEL

April 18, 2018

Holman Capital Corporation
25201 Paseo de Alicia, Suite 290
Laguna Hills, CA 92653

Re: Equipment Lease-Purchase Agreement and Equipment Schedule both dated April 18, 2018

Ladies and Gentlemen:

As counsel to the City of Clovis (the "*Lessee*"), I have examined the Equipment Lease-Purchase Agreement and Equipment Schedule both dated April 18, 2018 (collectively, the "*Lease Agreement*"), between the Lessee and Holman Capital Corporation, as lessor ("*Lessor*") and the proceedings taken by the Governing Body of the Lessee to authorize on behalf of the Lessee the execution and delivery of the Lease Agreement. The Lease Agreement, together with all documents, exhibits, certificates and attachments thereto are herein collectively referred to as the "*Transaction Documents*." Based upon the foregoing examination and upon an examination of such other documents and matters of law as I have deemed necessary or appropriate, I am of the opinion that:

1. The Lessee is a municipal corporation, which is a duly established and validly existing as a political subdivision of the State of California under the Constitution and laws of the State of California with full power and authority to enter into the Transaction Documents.

2. The Transaction Documents have each been duly authorized, executed, and delivered by the Lessee. The Permitted Investment has been duly authorized by the Lessee. Assuming due authorization, execution and delivery thereof by Lessor, the Transaction Documents constitute legal, valid, and binding obligations of the Lessee, enforceable against the Lessee in accordance with their respective terms, subject to any applicable bankruptcy, insolvency, moratorium or other laws or equitable principles affecting the enforcement of creditors' rights generally.

3. The Equipment to be leased pursuant to the Lease Agreement constitutes personal property and, when subjected to use by the Lessee, will not be a fixture under applicable law.

4. The Lessee has complied with any applicable public bidding requirements in connection with the Transaction Documents and the transactions contemplated thereby. The resolution adopted by the Governing Body of the Lessee authorizing the execution and delivery of the Transaction Documents and certain other matters was adopted at a meeting that was held in compliance with all applicable laws relating to the holding of open and public meetings.

5. No litigation or proceeding is pending or, to the best of my knowledge, threatened to restrain or enjoin the execution, delivery, or performance by the Lessee of the Transaction Documents or in any way to contest the validity of the Transaction Documents, to contest or question the creation or existence of the Lessee or the Governing Body of the Lessee or the authority or ability of the Lessee to execute or deliver the Transaction Documents or to comply with or perform its obligations thereunder. There is no litigation pending or, to the best of my knowledge, threatened seeking to restrain or enjoin the Lessee

from annually appropriating sufficient funds to pay the rental payments or other amounts contemplated by the Lease Agreement. The entering into and performance of the Transaction Documents do not and will not violate any judgment, order, law, or regulation applicable to the Lessee or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest, or other encumbrance upon any assets of the Lessee or on the Equipment (as such term is defined in the Lease Agreement) pursuant to any indenture, mortgage, deed of trust, bank loan or credit agreement, or other instrument to which the Lessee is a party or by which it or its assets may be bound.

This opinion may be relied upon by purchasers and assignees of Lessor's interests in the Lease Agreement.

Respectfully submitted,

[Attorney Name]

EXHIBIT G

BANK-QUALIFIED DESIGNATION

The CITY OF CLOVIS, as lessee, (the "*Lessee*") under Equipment Schedule No. 001 dated as of April 18, 2018 to that certain Equipment Lease-Purchase Agreement dated as of April 18, 2018 (collectively, the "Lease") to which this Designation is attached, hereby designates the Lease as a "qualified tax-exempt obligation" for the purposes and within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. The Lessee hereby represents that the Lessee reasonably anticipates that the Lessee and other entities that the Lessee controls will not issue tax-exempt obligations (including the Lease) the aggregate principal amount of which exceed \$10,000,000 during the calendar year in which the Lease is executed and delivered and interest commences to accrue thereunder.

This Designation is attached to and made a part of the Lease and inures to the benefit of the Lessor and its successors and/or assigned.

EXECUTED as of this 18th of April 2018

CITY OF CLOVIS, as Lessee

By: _____

Name: Luke Serpa

Title: City Manager

EXHIBIT H

POST-ISSUANCE TAX COMPLIANCE PROCEDURES

Dated: April 18, 2018

The following certificate is delivered in connection with the execution and delivery of the Equipment Lease-Purchase Agreement dated April 18, 2018 (the "Lease Agreement"), entered into between the City of Clovis (the "Lessee") and Holman Capital Corporation (the "Corporation"). Capitalized terms used herein have the meanings defined in the Lease Agreement.

Section 1. In General.

1.1. This Certificate is executed for the purpose of establishing the reasonable expectations of Lessee as to future events regarding the financing of certain equipment (the "Equipment") to be acquired by Lessor and leased to Lessee pursuant to and in accordance with the Equipment Schedule executed under the Agreement (together with all related documents executed pursuant thereto and contemporaneously herewith, the "Financing Documents"). As described in the Financing Documents, Lessor shall apply **\$573,000.00** (the "Principal Amount") toward the acquisition of the Equipment and closing costs, and Lessee shall make Rental Payments under the terms and conditions as set forth in the Financing Documents.

1.2. The individual executing this Certificate on behalf of Lessee is an officer of Lessee delegated with the responsibility of reviewing and executing the Financing Documents, pursuant to the resolution or other official action of Lessee adopted with respect to the Financing Documents, a copy of which has been delivered to Lessor.

1.3. Reserved.

1.4 Lessee will timely file for the Lease a Form 8038-G (or, if the invoice price of the Equipment under such schedule is less than \$100,000, a Form 8038-GC) relating to such Lease with the Internal Revenue Service in accordance with Section 149(e) of the Internal Revenue Code of 1986, as amended (the "Code").

1.5. The Lease is a "qualified tax-exempt obligation" for the purposes and within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. As such, the Lessee hereby represents that the Lessee reasonably anticipates that the Lessee and other entities that the Lessee controls will not issue tax-exempt obligations (including the Equipment Schedule) the aggregate principal amount of which exceed \$10,000,000 during the calendar year in which Equipment Schedule is executed and delivered and interest commences to accrue thereunder.

Section 2. Non-Arbitrage Certifications.

2.1. The Rental Payments due under the Financing Documents will be made with monies retained in Lessee's general operating fund (or an account or subaccount therein). No sinking, debt service, reserve or similar fund or account will be created or maintained for the payment of the Rental Payments due under the Financing Documents or pledged as security therefor.

2.2. There have been and will be issued no obligations by or on behalf of Lessee that would be deemed to be (i) issued or sold within fifteen (15) days before or after the date of issuance of the Financing Documents, (ii) issued or sold pursuant to a common plan of financing with the Financing Documents and (iii) paid out of substantially the same source of funds as, or deemed to have substantially the same claim to be paid out of substantially the same source of funds as, the Financing Documents.

2.3. Lessee does not and will not have on hand any funds that are or will be restricted, segregated, legally required or otherwise intended to be used, directly or indirectly, as a substitute, replacement or separate source of financing for the Equipment.

2.4. No portion of the Principal Amount is being used by Lessee to acquire investments which produce a yield materially higher than the yield realized by Lessor from Rental Payments received under the Financing Documents.

2.5. The Principal Amount does not exceed the amount necessary for the governmental purpose for which the Financing Documents were entered into. Such funds are expected to be needed and fully expended for payment of the costs of acquiring, equipping and installing the Equipment.

2.6. Lessee does not expect to convey, sublease or otherwise dispose of the Equipment, in whole or in part, at a date which is earlier than the final Payment Date under the Financing Documents.

Section 3. Disbursement of Funds; Reimbursement to Lessee.

3.1 It is contemplated that the entire Principal Amount will be used to pay the acquisition cost of Equipment to the Vendor or for any financial advisory or closing costs, provided that, if applicable, a portion of the principal amount may be paid to Lessee as reimbursement for acquisition cost payments already made by it so long as the conditions set forth in Section 3.2 below are satisfied.

3.2. Lessee shall not request that it be reimbursed for Equipment acquisition cost payments already made by it unless each of the following conditions have been satisfied:

(a) Lessee adopted a resolution or otherwise declared its official intent in accordance with Treasury Regulation § 1.150-2 (the "Declaration of Official Intent"), wherein Lessee expressed its intent to be reimbursed from the proceeds of a borrowing for all or a portion of the cost of the Equipment, which expenditure was paid to a Vendor under the Equipment Acquisition Contract not earlier than sixty (60) days before Lessee adopted the Declaration of Official Intent;

(b) The reimbursement being requested will be made by a written allocation before the later of eighteen (18) months after the expenditure was paid or eighteen (18) months after the items of Equipment to which such payment relates were placed in service;

(c) The entire payment with respect to which reimbursement is being sought is a capital expenditure, being a cost of a type properly chargeable to a capital account under general federal income tax principles; and

(d) Lessee will use any reimbursement payment for general operating expenses and not in a manner which could be construed as an artifice or device under Treasury Regulation § 1.148-10 to avoid, in whole or in part, arbitrage yield restrictions or arbitrage rebate requirements.

Section 4. Use and Investment of Funds; Temporary Period.

4.1. Lessee has incurred or will incur, within six (6) months from the date of issuance of the Financing Documents, binding obligations to pay an amount equal to at least five percent (5%) of the Principal Amount toward the costs of the Equipment. An obligation is not binding if it is subject to contingencies within Lessee's control. The ordering and acceptance of the items of Equipment will proceed with due diligence to the date of final acceptance of the Equipment.

4.2. An amount equal to at least eighty-five percent (85%) of the Principal Amount will be expended to pay the cost of the Equipment by the end of the three-year period commencing on the date of this Certificate. No portion of the Principal Amount will be used to acquire investments that do not carry out the governmental purpose of the Financing Documents and that have a substantially guaranteed yield of four (4) years or more.

4.3. (a) Lessee hereby covenants that (i) Lessee is a governmental unit with general tax powers; (ii) the Lease is not a "private activity bond" under Section 141 of the Code; and (iii) at least ninety-five percent (95%) of the Principal Amount is used for the governmental activities of Lessee..

Section 5. Escrow Account.

Reserved.

Section 6. No Private Use; No Consumer Loan.

6.1. Lessee will not exceed the private use restrictions set forth in Section 141 of the Code. Specifically, Lessee will not permit more than 10% of the Principal Amount to be used for a Private Business Use (as defined herein) if, in addition, the payment of more than ten percent (10%) of the Principal Amount plus interest earned thereon is, directly or indirectly, secured by (i) any interest in property used or to be used for a Private Business Use or (ii) any interest in payments in respect of such property or derived from any payment in respect of property or borrowed money used or to be used for a Private Business Use.

6.2 In addition, if both (A) more than five percent (5%) of the Principal Amount is used as described above with respect to Private Business Use and (B) more than five percent (5%) of the Principal Amount plus interest earned thereon is secured by Private Business Use property or payments as described above, then the excess over such five percent (5%) (the "Excess Private Use Portion") will be used for a Private Business Use related to the governmental use of the Equipment. Any such Excess Private Use Portion of the Principal Amount will not exceed the portion of the Principal Amount used for the governmental use of the particular project to which such Excess Private Use Portion is related. For purposes of this paragraph 6.3, "Private Business Use" means use of bond proceeds or bond financed-property directly or indirectly in a trade or business carried on by a natural person or in any activity carried on by a person other than a natural person, excluding, however, use by a state or local governmental unit and excluding use as a member of the general public.

6.4. No part of the Principal Amount or interest earned thereon will be used, directly or indirectly, to make or finance any loans to non-governmental entities or to any governmental agencies other than Lessee.

Section 7. No Federal Guarantee.

7.1. Payment of the principal or interest due under the Financing Documents is not directly or indirectly guaranteed, in whole or in part, by the United States or an agency or instrumentality thereof.

7.2. No portion of the Principal Amount or interest earned thereon shall be (i) used in making loans the payment of principal or interest of which are to be guaranteed, in whole or in part, by the United States or any agency or instrumentality thereof, or (ii) invested, directly or indirectly, in federally insured deposits or accounts if such investment would cause the financing under the Financing Documents to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 8. Miscellaneous.

8.1. Lessee shall keep a complete and accurate record of all owners or assignees of the Financing Documents in form and substance satisfactory to comply with the registration requirements of Section 149(a) of the Code unless Lessor or its assignee agrees to act as Lessee's agent for such purpose.

8.2. Lessee shall maintain complete and accurate records establishing the expenditure of the Principal Amount and interest earnings thereon for a period of five (5) years after payment in full under the Financing Documents.

8.3. To the best of the undersigned's knowledge, information and belief, the above expectations are reasonable and there are no other facts, estimates or circumstances that would materially change the expectations expressed herein.

8.4. The Lessee's Tax Identification Number is: 94-6000311

8.5. The Lessee has adopted, or will adopt in a reasonable period post-closing, by resolution, separate written procedures regarding ongoing compliance with federal tax requirements necessary to keep, ensure and maintain the interest portions of the Rental Payments under the Lease Agreement as excluded form

Lessor's gross income for federal income tax purposes, and will, on an annual basis, conduct an audit of the Lease Agreement to ensure compliance with such procedures

IN WITNESS WHEREOF, this Post-Issuance Tax Compliance Procedures Certificate has been executed on behalf of Lessee as of April 18, 2018.

CITY OF CLOVIS

By: _____
Name: Luke Serpa
Title: City Manager

EXHIBIT I

ACCEPTANCE CERTIFICATE

The undersigned, as Lessee under Equipment Lease-Purchase Agreement dated April 18, 2018 by and between Holman Capital Corporation and the City of Clovis] (together with the Equipment Schedule thereto, the "Lease"), acknowledges receipt in good condition those certain units of the Equipment described in the Lease and more specifically listed on Annex I hereto as of the Acceptance Date set forth below. Capitalized terms used herein without definition shall be given their meaning in the Lease.

1. The units of Equipment listed on Annex I hereto represent the Equipment listed on the Equipment Schedule and to be acquired under the Lease. By its execution hereto, the Lessee represents and warrants that: (1) the Equipment listed on Annex I hereto has been delivered, installed and accepted on the date hereof; and (2) it has conducted such inspection and/or testing of the Equipment listed on Annex I hereto as it deems necessary and appropriate and hereby acknowledges that it unconditionally and irrevocably accepts the Equipment listed in Annex I hereto for all purposes. Lessee confirms that it will commence or continue to make Rental Payments in accordance with the terms of the Lease. Copies of invoices, proof of payment (if applicable), reimbursement resolutions (if applicable), and purchase orders and/or agreement have been attached with Annex I hereto. As applicable, the following documents are attached hereto and made a part hereof: (a) Original Invoice(s) and (b) Copies of Certificate(s) of Ownership, MSOs, or Certificates of Title, designating Lessor as first position lienholder, and (c) any other evidence of filing or documents attached hereto

2. Lessee hereby certifies and represents to Lessor as follows: (i) the representations and warranties in the Lease are true and correct as of the Acceptance Date; (ii) the Equipment is covered by insurance in the types and amounts required by the Lease; (iii) no Event of Default or Non-Appropriation Event, as those terms are defined in the Lease, and no event that with the giving of notice or lapse of time or both, would become an Event of Default or a Non-Appropriation Event, has occurred and is continuing on the date hereof; and (iv) sufficient funds have been appropriated by Lessee for the payment of all rental payments due under the Lease during Lessee's current Fiscal Year.

3. Lessee hereby authorizes and directs Lessor to fund the Acquisition Cost of the Equipment by paying, or directing the payment by the Escrow Agent (if applicable) of, the invoice prices to the Vendor(s), in each case as set forth above, or by reimbursing Lessee in the event such invoice prices have been previously paid by Lessee.

IF REQUEST IS FINAL REQUEST, CHECK HERE ☒. 4. **Final Acceptance Certificate.** The undersigned hereby certifies that the items of Equipment described above, together with the items of Equipment described in and accepted by Certificates of Acceptance and Disbursement Requests previously filed by Lessee with Lessor constitute all of the Equipment subject to the Lease. Lessee certifies that upon payment in accordance with paragraph 3 above, or direction to the Escrow Agent (if applicable) to make payment, Lessor shall have fully and satisfactorily performed all of its covenants and obligations under the Lease.

Accepted and certified this 18th day of April, 2018. ("Acceptance Date")

CITY OF CLOVIS, as Lessee

By: _____

Name: Luke Serpa

Title: City Manager

ANNEX I TO ACCEPTANCE CERTIFICATE

<u>Equipment Description (with VIN and MSN)</u>	<u>VIN</u>	<u>Cost</u>	<u>Vendor Name and Contract/Invoice</u>	<u>Location</u>
2017 FORD EXPLORER POL INTERCPTR	1FM5K8AR9H GA63284	47,705.11	Chevrolet of Watsonville; PO: P1712472	Police Department
2017 FORD EXPLORER POL INTERCPTR	1FM5K8AR4H GA63287	47,894.08	Chevrolet of Watsonville; PO: P1712471	Police Department
2017 FORD EXPLORER POL INTERCPTR	1FM5K8AR2H GB82987	49,375.64	Chevrolet of Watsonville; PO: P1712470	Police Department
2017 FORD EXPLORER POL INTERCPTR	1FM5K8AR0H GB93387	46,501.83	Chevrolet of Watsonville; PO: P1710744	Police Department
2017 FORD EXPLORER POL INTERCPTR	1FM5K8AR2H GB93388	46,501.83	Chevrolet of Watsonville; PO: P1710745	Police Department
2017 FORD F350 PU W/UTIL BOX	1FDRF3E61HE C34114	36,182.32	Future Ford of Clovis; PO: P1708313	Police Department
2017 FORD EXPLORER	1FM5K8AR5H GC25492	33,506.12	Future Ford of Clovis; PO: P1708311	Police Department
2018 DODGE RAM 1500	1C6RRFG7JS1 95743	23,554.61	Elk Grove Auto; PO: 1803976	Police Department
2018 DODGE RAM 1500	1C6RR6FG9JS 195744	23,554.61	Elk Grove Auto; PO: P1803977	Police Department
2018 DODGE RAM 1500	1C6RR6FG0JS 195745	23,554.61	Elk Grove Auto; PO: P1803978	Police Department
2018 DODGE CHARGER	2C3CDXSAT8J H169770	37,940.00	McPeck's Dodge; PO: P1802689	Police Department
2018 FORD EXPLORER	1FM5K8AR6J GA26991	29,559.44	Future Ford of Clovis; PO: P1803405	Police Department
2017 FORD EXPLORER	1FM5K8AR7H 6C25493	36,202.00	Future Ford of Clovis; PO: P1708313	Fire Department
2017 FORD EXPLORER	1FM5K8AR9H 6C25494	36,281.00	Future Ford of Clovis; PO: P1708316	Fire Department
2018 RAM 1500 ST CREW	1C6RR6KG1JS 150061	24,939.60	Elk Grove Auto; PO: P1715504	Police Department
2017 DODGE PU 4x4 SSV CREW CAB	1C6RR7XT2H S728867	45,736.28	Elk Grove; PO: P1708651	Police Department

IRS FORM 8038-G

**[To be prepared by Lessee]
Insert 8038 as slip page.**

CLOSING MEMORANDUM

\$573,000.00 LEASE OF POLICE AND FIRE VEHICLES
PURSUANT TO THAT EQUIPMENT LEASE-PURCHASE AGREEMENT AND EQUIPMENT SCHEDULE
THERETO DATED APRIL 18, 2018
BETWEEN THE CITY OF CLOVIS, AS LESSEE, AND
HOLMAN CAPITAL CORPORATION, AS LESSOR

Pre-Closing: Pre-Closing will be held at the Lessee's convenience, on or before April 17, 2018. All documents will be executed and three (3) blue ink originals will be overnighted to Aditya Kajaria, 25201 Paseo de Alicia, Suite 290, Laguna Hills, CA 92653, for delivery no later than 9:00 am on the morning of April 17, 2018 and held in trust until such time as the wires and original documents are released by the Parties.

Closing: (1) By wire transfer and pending receipt of original, executed Lease Documents, on the morning of April 18, 2018, the Investor is authorized by Lessee to transfer via wire transfer the Total Equipment Cost (as defined below) to the Vendor as follows:

Bank Name:	MUFG Union Bank N.A. 400 California Street San Francisco, CA 94104
ABA Number:	122000496
Account Number:	7020023761
Account Name:	CR CITY OF CLOVIS

Each of the Parties will confirm by e-mail receipt of funds and then the release of all original documents held in trust, when such funds and/or documents are in the possession of each of the Parties.

Sources and Uses of Funds:

Principal Amount of Lease	\$ 573,000.00
TOTAL SOURCES	\$ 573,000.00
Total Equipment Cost:	\$ 573,000.00
TOTAL LEASE PROCEEDS	\$573,000.00

Attest:
CITY OF CLOVIS

By: _____
Name: Luke Serpa
Title: City Manager



CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: General Services Department

DATE: April 16, 2018

SUBJECT: Approval – Res. 18-____, Approving Workers' Compensation Insurance Coverage for City Approved Safety Service Volunteers.

ATTACHMENTS: (A) Res. 18-____ Approving the City to provide Workers' Compensation Coverage for Safety Service Volunteers

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to approve a Resolution authorizing workers' compensation insurance coverage for safety service volunteers.

EXECUTIVE SUMMARY

It is recommended that the Clovis City Council approve a resolution in support of authorizing workers' compensation insurance coverage for some safety service volunteers in Police and Fire Departments. In order to provide coverage for approved volunteers, the City Council shall adopt a resolution as required by law.

BACKGROUND

The City of Clovis receives many benefits from the volunteer services provided by safety service volunteers within the Fire and Police Department. Approximately 75 safety service volunteers perform various duties that pose more risk than other City volunteer positions, including but not limited to, working with animals, traffic control, assisting staff on Fire and Police scenes, and driving City vehicles. City staff has determined that providing workers' compensation coverage would be in the best interest of the City.

At this time, all persons who perform approved safety volunteer services, without pay from the City of Clovis, are currently not designated employees of the City for the

purposes of workers' compensation insurance. State Labor Code Section 3363.5 provides that the City may, by adoption of appropriate resolution, deem such volunteers to be City employees for the purposes of workers' compensation laws while rendering such volunteer services. By covering certain safety service volunteers under workers compensation, the risks and limits for liability claims are reduced.

FISCAL IMPACT

The fiscal impact is undetermined at this time. Annual workers' compensation insurance premiums are determined based on claim utilization, which staff would be able to access the cost associated with such volunteers at a later date. The City reduces its overall litigation risk by covering safety service volunteers under workers' compensation.

REASON FOR RECOMMENDATION

Staff recommends that City Council adopts the resolution (Attachment "A") approving workers' compensation insurance coverage for City approved safety service volunteers.

ACTIONS FOLLOWING APPROVAL

If approved, staff will provide notice to safety service volunteers with informational material outlining their workers' compensation benefits and rights.

Prepared by: Charles W. Johnson, Management Analyst

Submitted by: Shonna Halterman, General Services Director



RESOLUTION 18 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
APPROVING THE CITY TO PROVIDE WORKERS' COMPENSATION
COVERAGE FOR CITY SAFETY SERVICE VOLUNTEERS**

WHEREAS, the City of Clovis receives many benefits from the City volunteer services; and

WHEREAS, the City Council of the City of Clovis desires to provide workers' compensation coverage for City Safety Service volunteers pursuant to the provisions of Section 3363.5 of the Labor Code; and

WHEREAS, the City Council finds its best interests will be served by utilizing Safety Service volunteers in the provision of certain City services; and

WHEREAS, said volunteers should be eligible for workers' compensation coverage while on duty.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clovis hereby finds and determines:

1. That the public interest is best served by providing workers' compensation coverage to Safety Service Volunteers.
2. That the volunteers described in the above-referenced paragraph shall be deemed to be employees for the purposes of Division 4 of the California Labor Code while the person actually performs volunteer services, provided that the rights of volunteers shall be limited to those benefits set forth in the Labor Code.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk



AGENDA ITEM NO: CC-F-1

City Manager: 

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: April 16, 2018

SUBJECT: Approval – Res. 18-____, Adopt a list of projects funded by SB1: The Road Repair and Accountability Act.

ATTACHMENTS: (A) Resolution 18-____
(B) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve a resolution to adopt a list of projects funded by Senate Bill (SB) 1: The Road Repair and Accountability Act.

EXECUTIVE SUMMARY

Prior to receiving an apportionment of Road Maintenance and Rehabilitation Account (RMRA) funds from the Controller in a fiscal year, a city or county must submit to the California Transportation Commission a list of projects proposed to be funded with these funds. All projects proposed to receive funding must be adopted by resolution by the applicable city council or county board of supervisors at a regular public meeting [SHC 2034(a)(1)].

Pursuant to SHC Section 2034(a)(1) a resolution of the list for SB1 funding is submitted for adoption. The project list submitted is for three street sections that have been called out in the 2017-2018 Five-year Community Investment Program, specifically the 2018-2019 fiscal year. The three Projects are: 1) Fowler Avenue Street Improvements from Barstow to Shaw Avenues, 2) Minnewawa Avenue Street Improvements from Shepherd to Teague Avenues, 3) Villa Avenue Street Improvements from Barstow to Shaw Avenues.

BACKGROUND

On April 28, 2017 the Governor signed Senate Bill (SB) 1 (Beall, Chapter 5, Statutes of 2017), which is known as the Road Repair and Accountability Act of 2017. To address basic road maintenance, rehabilitation and critical safety needs on both the state highway and local streets and road system, SB 1: increases per gallon fuel excise taxes; increases diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years.

Beginning November 1, 2017, the State Controller (Controller) started to deposit various portions of this new funding into the newly created Road Maintenance and Rehabilitation Account (RMRA). A percentage of this new RMRA funding will be apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. Therefore, in order to be eligible for RMRA funding, statute requires cities and counties to provide basic annual RMRA project reporting to the California Transportation Commission (Commission).

Prior to receiving an apportionment of RMRA funds from the Controller in a fiscal year, a city or county must submit to the Commission a list of projects proposed to be funded with these funds pursuant to an adopted resolution by the city council at a regular public meeting [SHC 2034(a)(1)].

Pursuant to SHC Section 2034(a)(1) a resolution of the list for SB1 funding is submitted for adoption. The project list submitted is for three street sections that have been called out in the 2017-2018 Five-year Community Investment Program, specifically the 2018-2019 fiscal year. The three Projects are: 1) Fowler Avenue Street Improvements from Barstow to Shaw Avenues, 2) Minnewawa Avenue Street Improvements from Shepherd to Teague Avenues, 3) Villa Avenue Street Improvements from Barstow to Shaw Avenues.

The projects on the list have been chosen by using the City of Clovis Pavement Management System, are currently programmed in the CIP five-year budget, and the funding previously called out for the projects in the budget has not been allocated.

FISCAL IMPACT

The estimated cost for the three projects submitted for the SB1 list is \$2.4 million. The projects will be budgeted in the 2018-2019 & 2019-2020 CIP budget included in the City Budget for the 2018-2019 & 2019-2020 fiscal years. The City of Clovis will receive an estimated \$623,000 in

RMRA funding in Fiscal Year 2017-18 and estimated \$1,856,000 in RMRA funding in Fiscal Year 2018-19 from SB 1.


REASON FOR RECOMMENDATION

To be eligible to receive the City of Clovis' apportionment of RMRA funding from the State Controller this fiscal year.

ACTIONS FOLLOWING APPROVAL

Staff will submit the SB1 project list and resolution to the California Transportation Commission pursuant to SHC Section 2034(a)(1).

Prepared by: Thad Avery, Associate Engineer

Submitted by: 
Mike Harrison
City Engineer

Recommended by:  R.D.K.
Dwight Kroll, AICP
Director of Planning
And Development
Services

RESOLUTION 18- ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS TO ADOPT A LIST OF PROJECTS FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City of Clovis are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Clovis must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City of Clovis budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Clovis, will receive an estimated \$1,856,000 in RMRA funding in Fiscal Year 2018-19 from SB 1; and

WHEREAS, the City of Clovis has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City of Clovis used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Clovis maintain and rehabilitate 213 streets, 17 bridges, add active transportation infrastructure throughout the City of Clovis this year and hundreds of similar projects into the future; and

WHEREAS, the 2016 California Statewide Local Streets and Roads Needs Assessment found that the City of Clovis' streets and roads are in a "good" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into an "excellent" condition; and

WHEREAS, the average motorist pays more than \$700 a year in added repair costs for their vehicle, just because of the poor condition of our roads; however, a recent study by the American Road and Transportation Builders Association (ARTBA)

found transportation improvements from SB 1 will bring annual savings of nearly \$300 per household; and

WHEREAS, without revenue from SB 1, the City of Clovis, would have otherwise been postponing projects throughout the community; and

WHEREAS, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, having many and varied negative impacts on our community; and

WHEREAS, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network; and

WHEREAS, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

WHEREAS, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

WHEREAS, police, fire, and emergency medical services all need safe reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduce vehicle emissions helping the State achieve its air quality and greenhouse gas emissions reductions goals; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

1. The foregoing recitals are true and correct.
2. The City of Clovis is adopting the following list of projects planned to be funded in fiscal year 2018-2019 with Road Maintenance and Rehabilitation Account revenues:

- a. Fowler Avenue Street Improvements from Barstow to Shaw Avenues. The project will include resurfacing the street and will increase the useful life of the street by 20 years. It is budgeted in the 2018-2019 & 2019-2020 fiscal years with anticipated construction in 2020.
- b. Minnewawa Avenue Street Improvements from Shepherd to Teague Avenues. The project will include resurfacing the street and will increase the useful life of the street by 20 years. It is budgeted in the 2018-2019 & 2019-2020 fiscal years with anticipated construction in 2020.
- c. Villa Avenue Street Improvements from Barstow to Shaw Avenues. The project will include resurfacing the street and will increase the useful life of the street by 20 years. It is budgeted in the 2018-2019 & 2019-2020 fiscal years with anticipated construction in 2020.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

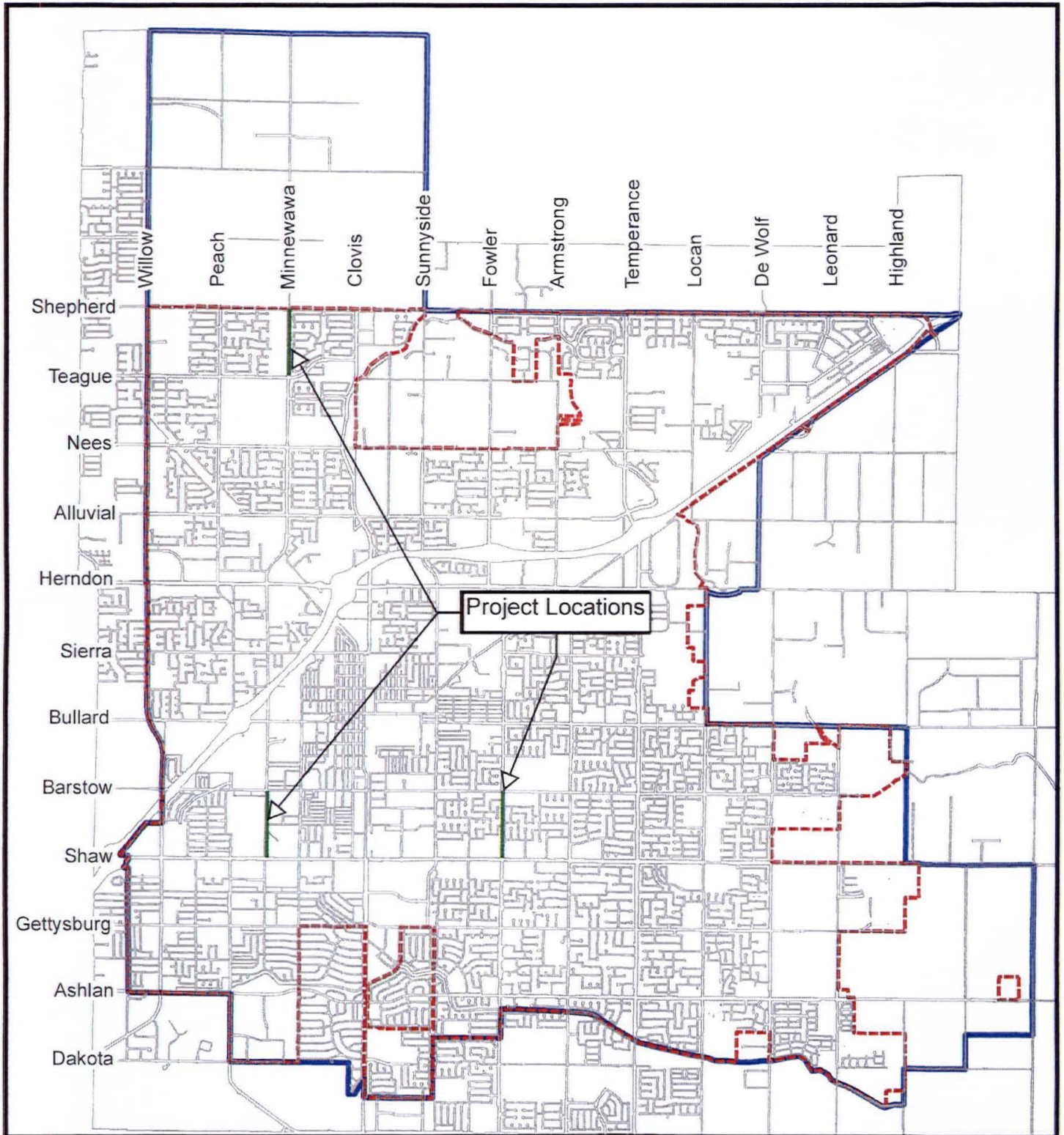
DATED: April 16, 2018

Mayor

City Clerk

VICINITY MAP

2018-2019 SB1 Project List



ATTACHMENT A



 CITY LIMITS  SPHERE OF INFLUENCE

April 16, 2018

Prepared By: Thad Avery



AGENDA ITEM NO: CC-F-2

City Manager: 

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: April 16, 2018

SUBJECT: Approval– Waive the City's usual purchasing procedures and authorize the City Manager to enter into a purchase agreement with Eco-Counter Inc. to supply Trail Counter Displays for CIP 17-25, Trail Counter Displays.

ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to waive the City's usual purchasing procedures and authorize the City Manager to sign a purchase agreement in an amount estimated at \$58,000.00 for material and services to be provided by Eco-Counter, Inc.

EXECUTIVE SUMMARY

Eco-Counter, Inc. has provided two trail counter displays that were installed the week of April 9, 2018 at two locations – Dry Creek Trail south of Nees Avenue and Old Town Trail south of Sierra Avenue. The trail counter displays were ordered and delivered prior to Council approval due to management oversight. Waiving the City's usual purchasing procedures is requested based on the lack of viable vendors for the trail counter displays. The 2017-2018 Parks Fund has sufficient funding for the purchase of the trail counter displays.

BACKGROUND

Because of the lack of vendors that provide the trail counter displays that the City has specified for this project, staff is requesting to work directly with Eco-Counter, Inc. The City's purchasing policies and procedures allow services to be exempt from the bidding process when there is a lack of viable vendors for the specified purchase.

Staff conducted extensive research and was unsuccessful at locating another vendor that supplies a comparable product. The trail counter displays specified are multi-mode counters that come equipped with both heat sensors and pavement loops to count both pedestrians and bicyclists. The counter displays real time data for both pedestrians and bicyclists as separate counts on a backlit digital readout for the public to see. The data acquired will also be uploaded near real time to a website for the public to access and allow City staff to better analyze year round usage patterns of our trail systems.

FISCAL IMPACT

This project is budgeted in the Community Investment Program budget and is fully funded by Measure C Pedestrian Urban Trails.

REASON FOR RECOMMENDATION


Eco-Counter, Inc. is the only vendor located that supplies the trail counter displays specified. There are sufficient funds available for the anticipated costs of this project.

ACTIONS FOLLOWING APPROVAL

1. The City Manager will authorize a purchase order in an amount estimated at \$58,000.00 to Eco-Counter, Inc. for the purchase, delivery and installation assistance for two Trail Counter Displays.

Prepared by: Thad Avery, Associate Engineer

Submitted by:

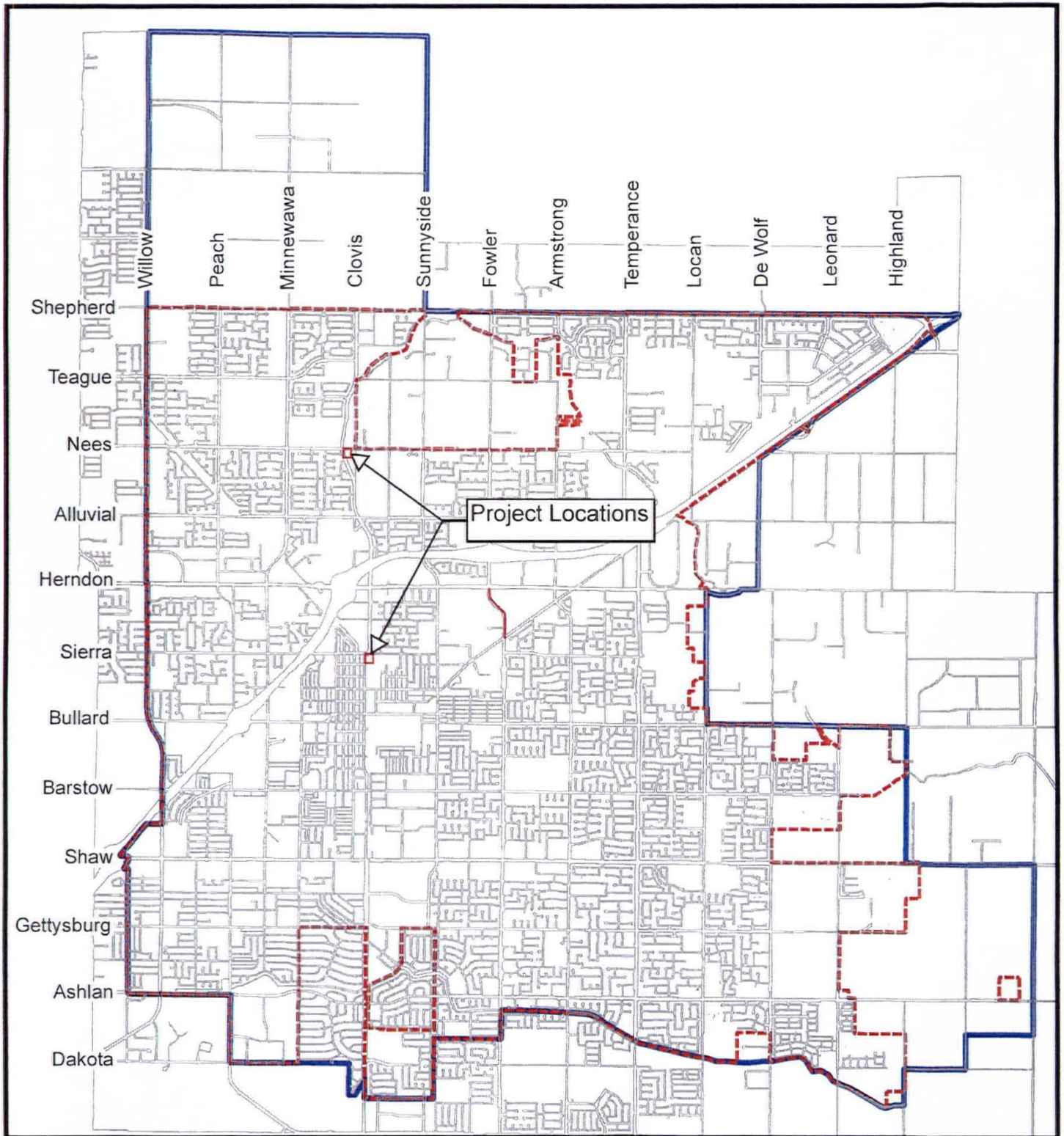

Michael Harrison
City Engineer

Recommended by:

 **FOR D.K.**
Dwight Kroll
Director of Planning and
Development Services

VICINITY MAP

CIP 17-25, Trail Counter Displays



ATTACHMENT A




CITY LIMITS SPHERE OF INFLUENCE

April 16, 2018

Prepared By: Thad Avery



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

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: April 16, 2018

SUBJECT: Approval – Final Acceptance for Tract 6064, located at the southwest area of Barstow and Leonard Avenues (Wilson Homes).

ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

Accept the public improvements for Tract 6064; and authorize recording of the Notice of Completion; and

Authorize release of the Performance Surety immediately and then release of the Labor and Materials Surety ninety (90) days after the recordation of the Notice of Completion, provided no liens have been filed; and release of Public Improvements Maintenance Surety upon the expiration of the one-year warranty period, and provided any defective work has been repaired to the City's satisfaction.

EXECUTIVE SUMMARY

The owner, Wilson Homes, has requested final acceptance of the public improvements constructed or installed in conjunction with this tract. The public improvements include all those shown on the subdivision improvement plans approved by the City Engineer.

The owner has requested a deferment of street tree improvements to the building permits of adjacent lots and Leonard Avenue landscaping. The street trees will be installed and will be completed according to the approved plans prior to finaling the lot.

With the exception of the street trees and Leonard Avenue landscaping, the construction or installation of the public improvements is complete. The owner has requested final acceptance. Staff is recommending approval of their request.

Leonard landscaping is deferred to Tract 6144, phase II of Tentative Tract Map 6064, currently under construction by the same owner, Wilson Homes.

FISCAL IMPACT

The costs for periodic routine maintenance, as well as repairs needed as the improvements deteriorate with age and usage, will be incorporated into the annual maintenance budget of the Public Utilities Department as these costs are identified.

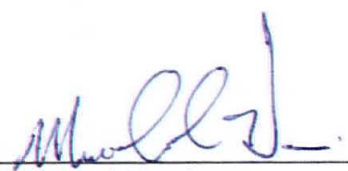
REASON FOR RECOMMENDATION

The Subdivision Map Act requires that once construction of the required improvements has been completed in compliance with all codes, plans and specifications, and all other required documents have been completed and submitted, final acceptance is required and the appropriate sureties are released.

ACTIONS FOLLOWING APPROVAL

Record the Notice of Completion and release the Performance, Labor and Materials, and Maintenance Sureties as appropriate.

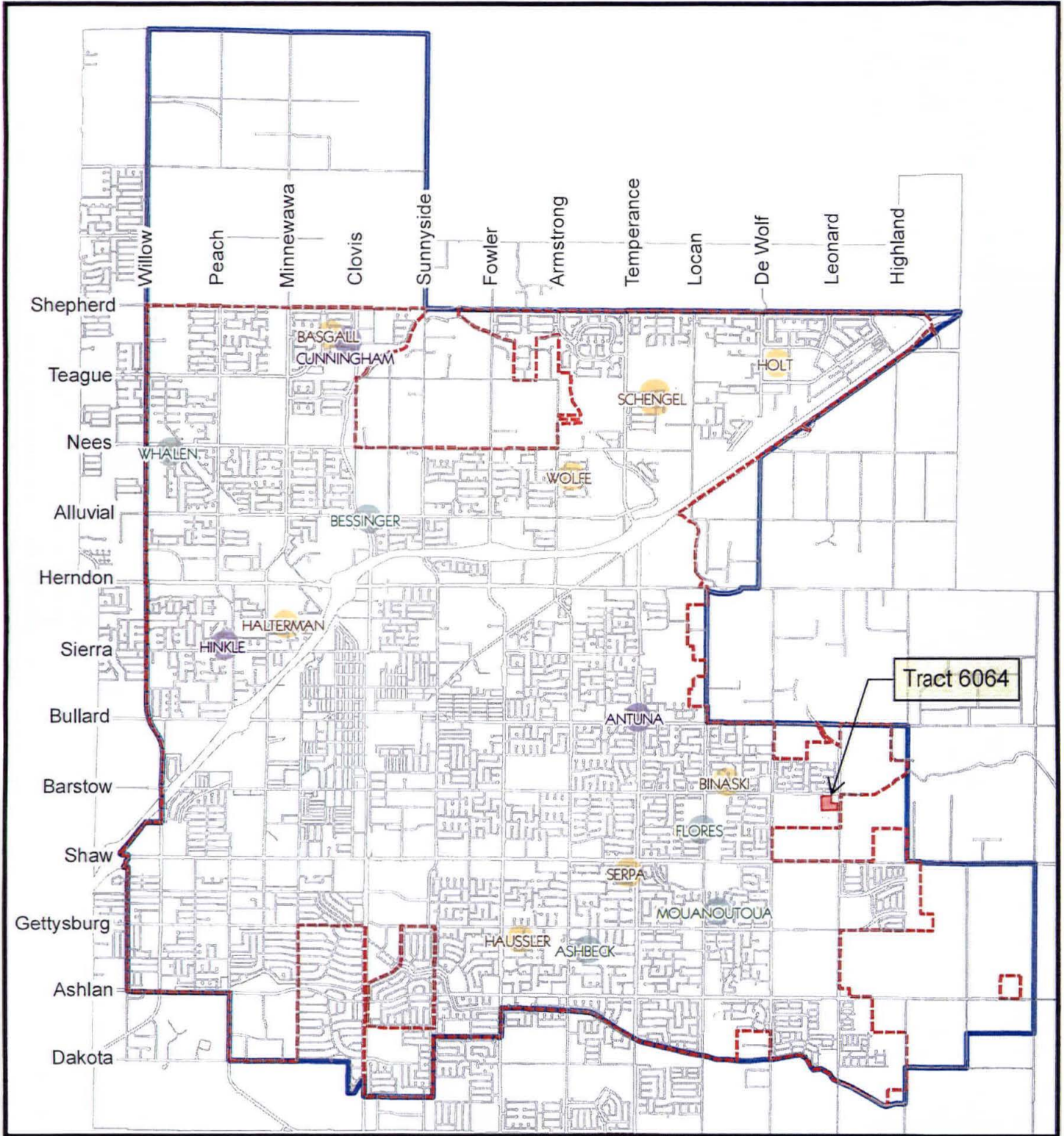
Prepared by: David Gonzalez, DRU Assistant Engineer

Submitted by: 
Michael Harrison
City Engineer

Recommended by:  **DR D.K.**
Dwight Kroll, AICP
Director of Planning
And Development
Services

VICINITY MAP

Tract 6064 - Wilson Homes



ATTACHMENT A



 CITY LIMITS SPHERE OF INFLUENCE

April 9, 2018

Prepared By: David Gonzalez



AGENDA ITEM NO: **CC-F-4**
City Manager: LS

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
FROM: Planning and Development Services
DATE: April 16, 2018
SUBJECT: Approval - Bid Award for CIP 17-26 ADA Ramp Project – Phase 11.
ATTACHMENT: (A) Vicinity Map

CONFLICT OF INTEREST

None

RECOMMENDATION

1. For the City Council to award a contract for CIP 17-26 ADA Ramp Project – Phase 11 to Eslick Construction, Inc. in the amount of \$376,406.50; and
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

EXECUTIVE SUMMARY

The project involves reconstruction of concrete curb ramps, curbs, gutters, valley gutters, and sidewalks at 63 sites in various locations within the City boundary.

Staff has evaluated the project sites and all design aspects within the scope of this project for compliance with the Americans with Disabilities Act (ADA) accessibility standards as of April 16, 2018. The project will be ADA compliant upon completion.

BACKGROUND

The following is a summary of the bid results as of April 10, 2018:

BIDDERS	BASE BIDS:
Eslick Construction, Inc.	\$376,406.50
AJ's Concrete & Landscape Contractors	\$388,703.00
JT2 Inc DBA Todd Companies	\$637,083.42
Engineer's Estimate:	\$ 339,266.00

All bids were examined and the bidder's submittals were found to be in order. Staff has validated the lowest responsive bidder's contractor's license status; the contractor is in good standing with no record of complaints or violations recorded in the last three years.

FISCAL IMPACT

This project was approved in the Community Investment Program 2017-2018 fiscal year budget and is funded by the Community Development Block Grant (CDBG) program and Measure C Pass Through funds.

REASON FOR RECOMMENDATION


Eslick Construction, Inc. is the lowest responsible bidder. There are sufficient funds available for the anticipated costs of this project.

ACTIONS FOLLOWING APPROVAL

1. The contract will be prepared and executed, subject to the contractor providing performance security that is satisfactory to the City.
2. Construction will begin approximately two (2) weeks after contract execution and be completed in eighty (80) working days thereafter.

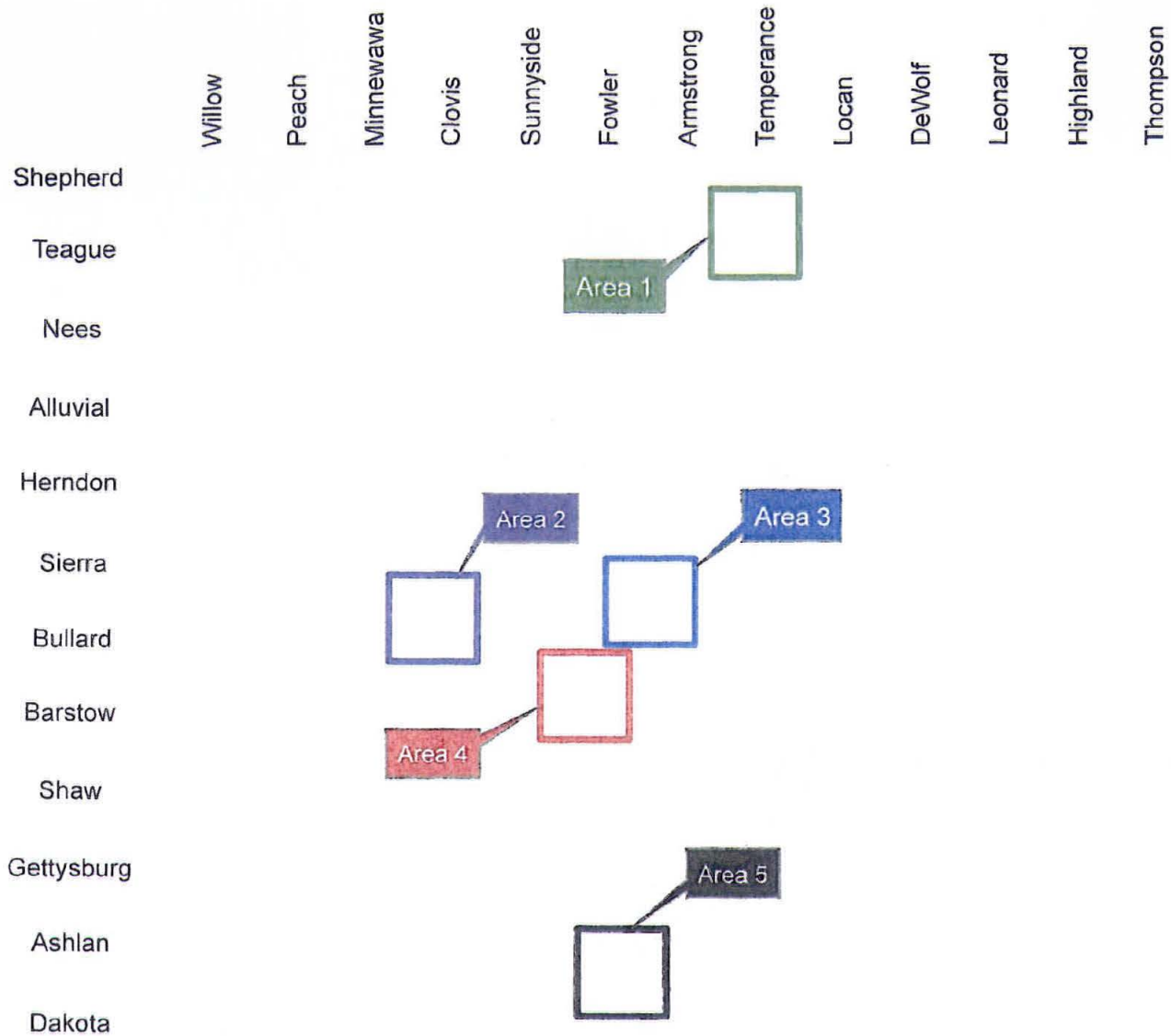
Prepared by: Colleen Vidinoff, Project Engineer

Submitted by:


Michael Harrison
City Engineer

Recommended
by:

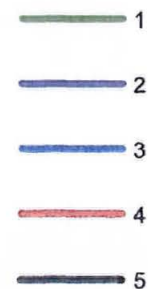

Dwight Kroll
Director of Planning and
Development Services



**CIP 17-26
ADA Ramp Project
Phase 11**

Vicinity Map

Areas



1 in = 5,800 ft



Date: 2/14/2018



AGENDA ITEM NO: 1-A-1&2

City Manager: LS

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: April 16, 2018

SUBJECT: Consider Actions related to Annexation of Territory (Annexation #52- T6190-North East Corner of Teague and Locan, T6180-South West Corner of Teague and Locan) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services)

1. Consider Approval - Res. 18-____, A Resolution annexing territory (Annexation #52) (T6190-North East Corner of Teague and Locan, T6180-South West Corner of Teague and Locan) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #52) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services)
2. Consider Approval - Res. 18-____, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

ATTACHMENTS: (A) Resolution of Annexation
(B) Resolution Declaring Results
(C) Exhibit A – Canvass and Statement of Result Election
(D) Map

CONFLICT OF INTEREST

None

RECOMMENDATION

That the Council hold a public hearing and approve actions related to the Annexation of Territory (Annexation #52) to Community Facilities District No. 2004-1.

Consider Approval – Res. 18-____, A Resolution of annexation of territory (Annexation #52) to the Community Facilities District (City of Clovis Community Facilities District No. 2004-1) and to authorize the levy of Special Taxes therein and submitting Levy of Special Taxes to Qualified Electors.

Call for Special Election and have Clerk announce the vote.

Consider Approval – Res. 18-____, A Resolution of the City Council of the City of Clovis Declaring the Results of the Special Annexation Election; Determining Validity of Prior Proceedings and Directing Recording of the Notice of Special Tax Lien (City of Clovis Community Facilities District No. 2004-1) (Police and Fire Services).

EXECUTIVE SUMMARY

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004, must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #52 (ROI) to annex territory to the CFD on March 12, 2018. The ROI set a public hearing for April 16, 2018. The action today finalizes the annexation to the CFD.

BACKGROUND

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #52 (ROI) to annex territory to the CFD. The ROI set a public hearing for April 16, 2018. The Rate and Method of Apportionment (RMA) referred to in the ROI is the same as adopted by the Council with the Resolution of Formation adopted March 8, 2004. RMA provides, among other things, definitions, identifies what properties will be taxed, and the maximum special tax.

The conditions as provided in the Rate and Method of Apportionment will apply to territory annexed to the Community Facilities Districts to provide funding for public safety operations in new growth areas. The major conditions include:

1. The maximum annual tax will be \$241.70 for single family residential and \$208.70 for multi-family residential.

2. The maximum tax will be increased by the Escalator Factor, which is the greater of the change in CPI or percentage change in population.
3. There will be a review not later than five years of inception of the CFD.
4. The annual tax will not apply to commercially zoned property.
5. The tax will apply only to that property for which a building permit is issued after January 1, 2004.
6. The costs of salary and benefit increases funded by the CFD will be limited to the Escalator Factor.

The purpose of the hearing is to take public comment on the annexation of territory to the CFD and to accept protests from any interested person within the proposed boundaries. If no property owner protests are received, the Council may take the initial actions to annex the territory to the CFD by approving a resolution on the annexation to the CFD and calling a special property owner election. Once the election is called, the City Clerk tabulates the ballots. If the property owners of two-thirds (2/3) of the property within the proposed boundaries vote in favor of the CFD, then the Council can take action to direct the recording of Notice of Special Tax Lien. A unanimous vote is required to have the election the same night as approval of the resolution of annexation. The recording of the Tax Lien is contingent upon the property being annexed to the City. The property included within the CFD is being processed for annexation to the City and the Local Agency Formation Commission has approved the annexations.

After the annexation is complete and the Notice of Tax Lien has been recorded, any final maps within the CFD may be recorded and construction permits for homes can be issued. One of the conditions of the CFD is that the tax will only be collected on those properties where a building permit for a residence has been issued.

FISCAL IMPACT

If approved, residential units built within the boundaries of the CFD will be assessed annually according to the conditions of the CFD formation and those assessments will be utilized to fund police and fire services.

REASON FOR RECOMMENDATION

All requirements for the annexation of territory to the CFD have been completed and the Council may take action to annex territory to the CFD.

ACTIONS FOLLOWING APPROVAL

After approval of the resolution directing the recordation of the Notice of Tax Lien, the lien will be recorded.

Prepared by: Steve Nourian, Sr. Acctg Systems Tech

Submitted by: Jay Schengel, Finance Director



RESOLUTION NO. 18-__

**A RESOLUTION OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES
DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN AND
SUBMITTING LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

**CITY OF CLOVIS
Community Services District No. 2004-1
(Police and Fire Services)
Annexation No. 52**

RESOLVED by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

WHEREAS, this Council, on March 12, 2018, adopted A Resolution of Intention to Annex Territory to the Community Services District and to Authorize the Levy of Special Taxes Therein (the "Resolution of Intention") stating its intention to annex the territory to the City's Community Services District 2004-1 (the "District"), pursuant to Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the "Act"); and

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the District and stating the services to be provided and the rate and method of apportionment of the special tax to be levied within the District to pay for the services for the District, is on file with the Clerk of the Council and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the District; and

WHEREAS, at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to the District and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to the District by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing District, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to the District, or (iii) owners of one-half or more of the area of land in the territory proposed to be annexed to the District; and

WHEREAS, Annexation Map No. 52 to the District, has been filed with the City Clerk, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

NOW, THEREFORE, IT IS HEREBY ORDERED,

1. All prior proceedings taken by this Council with respect to the District and the proposed annexation of territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the District has been validly established pursuant to the Act.
2. The description and map of the boundaries of the territory to be annexed to District, as described in said Annexation Map No. 52 to the District on file with the Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the District, and said territory is hereby ordered annexed to the District, subject to voter approval of the levy of the special taxes therein as hereinafter provided.
3. The provisions of the Resolution of Intention and Resolution No. 18- adopted by this Council for the District on March 12, 2018, each as heretofore adopted by this Council are by this reference incorporated herein, as if fully set forth herein.
4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the District shall be submitted to the voters of the area to be annexed to the District at an election called therefore as hereinafter provided.
5. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the District for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the District and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the territory proposed to be annexed to the District.
6. Pursuant the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code. This Council hereby determines that paragraphs (a), (b), (c)(1), and (c)(3) of said Section 4000 are applicable to this election.
7. The Council hereby calls a special election to consider the measure described in the ballot referred to below, which election shall be held on April 16, 2018, in the regular meeting place of this Council, City Council Chambers, City Hall, 1033 5th Street, Clovis, California. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters and that the voters have waived such requirement and the date for the election herein specified is established accordingly.
8. The City Clerk is hereby appointed as the election official to conduct the election and shall cause to be provided to each landowner in the territory to be annexed to the District. The City Clerk shall accept the ballots of the qualified electors received prior to 5:00 o'clock p.m. on April 16, 2018, whether received by mail or by personal delivery.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk

RESOLUTION NO. 18-___

**A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION,
DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF
AMENDED NOTICE OF SPECIAL TAX LIEN**

**CITY OF CLOVIS
Community Facilities District No. 2004-1
(Police and Fire Services)
Annexation No. 52**

RESOLVED by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"); and

WHEREAS, pursuant to the terms of the resolution which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election, a copy of which is attached hereto as Exhibit A; and

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The issue presented at the special election was the levy of a special tax within the territory annexed to the CFD, to be levied in accordance with the formula heretofore approved by this Council as described in Resolution No. 18-, a Resolution of Annexation of Territory to Community Facilities District, authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors, adopted March 12, 2018.
2. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was approved by the landowners of the territory annexed to the CFD by more than two-thirds (2/3) of the landowners voting at the special election.
3. Pursuant to the voter approval, said annexed territory to the CFD is hereby declared to be fully annexed to and part of the CFD and this Council may levy special taxes therein as heretofore provided in these proceedings.

Attachment B

4. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the territory annexed thereto were valid and in conformity with the Act.

Within 15 days of the date hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Fresno, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk

EXHIBIT A

**CITY OF CLOVIS
Community Facilities District No. 2004-1
(Police and Fire Services)
Annexation No. 52**

CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date, in the territory annexed to Community Facilities District No. 2004-1 (Police and Fire Services) of the City of Clovis which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

Qualified Landowner Votes	Votes Cast	YES	NO
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**City of Clovis
Community Facilities District No. 2004-1
(Police and Fire Services), Annexation No. 52
Special Tax Annexation Election,
April 16, 2018.**

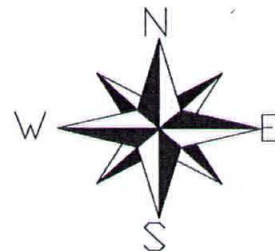
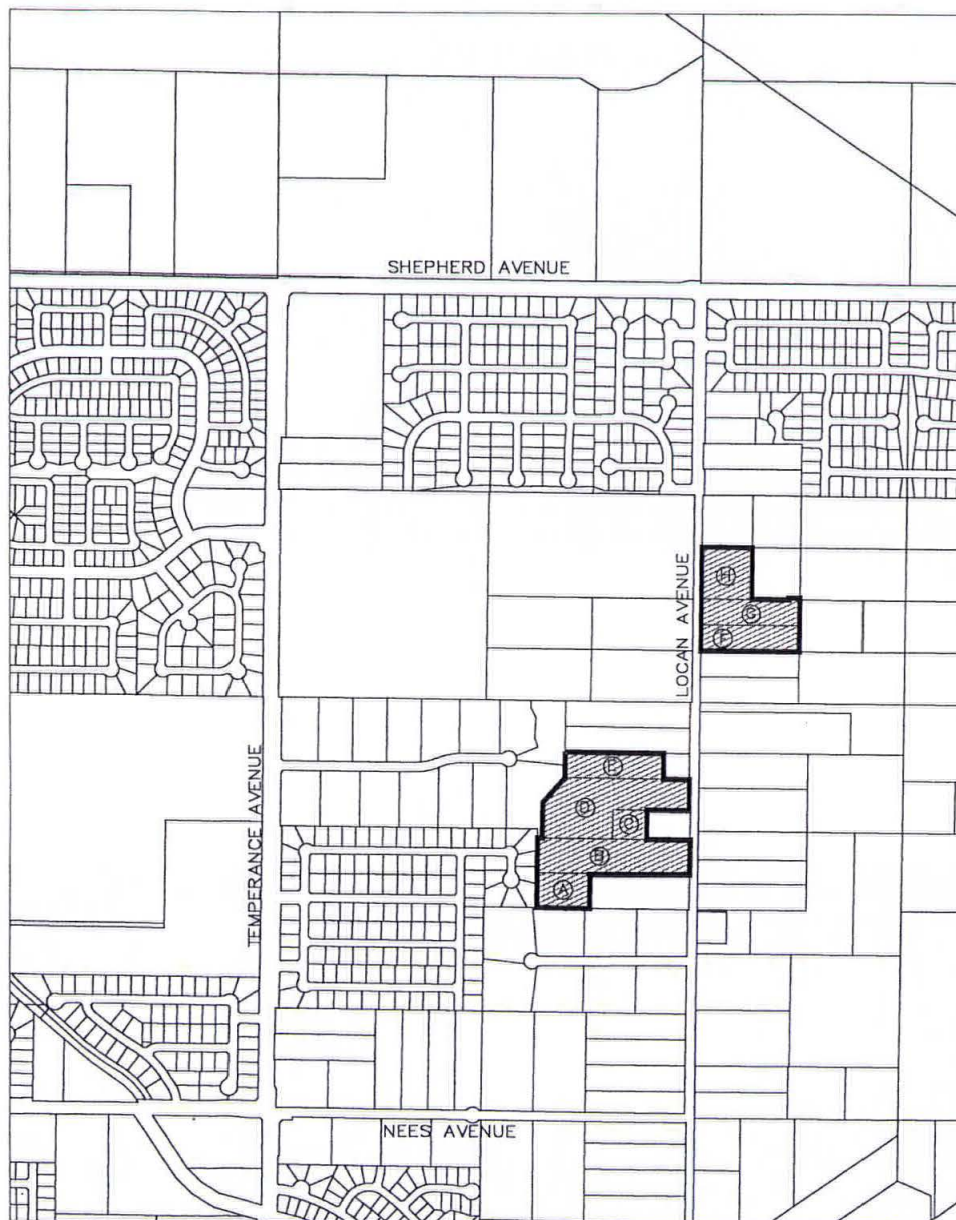
BALLOT MEASURE: Shall the City of Clovis, by and for its Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in Resolution No. 18-____ of the City of Clovis, adopted by its Council on April 16, 2018?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this ____ day of _____ 2018.

CITY OF CLOVIS

By: _____
City Clerk

Attachment C



LEGEND

- PARCEL
- ANNEXATION BOUNDARY
- (A) APN 559-070-17
 - (B) APN 559-070-18
 - (C) APN 559-070-19
 - (D) APN 559-070-20
 - (E) APN 559-070-21
 - (F) APN 558-020-16
 - (G) APN 558-020-17
 - (H) APN 558-020-18

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2018. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 52 TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES), CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CLOVIS AT A REGULAR MEETING THEREOF, HELD ON THE 16TH DAY OF _____, 2018, BY ITS RESOLUTION NO. 18-_____

JOHN HOLT
CITY CLERK
CITY OF CLOVIS

FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK _____ M. IN THE BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA.

PAUL A. DICTOS, C.P.A. BY: DEPUTY COUNTY RECORDER
COUNTY ASSESSOR-RECORDER
COUNTY OF FRESNO
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO 2004-1 (POLICE AND FIRE SERVICES) OF THE CITY OF CLOVIS RECORDED WITH THE FRESNO COUNTY RECORDER'S OFFICE ON FEBRUARY 19, 2004, IN BOOK 40 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 57.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE FRESNO COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE FRESNO COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.


ANNEXATION MAP NO. 52

COMMUNITY FACILITIES DISTRICT NO. 2004-1
(POLICE AND FIRE SERVICES)

0 250' 500'
SCALE : 1" = 500'

CITY OF CLOVIS
COUNTY OF FRESNO
STATE OF CALIFORNIA



AGENDA ITEM NO: 1-B-1-2
City Manager: 

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: April 16, 2018

SUBJECT: Consider Items Associated with the 2018 City of Clovis Parks Master Plan.

1. Consider Approval - Res. 18-____, Resolution to Approve an Environmental Finding of a Negative Declaration for the 2018 City of Clovis Parks Master Plan.
2. Consider Approval – Res. 18-____, Resolution to Approve the 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions.

ATTACHMENTS:

Exhibit "A:"	2018 City of Clovis Parks Master Plan
Exhibit "B:"	Draft 2018 City of Clovis Parks Master Plan Resolution
Exhibit "C:"	Initial Study/Negative Declaration
Exhibit "D:"	Draft CEQA Resolution
Exhibit "E:"	February 22, 2018 Planning Commission Minutes

CONFLICT OF INTEREST

None

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Consider the Negative Declaration for the 2018 City of Clovis Parks Master Plan, to determine its adequacy in compliance with the California Environmental Quality Act Statute and Guidelines, and approve Resolution 18-____, approving the Negative Declaration for the Plan.

2. Consider the 2018 City of Clovis Parks Master Plan, and approve Resolution 18-___, approving the Plan.

EXECUTIVE SUMMARY

Building upon the community's vision outlined in the 2014 General Plan, the City's 2018 Parks Master Plan (Plan) is a comprehensive City-wide document that provides guidance in the provisions of park services to best develop, promote, utilize, manage, and maintain a functional park system.

The Plan consists of a community profile and needs assessment, inventory and level of service analysis, key issues, and recommendations and action plans. The Plan will guide park development for the next 5 to 10 years, through the implementation of a strategic action plan.

The Plan was considered by the Planning Commission at its meeting on February 22, 2018. The Planning Commission is recommending the City Council approve these items.

BACKGROUND

In February of 2017, staff entered into a consultant contract with Greenplay, LLC to commence preparation of a City-wide Parks Master Plan. Planning and Development Services Department staff took the lead in developing the Plan with close coordination from other City departments, specifically the Public Utilities Department; and, with input from the public through focus groups (City staff and public members) and community needs assessment survey. City staff also encouraged public participation in the development of the Plan through public workshops held on May 16, 2017 and on August 30, 2017, and through social media. See Exhibit "A" for a complete copy of the 2018 City of Clovis Parks Master Plan.

The vision statement identified for the Plan project is as follows:

"The Parks Master Plan is expected to provide strategic guidance in the provision of parks services that incorporate public and private partnership to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis."

To help achieve the vision statement, critical success factors were identified that would help achieve a successful Plan, which are as follows:

- Develop and promote public and private partnerships to improve and move forward with a functional parks and trail system.
- Address current and aging areas of the City park system.
- Address future growth of the City and identify opportunities that will expand and complement the City Parks Division and address the needs of the community.
- Plan consistency with other City planning documents.

- Environmental review documentation to comply with the California Environmental Quality Act.

Overview of the Draft 2018 City of Clovis Parks Master Plan

The main sections of the Plan include:

- Executive Summary – summary of the plan including purpose, planning process, key issues, inventory assessment, and recommendations and action plan.
- The Planning Context: Introduction and Background – covering the purpose of the Plan, Parks Division overview, related planning efforts and integration, and methodology of the planning process.
- Community Profile and Needs Assessment – discusses the demographic profile of Clovis, current trends, the community and stakeholder input, summary of the community survey, and the organizational and marketing analysis.
- Clovis at a Glance - Inventory and Level of Service Analysis – discusses the park system inventory, assessment, and park planning recommendations.
- Key Issues – discusses the key issues found during the Plan process.
- Recommendations and Action Plans – discusses the recommendations, action plan, and priorities.

The Plan analyzes the findings identified during the process resulting in a variety of recommendations to provide guidance to improve City park services and facilities. A summary of the identified goals and objects is provided below:

Summary of Goals and Objects Identified in the Plan

Organizational:

- Enhance and improve marketing and communication regarding residents and visitors.
- Improve and develop enhanced funding partnerships, volunteers, and promotions.

Finance:

- Explore additional funding options for current and new parks.
- Explore opportunities to identify and obtain grant funding.

Programs and Service Delivery:

- Explore and develop community events and special events that benefit the community and showcase the City's amenities.
- Increase programming and recreation opportunities for young families, seniors, and adults.

Facilities and Amenities:

- Maintain and improve current facilities and amenities.
- Increase connectivity/walkability throughout the community.
- Preserve open space and land acquisition development.
- Explore opportunity for dog park and additional off leash areas/trails.
- Develop future facilities and amenities.
- Provide diversity of vegetation and opportunities to supplement bio-diversity.
- Provide more ADA accessibility to playgrounds.
- Increase usage of the Clovis Recreation Center.

Public Participation

City staff solicited public input through focus group meetings, public workshops and web-based surveying to develop the Plan. Feedback from the public focused on existing conditions of the parks system and desired park amenities to improve the City's park system.

Focus Groups – Focus group meetings consisting of City staff, other agencies, and community stakeholders were held on May 16, 2017 and on August 30, 2017. The purpose of these meetings were to solicit feedback from these agencies and other stakeholders regarding the City's park system and related activities.

Community Survey – A survey was conducted to gather public feedback on the City's park facilities, services, and programs using three primary methods: 1) a mail-back survey, 2) an online, invitation-only web survey to further encourage response from the residents already within the defined invitation sample, and 3) an open-link survey for members of the public who were not part of the invitation sample. A total of 3,500 surveys were mailed to a random sample of City residents. Approximately 435 responses were submitted from the invitation sample and the open-link survey received an additional 990 responses.

Public Workshops – City staff, together with the City's consultant, held two public workshops, the first at the Miss Winkles Pet Adoption Center on May 16, 2017 and the other on August 30, 2017 in the Clovis City Council Chambers. The first was to gather input from the public regarding the City's parks system and the second was to present the findings of the community survey and other research, and to gather additional input from the public.

City Social Media and Website – The City's Facebook pages, website, and Next Door were used to promote the activities occurring with the Plan, including the public workshops and community survey. The public workshop held on August 30, 2017 was also presented live on Facebook and was posted to the City's Facebook page after the workshop. It received over 1,500 views.

Consistency with the 2014 City of Clovis General Plan

The Plan is consistent with the City's adopted 2014 General Plan, specifically key Goals and Policies from the Open Space and Conservation Element that are related to park development. Below is a summary of the goals and policies included in the draft Plan:

Goals

Overarching Goal: Recreation and open space that enhances quality of life, contributes to a healthy community, and conserves Clovis' natural and cultural resources.

Goal 1: Park and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

The Plan is also consistent with several other plans such as:

- City of Clovis Urban Greening Master Plan
- City of Clovis Active Transportation Plan
- City Specific Plans
- Other City Ordinances

California Environmental Quality Act (CEQA)

The Plan contains various programs, policies, and recommendations that pertain to the development and maintenance of the City park system. The Plan is a program/policy level document meaning it does not provide project-specific construction details that allows for project level CEQA analysis. Specific development is not being proposed under the Plan and adoption of the CEQA document would not authorize any development.

Under CEQA a programmatic document is prepared on a series of actions that can be characterized as one large project and/or for a project that will be implemented over a long period of time. Implementation of the physical improvements will occur over several years as funding and/or approval happens. Many of the proposed improvements identified in the Plan

will be subject to various CEQA exemptions, and others may require a Mitigated Negative Declaration or additional National Environmental Policy Act (NEPA) documentation (depending on the funding source).

Based on the results of the Initial Study, staff has determined that adoption of the Plan will not have a significant effect on the environment and therefore has prepared a Negative Declaration. Public notice of the Initial Study/Negative Declaration was published in the *Business Journal* on January 31, 2018. Notices were also sent to public agencies and other interested parties. Staff had not received any comments on the Initial Study/Negative Declaration as of the writing of this report.

Planning Commission Comments

The Planning Commission considered the Initial Study/Negative Declaration and the Plan on February 22, 2018. There were several comments by the Planning Commission including improving communication, adding roller hockey to the list of priorities, park reservation process, parks designed for special needs children, and potential locations for dog parks (Exhibit "E"). There were no public comments. The Initial Study/Negative Declaration and the Plan were approved by a vote of 5-0.

Dog parks have been identified in the Plan as a priority for the community. With the approval of the Plan, staff will move forward to identify funds and develop a master plan for dog park locations, which will include public outreach. Staff is also researching the establishment of a temporary dog park to begin to meet this community priority while a master plan is being prepared.

FISCAL IMPACT

None

REASON FOR RECOMMENDATION

The 2018 City of Clovis Parks Master Plan is a City-wide document that contains various programs, policies, and recommendations that pertain to the future development and operation of the City's parks system. The Plan builds upon the vision of the 2014 General Plan and will provide guidance for the park system for the next 5 to 10 years.

For these reasons, the Planning Commission and staff recommend approval of the 2018 Draft City of Clovis Parks Master Plan and the associated CEQA document.

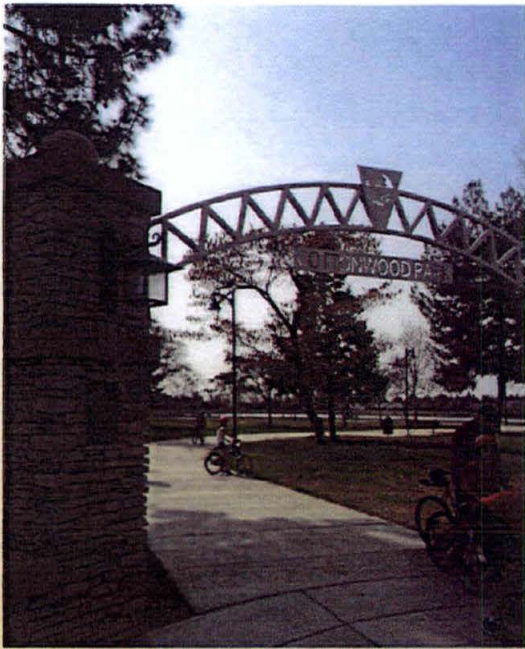
ACTIONS FOLLOWING APPROVAL

Staff will move forward to implement the priorities identified in the Plan.

Prepared by: Ryan C. Burnett, AICP, Engineering Program Supervisor

Submitted by:


FOR D.K.
Dwight Kroll
Director of Planning and
Development Services



CLOVIS

CALIFORNIA

Parks Master Plan
March 2018



EXHIBIT "A"

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Acknowledgements

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Executive Summary

A. Purpose of this Plan

The City of Clovis Parks Master Plan provides strategic guidance in the provision of park services to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis. The master plan will guide policy development, prioritize demands and opportunities, and generate a strategic action plan for the next 5 to 10 years, while maintaining consistency with other city planning documents. The process included community engagement and an inventory and assessment of parks and amenities, identifying opportunities in an easy-to-read format that is implementable and provides clear and concise direction on the development, redevelopment, and enhancement of parks, open spaces, trails, and facilities for the City of Clovis.



Critical Success Factors were identified by the project team:

- Develop and promote public and private partnerships to improve and move forward with a functional parks and trail system
- Address current and aging areas of the City park system
- Address future growth of the City and identify opportunities that will expand and complement the City Parks Division and address the needs of the community
- Consistency of the Plan with other city planning documents
- Develop environmental review documentations to comply with California Environmental Quality Act

B. Planning Process Summary

The process utilized in developing this Master Plan included the formation of a project team consisting of City staff working collaboratively with the GreenPlay team. The approach allowed the plan to incorporate staff and consultant expertise, as well as local knowledge, institutional history, and engagement that only community members can provide. The project team gathered information through a variety of methods, including; focus groups and interviews with community stakeholders, city staff and leadership, community members; a statistically valid survey; and open public meetings.

The development of this plan included the following tasks:

Strategic Kick-off and Determination of Critical Success Factors	March 2017
Community and Stakeholder Engagement	March – August 2017
Initial Information Gathering	March – August
Focus Groups/Staff and Stakeholder Interviews	May – August
Statistically Valid Survey	June
Demographics Trends and Community Profile	June
Inventory and Level of Service Analysis	May – August 2017
SWOT Analysis	May
Assessment of Existing Facilities	July – August
Findings Compilation Report and Presentation	August - September 2017
Findings Presentation	August
Visioning Strategies Development Workshop	August
Draft and Final Plans, Presentations, and Deliverables	September 2017 – March 2018
Recommendations/Action Plan	January – February 2018
Draft Plan Presentation	February 2018
Final Plan and Presentation	April 2018

C. Key Issues Summary

Key issues detailed in this section were identified through public input and information gathering as opportunities for the City of Clovis and compiled in categories.

Organizational Opportunities:

- Need to improve marketing and communication with the residents about information on parks and recreation facilities, services, and programs
- Opportunity to combine parks and recreation into one department
- Consider creating a parks/recreation advisory board or commission
- Need to improve and develop better partnerships to assist funding, volunteers, and promotions
- Need to improve promotion of community events, programs, and department information

Finance Opportunities:

- Need for additional funding for maintenance of General Fund parks
- Need for more funding to make improvements and/or renovate existing facilities/amenities at parks
- Need for more grant and philanthropic opportunities
- Need for a Cost Recovery & Pricing Philosophy

Programs and Service Delivery Opportunities:

- Need to expand community events, in particular add a Farmers Market and other events that benefit the community
- Identify and offer programming that meets the needs of young families
- Need to improve recreation programming/classes, particularly for seniors and adults

Facilities and Amenities Opportunities:

- Need to increase and improve maintenance and upkeep of existing amenities and facilities (restrooms, benches, etc.)
- Need to increase connectivity/walkability throughout community, leading to amenities, and connecting with those outside of the city
- Need to preserve Open Space and Land Acquisition
- Opportunity to develop new parks, mini-parks, and parklets
- Need for dog parks, off leash areas/trails, and ordinance enforcement
- Opportunities to increase usage of the Clovis Recreation Center
- Need to address young families and needs for amenities and parks that cater to this segment of the population
- Need for more lighting, safety, and security for trails and parks
- Need for aquatic/splash pads
- Increase the funding, maintenance, and number of amenities in General Fund parks
- Increase the number of facilities located in the Southwest portion of the city, a Bi-centennial type park
- Repair broken amenities such as mister stations, fencing, and drinking fountains
- Need to increase connectivity within parks
- Need to provide more dog waste stations for users
- Need to provide more shaded areas
- Need to provide diversity of vegetation
- Need to repair and maintain existing fields and courts
- Need for more bike racks
- Need for more sports fields
- Provide more ADA accessible playground equipment
- Consider outdoor fitness equipment, outdoor exercise opportunities along trails and in parks

D. Inventory Assessment Summary

The City of Clovis currently owns and maintains 81 parks, four of which are jointly maintained by an HOA (Harlan Ranch, Olive Tree Park, Serenity Park, and TR5486). These parks range from passive (Dry Creek Trailhead and Cottonwood) to active (Rotary and Sierra Bicentennial), and are a mix of smaller pocket parks to larger basin parks. All parks are classified as either Pocket Park, Neighborhood Park, Area Park, Community Park, Regional Park, School Park, or Basin Park based on the parks standards outlined by the city. In addition to these facilities, Clovis maintains over 28.1 miles of trails. These trails are comprised of four primary trails (Clovis Old Town Trail, Dry Creek Trail, Enterprise Trail, and PG&E Trail) as well as a series of greenbelt paths in the northeast corner of the City and Paseos in the southeast.

The City also has a successful joint-use agreement with Clovis Unified School District (CUSD) that allows for use of school recreational facilities by Clovis residents outside of school hours. These facilities provide numerous athletic fields, gymnasiums, and swimming pools for public use.

The study evaluated the current parks, open space, trails, and facilities in the city and identified the following recurring themes that will be addressed in the plan:

- Underserved areas
- Multi-purpose areas
- Linked system
- Supporting other planning efforts
- Locations for new parks/trails
- Larger parcel/land acquisition
- Improvements to current facilities and amenities

E. Recommendations and Action Plan Summary Table

Goal 1: Organizational Efficiency

Objective 1.1: <i>Enhance and Improve Marketing and Communications.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a Develop a marketing and communications plan to increase community awareness.	N/A	Staff Time	Short-Term
1.1.b Implement a social media policy for the City to reach the community and residents.	N/A	Staff Time	Short-Term
1.1.c Increase promotion of community events by partnering with other organizations and City Departments to establish a new social media position.	N/A	Staff Time	Short-Term
Objective 1.2: <i>Improve and develop enhanced funding partnerships, volunteers, and promotions.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a Determine immediate partnerships to create new opportunities that will benefit the community (school district, local businesses, etc.).	N/A	Staff Time	Mid-Term
1.2.b Develop and partner with community advocates for parks, trails, bikes, etc. to convey the importance and need for a strong parks and trails system.	N/A	Staff Time	Mid-Term

Goal 2: Finance**Objective 2.1:***Explore additional funding options for current and new parks.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.a Review current impact fees and consider opportunities to increase funding for maintenance and improvement of existing facilities and amenities.	N/A	Staff Time	Short-Term
2.1.b Review current assessments and consider opportunities to increase funding for Landscape Maintenance Districts (LMD).	N/A	Staff Time	Short-Term
2.1.c Develop "Champions" for Non LMD areas of the City to increase funding for older parks.	LOW/ Volunteer	Staff Time	Short-Term

Objective 2.2:*Explore opportunities to identify and obtain Grant funding.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.2.a Seek additional funding opportunities such as grant opportunities, living trusts, philanthropic donations, public/private partnerships, and other opportunities for the City and Parks Division.	\$0	Staff Time	Mid to Long Term
2.2.b Consider adding a staff position or identifying current staff to seek sponsorship and grant opportunities that will benefit the City.	Based on Market Rate for Defined Position	% of successful donations/grants	Mid to Long Term

Goal 3: Programs and Service Delivery**Objective 3.1:***Explore and develop community events and special events that benefit the community and showcase the City amenities.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1.a Explore opportunities to produce, attract, promote, and enhance special events and programs that can increase a sense of community.	Cost of Events/based on Event	Staff Time	Short-Term
3.1.b Create events that will Introduce new users to city trails, parks, and amenities.	Cost of Events/based on Event	Staff Time	Short-Term

Objective 3.2:*Increase programming and recreational opportunities for young families, seniors, and adults.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.2.a Create new opportunities that target young families and the changing demographics and trends of the community.	N/A	Staff Time	Short-Term
3.2.b Expand programming in the parks and along the City trail system.	N/A	Staff Time/ Outside Consultant	Short-Term
3.2.c Explore opportunities to develop new programs and social activities that attract and draw the senior and adult population.	N/A	Staff Time/ Outside Consultant	Short-Term

Goal 4: Facilities and Amenities**Objective 4.1:***Maintain and improve current facilities and amenities.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.1.a Address low scoring amenities per inventory.	Will vary based on projects	Additional Staff Time	Short-Term-Ongoing
4.1.b Perform regular inspections and create a Life Cycle Replacement Plan.	Cost of replacements	Additional Staff Time	Short-Term
4.1.c Continue to develop and implement existing and future parks and trails plans.	Will vary based on what aspects of the plan	Staff Time/ outside consultant	Short-Term
4.1.d Continue to staff at appropriate levels or consider additional contract services to assist in maintaining appropriate maintenance levels.	Market rate for positions/ contract services	Staff Time	Short-Term
4.1.e Continue to address the need for shaded areas in the parks and along the trails. Consider trees, shade shells, shade structures, etc.	Will vary based on projects	Staff Time	Short Term-Ongoing
4.1.f Address safety and security concerns, determine increased lighting opportunities for trails, and communicate and work with neighborhood groups and associations.	Will vary based on projects	Staff Time	Short Term-Mid Term

Objective 4.2:*Increase connectivity/walkability throughout community.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.2.a Continue to fund the trails master plan and create connectivity throughout the community and outside of Clovis to attract bike/trail users to the area.	Will vary based on projects	Staff Time	Short-Term
4.2.b Implement signage, education, communication, wayfinding, trail counters, and other assets to the system that benefit the experience and use of the trails system.	Will vary based on projects, outside consultants/designers	Staff Time	Short-Term

Objective 4.3:*Preserve open space and land acquisition development.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.3.a Continue to seek and preserve open space to meet the current and future demands of the City with regard to parks, recreation, and open space use.	Will vary based on projects, outside consultants/designers	Will vary based on location and future amenities added	Short-Term-Ongoing
4.3.b Target the southwest portion of the city for open space/redevelopment acquisition.	Will vary based on projects	Will vary based on location and future amenities added	Short-Term

Objective 4.4:*Explore opportunity for dog park and additional off leash areas/trails.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.4.a Create a dog park and other off leash opportunities that meet the demands of the residents.	Will vary based on projects	Will vary based on location, amenities added	Short-Term

Objective 4.5:*Develop future facilities and amenities.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.5.a Identify facilitates to add bike racks to encourage and facilitate use of the trail network throughout the City.	Cost of upgrades, generally low	Staff Time	Short Term-Ongoing
4.5.b Consider outdoor fitness equipment and outdoor exercise opportunities along trails and in parks.	Cost of Upgrades, Low	Staff Time	Short-Term

4.5.c Explore opportunities for parks and amenities that address the needs of the young family population (splash pads/aquatic facilities, playground equipment/improvements).	Will vary based on projects	Staff Time, Design fees	Mid-Term
4.5.d Explore opportunities to add and increase the number of facilities and amenities in the southwest portion of the city.	Will vary based on projects and acquisition methods	Additional Staff Time	Long-Term
Objective 4.6: <i>Provide diversity of vegetation and opportunities to supplement bio-diversity.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.6.a Look for opportunities to implement shrub beds to add interest and supplement biodiversity.	Will vary based on Projects	Additional Maintenance time	Short Term-Ongoing
Objective 4.7: <i>Provide more ADA accessibility to playgrounds, parks, and along the trail system.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.7.a Look for opportunities to upgrade existing equipment and implement ADA compliant equipment moving forward.	Will vary based on upgrades	N/A	Short-Term
4.7.b Look at connectivity within parks in order to preserve existing landscape and ADA access.	N/A	Staff Time	Mid-Term
Objective 4.8: <i>Increase usage of the Clovis Recreation Center.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.8.a Explore opportunities to increase usage of the facility and reevaluate changing demographics and trends when creating new programs. Open gym space, exercise area/additional classes, update facility w/aquatics.	N/A	Staff Time	Short-Term
4.8.b Improve marketing and communication to general public.	Add a staff position – market rate	Additional Staff Time/ Hire	Short-Term

I. The Planning Context: Introduction and Background

A. Purpose of this Plan

The City of Clovis Parks Master Plan provides strategic guidance in the provision of parks services to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis. The master plan will guide policy development, prioritize demands and opportunities, and generate a strategic action plan for the next 5 to 10 years.



The project team identified a vision for the project that stated, "The Parks Master Plan is expected to provide strategic guidance in the provision of parks services that incorporate a public and private partnership to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis."

The stated vision led to the identification of several critical success factors that would help to achieve a successful project while identifying key performance measures to track these factors.

Critical Success Factors

- Develop and promote public and private partnerships to improve and move forward with a functional parks and trail system.
- Address current and aging areas of the City park system.
- Address future growth of the City and identify opportunities that will expand and complement the City Parks Division and address the needs of the community.
- Plan consistency with other city planning documents.
- Environmental review documentation to comply with California Environmental Quality Act.

To track these factors, the project team identified actions steps including:

- Gain broad public input from public meetings, a statistically-valid survey, and the project team.
- Utilize existing data from the City to ensure consistency with other planning efforts.
- Identify opportunities and trends that can be incorporated over a 10-year improvement and development plan.
- Improve and increase collaboration among community stakeholders and agencies.
- Identify opportunities for prioritizing parks and recreational assets and programs from the community input gathered and information obtained from previous planning efforts.
- Provide documents that synthesize all data and information gathered during the public input process and surveys.
- Provide a clear and concise plan that provides a road map for staff to follow.

B. Parks Division Overview

The City of Clovis is managed utilizing the council-manager form of government, with a five member City Council. The Parks Division falls under the direction of the Public Utilities Department and is overseen by a full time Parks Manager with a staff of approximately 20 employees. The goal of the Division is to maintain recreational facilities, streetscape, parks, trails, and other landscaped open space areas, city trees, and building grounds.

The Parks Division maintains:

- Approximately 452 total acres of city parks and landscaping
 - 81 parks totaling 173 acres
 - 263 acres of green belts, street gardens, trails, paseos, and landscaped median islands
 - 6 acres of building grounds
 - 12 acres of undeveloped park land and miscellaneous public right-of-way property
- Approximately 40,000 city street trees
- 28.1 existing miles of trails with 36 miles planned for the future

C. Related Planning Efforts and Integration

The City of Clovis identified many factors determined to be important to the development of the Master Plan. The City continues to anticipate and respond to growth, taking into account the variables that will help shape future development of parks, open space, facilities, and allocation of dollars. The City has current standards, goals, and objectives in place that have led to the development of the plan:

- General Plan: Open Space and Conservation Goals
 - Overarching Goal: Recreation and open space that enhances quality of life, contributes to healthy community, and conserves Clovis' natural and cultural resources.
 - Goal 1: Parks and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.
 - Goal 2: Natural, agricultural, and historical resources that are preserved and promoted as key features for civic pride and identity.
 - Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.
- 2014 Clovis General Plan
- Clovis Active Transportation Plan
- Clovis Urban Greening Plan
- Other City ordinances

D. Methodology of this Planning Process

A Project Team consisting of City staff worked collaboratively with the GreenPlay team in developing the Master Plan. The approach allowed the plan to incorporate staff and consultant expertise, as well as local knowledge, institutional history, and engagement that only community members can provide. The development of this plan included the following tasks:

Strategic Kick-off and Determination of Critical Success Factors	March 2017
Community and Stakeholder Engagement	March – August 2017
Initial Information Gathering	March – August
Focus Groups/Staff and Stakeholder Interviews	May – August
Statistically Valid Survey	June
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Visioning Strategies Development Workshop	August
Draft and Final Plans, Presentations, and Deliverables	September 2017 – March 2018
Recommendations/Action Plan	January – February 2018
Draft Plan Presentation	February 2018
Final Plan and Presentation	April 2018

II. Community Profile and Needs Assessment

A. Demographic Profile

Gaining a clear understanding of the existing and projected demographic character of the City is an important component of the planning process for the Clovis Parks Master Plan. By analyzing population data, trends emerge that can inform decision making and resource allocation strategies for the provision of public parks, recreation amenities, and open spaces. For example, if the population of young children was steadily on the rise and existing public recreation facilities for young children, such as playgrounds, were barely meeting existing user demand, then the City may want to consider targeting investments to meet the increasing needs of this growing segment of the population.



Key areas were analyzed to identify current demographic statistics and trends that can impact the planning and provision of public parks and recreation services in Clovis. Community characteristics analyzed and discussed consist of:

- Existing and projected total population
- Age and gender distribution
- Ethnic/racial diversity
- Housing and household information
- Educational attainment
- Employment
- State and Local Health Ranking

This demographic profile was completed using the most current data available (as of June 2017) from Esri Business Analyst, the U.S. Census Bureau data, and U.S. Census Bureau's American Community Survey. A summary of demographic highlights is noted in **Table 1** below, followed by a more detailed demographic analysis.

Table 1: 2016 Clovis General Demographic Profile

Population	110,762
Median Age	34.7
Households	35,836
Median Household Income	\$66,264

Source: Esri Business Analyst

Population Source: California Department of Finance

Key general 2016 demographic comparisons – City, State, and National:

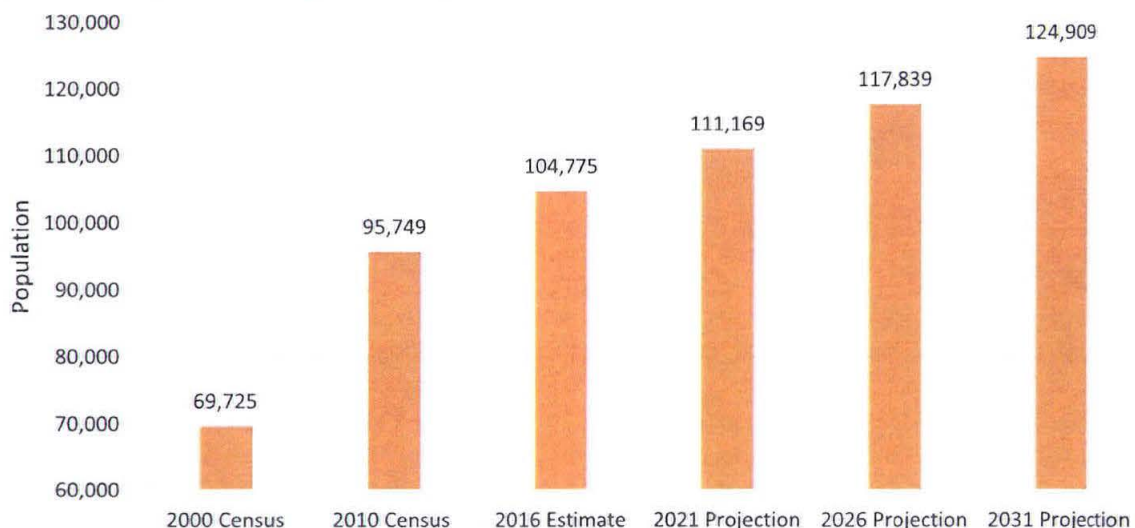
- The estimated median age of Clovis residents was 34.7 years, lower than both the median age for California (35.8) and the United States (38).
- The median household income for Clovis in 2016 was estimated to be \$66,264. This is higher than the median household income of \$62,554 in California, and higher than the national median household income of \$54,149.
- Clovis' estimated population was almost evenly split between male (48.4%) and female (51.6%) residents. The populations of California and the United States, are also roughly evenly divided between the sexes.

Clovis Population and Demographic Trends

Population Projections

Although future population growth cannot be predicted with certainty, it is helpful to make growth projections for planning purposes. **Figure 1** contains actual population figures based on the 2000 and 2010 U.S. Census for Clovis, and the Esri 2016 estimated population and 2021 projected population. Generally, the population of Clovis grew slightly between 2000 and 2010. Based on current Esri estimates and projections, an annual growth rate of 1.2 percent from 2016 to 2031 is projected. By 2031, the population is projected to almost reach 125,000.

Figure 1: Clovis, California Population Growth Trend



Source: U.S. Census Bureau, and Esri Business Analyst

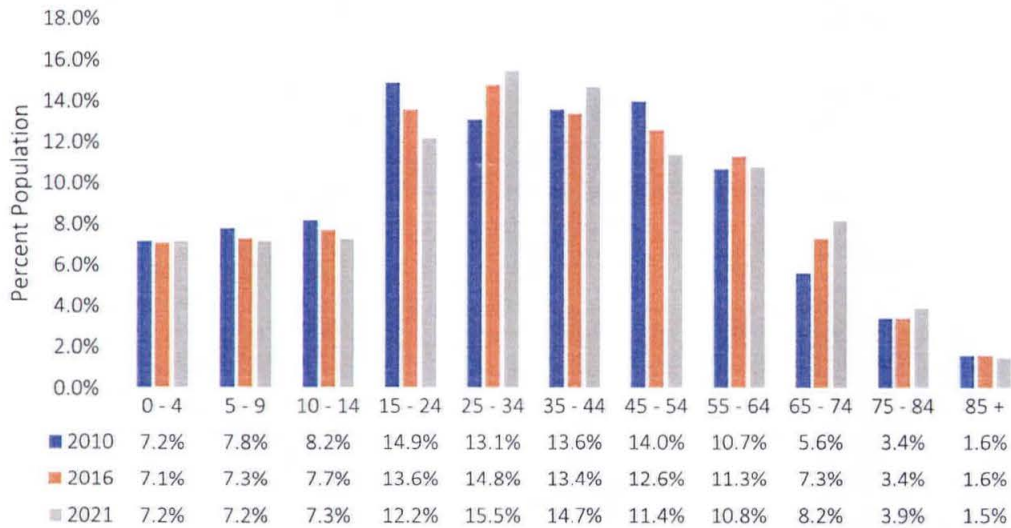
Population Age Distribution

The existing and projected population of different age groups, or cohorts, within Clovis is illustrated in the following series of figures. **Figure 2** provides this breakdown for the 2010 population, 2016 estimated population, and 2021 projected population.

Several key age characteristics of the existing and projected City population include:

- The median age of residents is increasing. The U.S. Census Bureau reported the median age of Clovis residents to be 34.1 years in 2010. Esri estimates the median age of the 2016 population to be 34.7 years, and projects the median age to increase to 35.4 years by 2021.
- As illustrated in **Figure 2**, the population of age cohorts 10 to 14, 15 to 24, and 45 to 54, are generally projected to decrease. Over the same time period, the population of senior residents, over the age of 65 years, is projected to increase by about three percent from 2010 to 2021. The age cohort of 25 to 34-year-olds is also expected to increase.

Figure 2: Population Age Distribution: 2010 to 2021



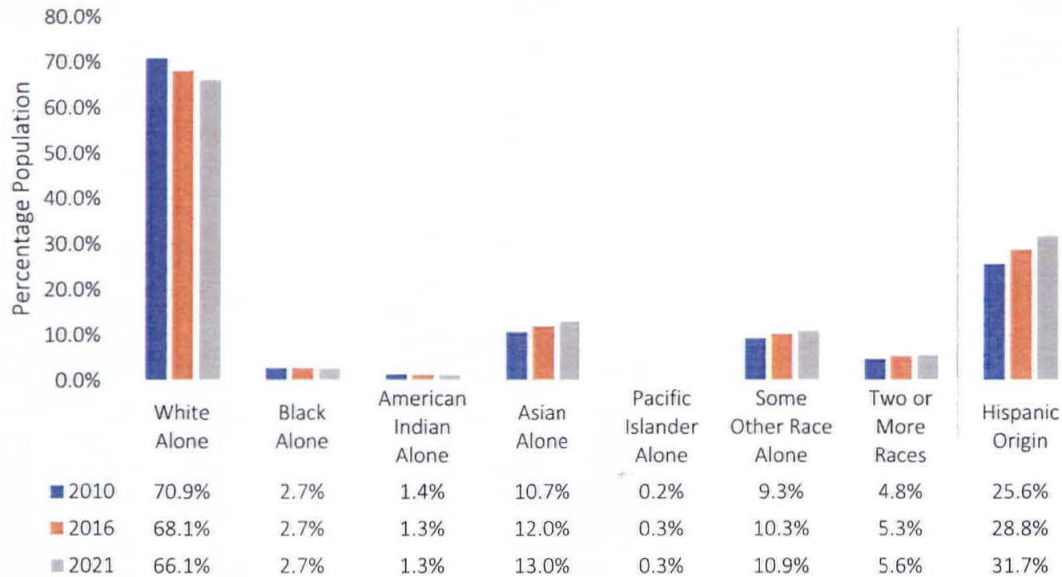
Source: U.S. Census Bureau and Esri Business Analyst

Race/Ethnicity

Prior to reviewing demographic data pertaining to a population's racial and ethnic character, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The Census notes that Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish may be any race and are included in all of the race categories. All race categories add up to 100 percent of the population; the indication of Hispanic origin is a different view of the population and is not considered a race.

Figure 3 reflects the approximate racial/ethnic population distribution for Clovis based on the 2010 U.S. Census and the Esri 2016 estimates and 2021 projections. Clovis is expected to reach over 30 percent of the population with Hispanic origin in 2021, while Caucasians will see a steady decline to just 66 percent of the population.

Figure 3: Clovis Racial and Ethnic Character 2010 through 2021



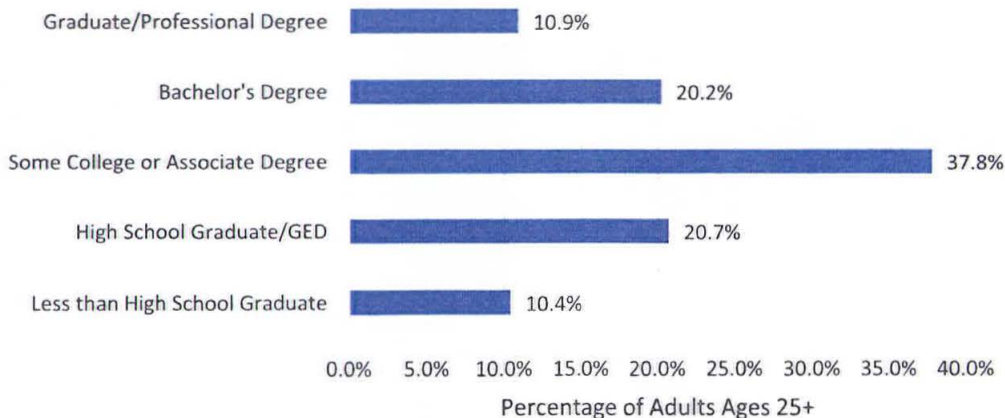
Source: U.S. Census Bureau and Esri Business Analyst

Overall, the racial and ethnic composition of Clovis is changing to a more diverse population. The majority of the City's population identified as Caucasians (68.1%) with the largest minority group being Asians (12%). In 2010, just over 25 percent of resident identified as Hispanic, with that number increasing in 2021 to almost 32 percent. Just over ten percent identified as "some other race."

Educational Attainment

The educational attainment for Clovis residents over the age of 25 was measured. In 2016, roughly 74 percent of city residents were 25 years or older. As illustrated in **Figure 4**, roughly 90 percent of city residents had attained a high school level education or higher. The most common educational attainment in Clovis in 2016 was some college or Associate's degree, at a rate of almost 38 percent.

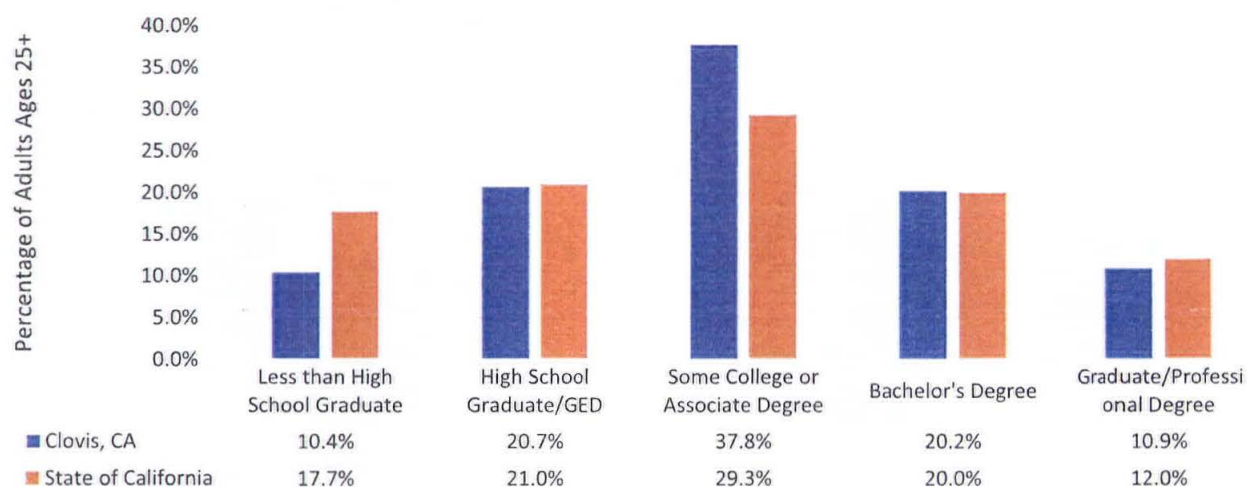
Figure 4: 2016 Educational Attainment of Clovis Adults (ages 25+)



Source: Esri Business Analyst

When compared to their peers at the statewide level, the City's population has a higher percentage of high school graduates and residents with some college or an Associate's degree. However, as illustrated in **Figure 5**, the statewide population has slightly higher rates of graduate/professional level degrees.

Figure 5: 2016 Educational Attainment of Adults (ages 25+) – City and State



Source: Esri Business Analyst

According to a Census study, education levels had more effect on earnings over a 40-year span in the workforce than any other demographic factor, such as gender, race, and ethnic origin.¹ This link between education and earnings appears clearly illustrated in Clovis. As **Figure 6** shows, the Census Bureau's 2015 American Community Survey reported that Clovis residents (age 25+) with a Bachelor's degree earned almost double that of residents who had not completed a high school education. Residents with graduate or professional degrees had median earnings that were just over \$71,100. This number is more than double the earnings of high school graduates, and more than triple that of residents without a high school education.

¹ Tiffany Julian and Robert Kominski, "Education and Synthetic Work-Life Earnings Estimates" American Community Survey Reports, US Census Bureau, <http://www.Census.gov/prod/2011pubs/acs-14.pdf>, September 2011.

Figure 6: Educational Attainment and Median Earnings of Clovis Residents Age 25+ (2015)



Source: U.S. Census Bureau 2015 American Community Survey

Household Information

As reflected in **Table 2**, the total number of housing units and households in Clovis is projected to slowly increase through 2021. The majority of homes in the City were, and are projected to continue to be, owner occupied. Rates of homeownership and housing vacancy are projected to remain relatively stable.

Table 2: Clovis Housing Profile 2010 to 2021

	2010	2016	2021
Total Housing Units	35,342	38,297	40,355
Number of Households	33,452	35,836	37,654
Average Household Size	2.85	2.91	2.94
Owner Occupied Housing Units	58.90%	58.00%	58.10%
Renter Occupied Housing Units	35.70%	35.60%	35.20%
Vacant Housing Units	5.30%	6.40%	6.70%

Source: Esri Business Analyst

Household Income

Data from Esri Business Analyst, illustrated in **Figure 7**, indicates that the 2016 median household income in Clovis was higher than the median household incomes in California and the United States.

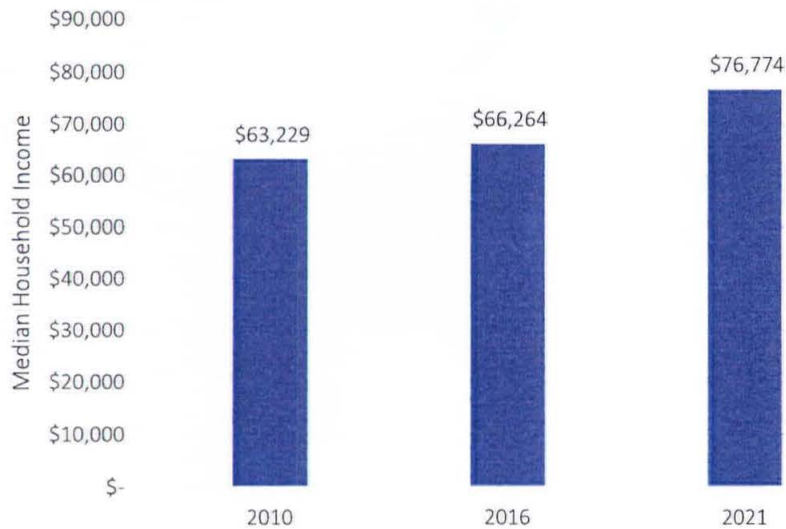
Figure 7: 2016 Median Household Income Comparison



Source: Esri Business Analyst

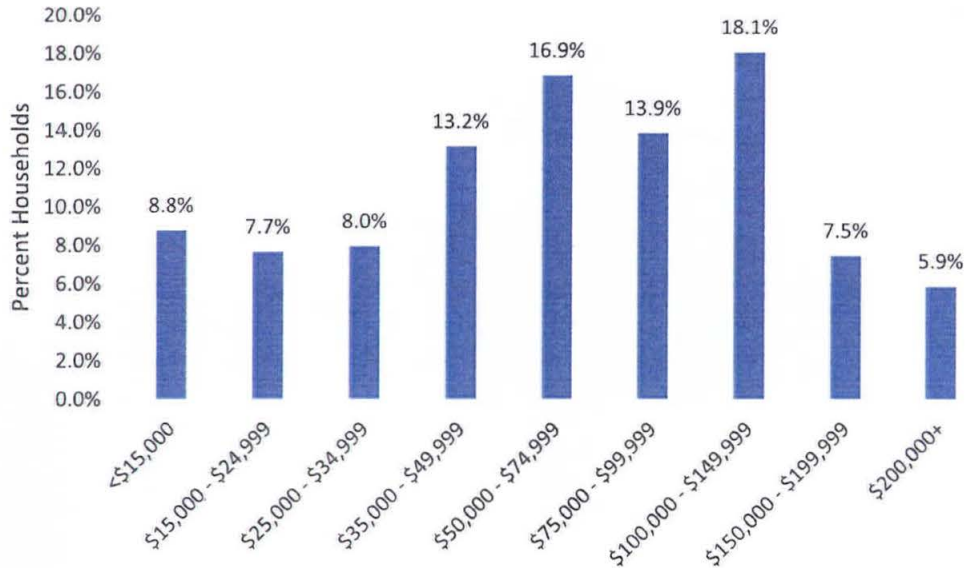
As **Figure 8** illustrates, the median income of Clovis households has been rising, and is predicted to continue to rise through 2021. In 2016, the median household income in the City was \$66,264, which is higher than the 2010 median household income of \$63,229. By 2021, the median household income of city households is projected to rise by over \$10,500, to \$76,774. **Figure 9** illustrates the distribution of household median income by earnings bracket in Clovis in 2016.

Figure 8: Median Household Income 2010 to 2021



Source: U.S. Census Bureau and Esri Business Analyst

Figure 9: Distribution of Median Household Income in Clovis (2016)

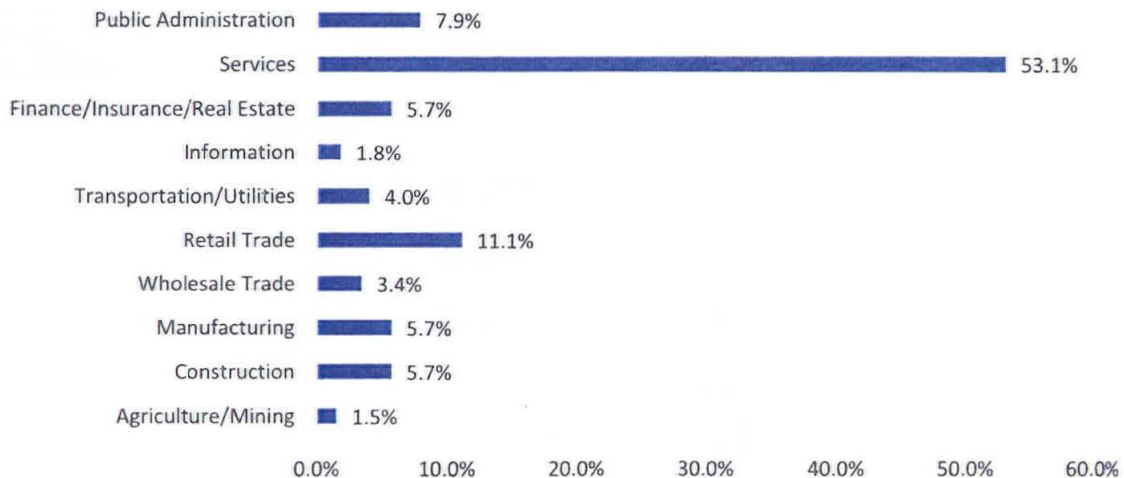


Source: Esri Business Analyst

Employment

According to the American Community Survey, the eligible working population of Clovis residents (those ages 16+) was estimated to be 69,473 in 2015. Of these potential workers, 66 percent were estimated to be in the labor force. Of those in the labor force, only 6.1 percent were unemployed. Less than one percent (0.3%) were in the armed forces. The U.S. Census Bureau estimates that in 2016, the majority of working residents (age 16+) in Clovis were employed in jobs in the service industry (53.1%) as illustrated in **Figure 10**. Retail trade was the only other industry making up more than 10 percent of employment.

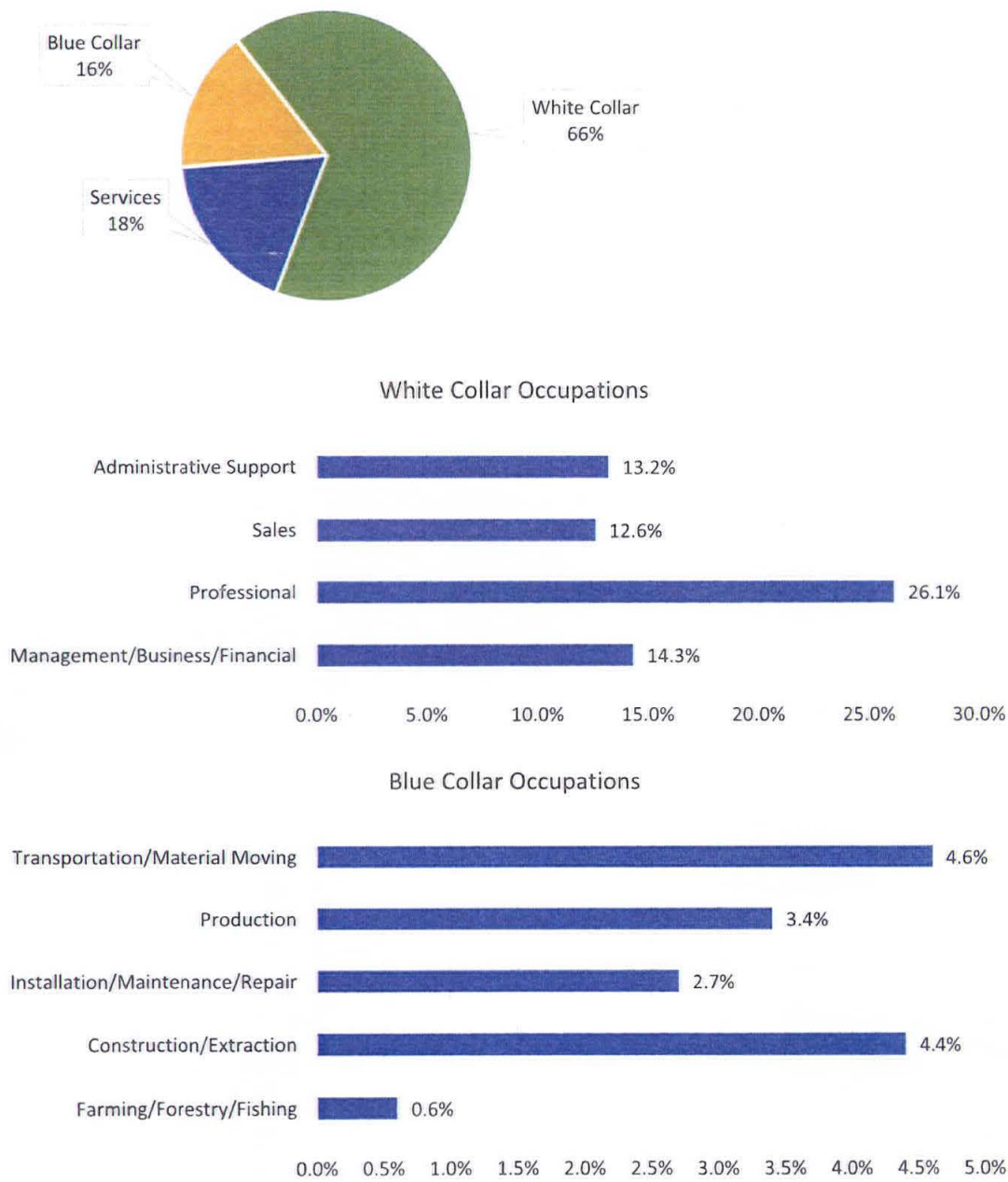
Figure 10: Employment by Industry in Clovis (2016)



Source: Esri Business Analyst

As illustrated in **Figure 11** below, the majority of working residents (66%) were employed in white collar occupations, such as professional jobs (26.1%). Blue collar occupations, such as transportation/material moving (4.6%) and construction/extraction (4.4%), also employed about 16 percent of the working residents.

Figure 11: Employment by Occupation in Clovis (2016)



Source: Esri Business Analyst

Health Ranking

Robert Wood Johnson Foundation's "County Health Rankings and Roadmaps" provide annual insight on the general health of national, state, and county populations. According to the Foundation, its modeling of population health, "emphasizes many factors that, if improved can help make communities healthier places to live, learn, work, and play." The 2016 rankings model shown in **Figure 12** highlights the topic areas reviewed by the Foundation.

The health ranking for Fresno County, California, gauged the public health of the population based on "how long people live and how healthy people feel while alive," coupled with ranking factors including healthy behaviors, clinical care, social and economic, and physical environment factors.² Out of the 57 California counties reviewed, Fresno County was ranked as 52nd for overall health outcomes, and 57th for health factors. Several significant social challenges impacting the public health in the County included higher levels of premature death, poor health, physical inactivity, excessive drinking, alcohol-impaired driving deaths, and extremely high levels of sexually transmitted diseases and teen births.

- In 2016, the United Health Foundation's "America's Health Rankings Annual Report" ranked California as the 16th healthiest state nationally. The health rankings consider and weigh social, environmental, factors that tend to directly impact the overall health of state populations.

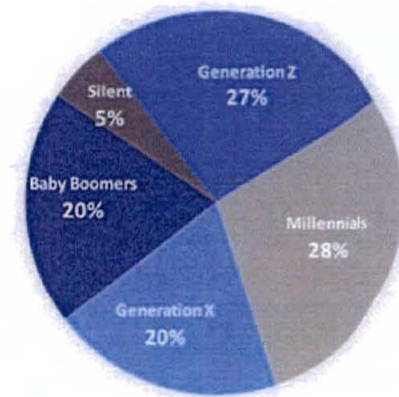
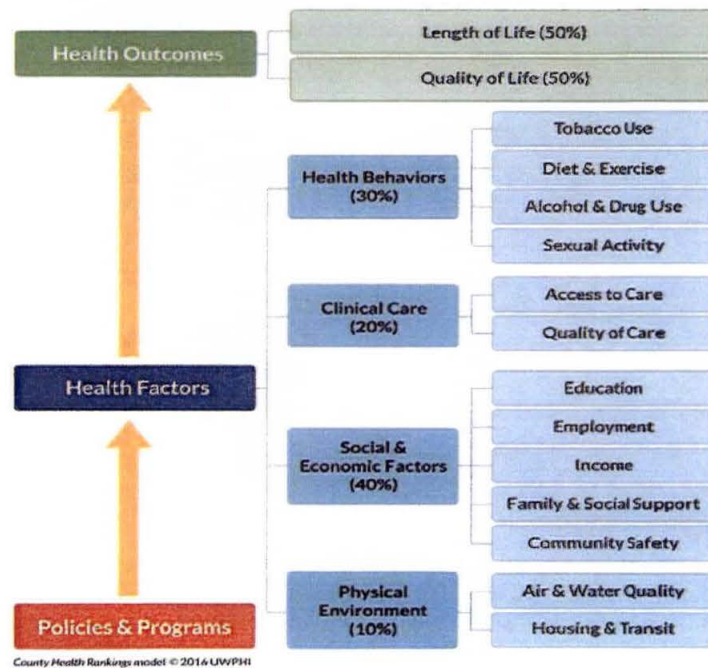


Figure 12: County Health Ranking Model



Source: Robert Wood Johnson Foundation

² University of Wisconsin Population Health Institute & Robert Wood Johnson Foundation, *County Health Rankings 2016*, <http://www.countyhealthrankings.org>

B. Current Trends

The provision of public parks and recreation services can be influenced by a wide variety of trends, including the desires of different age groups within the population, community values, and popularity of a variety of recreational activities and amenities. Within this section of the Master Plan, a number of local and national trends are reviewed that should be considered by the City when determining where to allocate resources toward the provision of parks, recreational facilities, and recreational programming to residents and visitors.

Three major age groups, the Baby Boomers, Millennials, and Generation Z, are having significant impacts in the planning and provision of parks and recreation services nationwide. In 2016, approximately 75 percent of Clovis residents fell into one of these age groupings. Roughly 27 percent of the population were members of Generation Z, 28 percent were Millennials, and 20 percent were Baby Boomers.

Generation X made up one-fifth of the population, the same percentage of Baby Boomers in 2016. The Silent Generation, those 72 and older, only made up five percent of the population.

The 2017 "Participation Report"³ from the Physical Activity Council characterized generational participation in recreation, sports, fitness, and other physical activities as:

Generation X Born 1965 - 1980	Millennials Born 1981 - 1996	Baby Boomers Born 1946 - 1964	Generation Z Born 1996 - Pres
<ul style="list-style-type: none">• Varied activity levels• Top 3 activity preferences:<ul style="list-style-type: none">• fitness sports• outdoor sports• individual sports	<ul style="list-style-type: none">• Moderately active• Top 3 activity preferences:<ul style="list-style-type: none">• fitness sports• outdoor sports• individual sports	<ul style="list-style-type: none">• Least active generation• Top 3 activity preferences:<ul style="list-style-type: none">• fitness sports• outdoor sports• individual sports	<ul style="list-style-type: none">• Most active generation• Top 3 activity preferences:<ul style="list-style-type: none">• outdoor sports• team sports• fitness sports

³ Physical Activity Council, 2017 "Participation Report," <http://www.physicalactivitycouncil.com/PDFs/current.pdf>; accessed June 2017

Multiculturalism

The United States is becoming increasingly racially and ethnically diverse. In May 2012, the U.S. Census Bureau announced that non-white babies now account for the majority of births in the United States. "This is an important tipping point," noted William H. Frey,⁴ senior demographer at the Brookings Institution, describing the shift as a "transformation from a mostly white Baby Boomer culture to the more globalized multi-ethnic country that we are becoming."

Cultural and ethnic diversity adds unique character to communities expressed through distinct neighborhoods, multicultural learning environments, and restaurants, places of worship, museums, and nightlife.⁵ More than ever, recreation professionals will be expected to work with, and have significant knowledge and understanding of, individuals from many cultural, racial, and ethnic backgrounds.

- **Outdoor recreation participation varies by race:** Participation in outdoor activities is generally higher among Caucasians than any other race and lowest among African Americans in nearly all age groups.
- **Lack of interest is a major reason for lack of participation in recreational activities:** When asked why they did not participate in outdoor activities more often, the number one reason given by people of all ethnicities and races was because they were not interested.
- **Most popular outdoor activities:** Walking, biking, running, fishing, and camping were the most popular outdoor activities for all Americans, with each ethnic/racial group participating to varying degrees.

Recreational Preferences among Ethnic/Racial Groups (Self-Identifying):

Nationwide participation in outdoor sports by youth and young adults, ages 6 to 24, was highest among Caucasians in all age groups and lowest among Asian and Pacific Islanders, according to the 2016 "Outdoor Recreation Participation Topline Report."⁶ The report found that within this age range, 71 percent of Caucasians, 12 percent of Hispanics, 8 percent of African Americans, 7 percent of Asians/Pacific Islanders, and 2 percent of those identifying their race as "other" participated in some form of outdoor recreation in 2014. The earlier 2014 "Outdoor Recreation Participation Topline Report" included a robust study of recreational preference among ethnic populations. Information from this report, as well as the updated 2016 Report, are referenced throughout this section.

Recreation Preferences of People of Hispanic Origin (Irrespective of Race)

The population of Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. In the U.S. census, people who identify as Hispanic, Latino, or Spanish may be any race and are included in all of the race categories. In the United States, the Hispanic population increased by 43 percent over the last decade, compared to 5 percent for the non-Hispanic population, and accounted for more than half of all the population growth. According to Emilyn Sheffield, Chair of the Recreation, Hospitality, and Parks Management Department at the University of California, Chico, the growing of racial and ethnic diversity is particularly important to recreation and leisure service providers, as family and individual recreation patterns and preferences are strongly shaped by cultural influences.⁷

⁴Adam Serwer, "The End of White America," *Mother Jones*, <http://www.motherjones.com/kevin-drum/2012/05/end-white-america>, May 17, 2012.

⁵Baldwin Ellis, "The Effects of Culture & Diversity on America," http://www.ehow.com/facts_5512569_effects-culture-diversity-america.html, accessed on Sept. 20, 2012.

⁶Outdoor Foundation, *Outdoor Recreation Participation Report 2016*, <http://www.outdoorfoundation.org/pdf/ResearchParticipation2016Topline.pdf>, accessed May 2016.

⁷Emilyn Sheffield, "Five Trends Shaping Tomorrow Today," *Parks and Recreation*, July 2012, p. 16-17.

Participation in outdoor sports among youth and young adults (ages 6 to 24) who identify as Hispanic was at 10 percent nationwide in 2013, according to the 2014 “Outdoor Recreation Participation Topline Report.”⁸ Those who did get outdoors, however, participated more frequently than participants of other backgrounds, with an average of 47 outings per year. Hispanic youth between ages of 13 and 17 were the most likely age group to participate in outdoor recreation, in the Hispanic demographic, followed closely by those in the 25 to 44 age range. The most popular outdoor activities among Hispanics were running and jogging (24%); road, mountain, and BMX biking (15%); fishing (14%); camping (13%); and hiking (9%).

Asian Americans

Research about outdoor recreation among Asian Americans in the San Francisco Bay Area (Chinese, Japanese, Korean, and Filipino)⁹ found significant differences among the four groups concerning the degree of linguistic acculturation (preferred language spoken in various communication media). The research suggests that communications related to recreation and natural resource management should appear in ethnic media, but the results also suggest that Asian Americans should not be viewed as homogeneous with regard to recreation-related issues. Another study¹⁰ found that technology use for finding outdoor recreation opportunities is highest among Asian/Pacific Islander populations. Over 60 percent of these populations use stationary or mobile technology in making decisions regarding outdoor recreation. According to the 2014 “Outdoor Recreation Participation Report,” the most popular outdoor activities among Asians and Pacific Islanders were running/jogging and trail running (24%); hiking (15%); road, mountain, and BMX biking (14%); camping (11%); and fishing (10%).

Caucasians

According to the 2016 “Outdoor Recreation Participation Topline Report,” nearly 60 percent of youth and young adults, ages 6 to 24, participated in outdoor recreation in 2015. According to the 2014 Report, the most popular outdoor activities among Caucasians were running/jogging and trail running (19%); fishing (18%); road, mountain, and BMX biking (17%); camping (16%); and hiking (14%).

African Americans

Approximately eight percent of African Americans between the ages of 6 to 24 participated in outdoor recreational activities in the past year nationwide.¹¹ Youth ages 6 to 12 (52% participation) are the only age group in the African American demographic to participate in outdoor recreation at a rate of more than 50 percent. By comparison, Caucasians in four of the five age groupings participated in outdoor sports at rates of 60 percent or more, with only those ages 45+ (40% participation) participating at under 50 percent. According to the 2014 “Outdoor Recreation Participation Topline Report,” the most popular outdoor activities among African Americans were running/jogging and trail running (18%); fishing (11%); road, mountain, and BMX biking (11%); birdwatching/wildlife viewing (4%); and camping (4%).

⁸ Outdoor Recreation Participation Report 2014

⁹ P.L. Winter, W.C. Jeong, G.C. Godbey, “Outdoor Recreation among Asian Americans: A Case Study of San Francisco Bay Area Residents,” *Journal of Park and Recreation Administration*, 2004.

¹⁰ Harry Zinne and Alan Graefe, “Emerging Adults and the Future of Wild Nature,” *International Journal of Wildness*, December 2007.

¹¹ Outdoor Foundation, *Outdoor Recreation Participation Topline Report 2014*,

<http://www.outdoorfoundation.org/research.participation.2014.topline.html>, accessed May 2016

Dog Parks

Dog parks are increasingly popular community amenities and have remained among the top planned additions to parks and recreational facilities over the past three years. In fact, the 10 largest cities in the U.S. increased the number of dog parks in their parks system by 34 percent between 2005 and 2010. Dog parks not only provide safe spaces for animals to socialize and exercise; they are also places where dog owners socialize and enjoy the outdoors. They help build a sense of community and can draw potential new community members and tourists traveling with pets.¹²

In 2014, the National Dog Park Association was established and focused its mission on providing informational resources for establishing and maintaining dog parks. *Recreation Management* magazine¹³ suggested that dog parks can serve as a relatively low-cost way to provide an oft-visited, popular community amenity. Dog parks can be as simple as a gated area, or more elaborate with “designed-for-dogs” amenities such as water fountains, agility equipment, and pet wash stations. Even splash pads are being designed for dog parks. Well-designed dog parks cater to users with design features for their comfort and pleasure. Some park agencies even offer creative programming at some dog parks for owners and their dogs.¹⁴ Amenities in a well-designed dog park might include the following:

- Benches, shade, and water – for dogs and people
- At least one acre of fenced-in space with adequate drainage
- Double gated entry
- Ample waste stations well-stocked with bags
- Sandy beaches/sand bunker digging areas
- Custom designed splash pads or water-play feature for dogs
- People-pleasing amenities such as walking trails, water fountains, restroom facilities, picnic tables, and dog wash stations

Festivals and Special Events

Festivals and other special events are often popular activities in communities that not only entertain, generate economic activity, and serve to celebrate community identity, they are also fantastic means of introducing people the community’s public parks and recreation system. Public parks and recreation agencies play a major role in planning, managing, and hosting festivals and other community programs that often serve to draw new users into their facilities. Attendants who enjoy their experience at events hosted in parks or recreation centers may want to return for another event or program, or simply to enjoy the park or recreation facility. Participants in these special programs can become interested in visiting other parks and recreation facilities or participating in programs.

In 2014, festivals grew in popularity as economic drivers and urban brand builders. Chad Kaydo describes the phenomenon in the January 2014 issue of *Governing* magazine: “Municipal officials and entrepreneurs see the power of cultural festivals, innovation-focused business conferences and the like as a way to spur short-term tourism while shaping an image of the host city as a cool, dynamic location where companies and citizens in modern, creative industries can thrive.”¹⁵

¹² Joe Bush, “Tour-Legged-Friendly Parks”, *Recreation Management*, February 2, 2016.

¹³ Emily Tipping, “2014 State of the Industry Report, Trends in Parks and Recreation,” *Recreation Management*, June 2014.

¹⁴ Dawn Klingensmith “Gone to the Dogs: Design and Manage an Effective Off-Leash Area”, *Recreation Management*, March 2014, http://recmanagement.com/feature_print.php?fid=201403fe02

¹⁵ Chad Kaydo, “Cities Create Music, Cultural Festivals to Make Money,” *Governing*, January 2014, <http://www.governing.com/topics/finance/gov-cities-create-mucis-festivals.html>.

Trails and Health

Trails can provide a wide variety of opportunities for being physically active, such as walking/running/hiking, rollerblading, wheelchair recreation, bicycling, fishing, hunting, and horseback riding. Trails and community pathways are a significant recreational and alternative transportation infrastructure, but are most effective in increasing public health when they are part of a system. In fact, the Centers for Disease Control and Prevention's Trails for Health Initiative¹⁶ concluded that a connected system of trails increases the level of physical activity in a community. Several groups, including American Trails, have created resources explaining the many benefits of trails.

<http://www.americantrails.org/resources/benefits>

The health benefits are equally as high for trails in urban neighborhoods as for those in state or national parks. A trail in the neighborhood, creating a "linear park," makes it easier for people to incorporate exercise into their daily routines, whether for recreation or non-motorized transportation. Urban trails need to connect people to places they want to go, such as schools, transit centers, businesses, and neighborhoods.¹⁷

Shade Structures – Solar Relief

Communities around the country are considering adding shade structures as well as shade trees to their parks, playgrounds, and pools as "a weapon against cancer and against childhood obesity,"¹⁸ both to reduce future cancer risk and promote exercise among children. A 2005 study found that melanoma rates in people under 20 rose three percent a year between 1973 and 2001, possibly due to a thinning of the ozone layer in the atmosphere. It is recommended that children seek shade between 10 a.m. and 4 p.m., but with so little shade available, kids have nowhere to go. Additionally, without adequate shade, many play areas are simply too hot to be inviting to children. On sunny days, playground equipment can be hot enough to scald the hands of would-be users.

Trees would help provide protection, as tree leaves absorb about 95 percent of ultraviolet radiation, but they take a decade or more to grow large enough to make a difference. As such, many communities are building shade structures instead. The non-profit Shade Foundation of America is a good resource for information about shade and shade structures, www.shadefoundation.org.

C. Community and Stakeholder Input

In May, 2017 public input meetings were held with the City of Clovis. The meetings involved City staff, stakeholders, City officials and an open public forum. The goal of the meetings were to mix area residents and stakeholders with differing points of view and to solicit broad based perspectives. Each meeting lasted approximately 90 minutes. All meetings were facilitated by GreenPlay staff, and a series of questions was used to ensure that adequate input was received by all attendees.

¹⁶ Centers for Disease Control and Prevention, "Guide to Community Preventive Services,"

<http://www.thecommunityguide.org/index.html>

¹⁷ National Trails Training Partnership, "Health Community: What you should know about trail building,"

<http://www.americantrails.org/resources/health/healthcombuild.html>, accessed May 2016

¹⁸ Liz Szabo, "Shade: A weapon against skin cancer, childhood obesity", *USA Today*, June 30, 2011, www.usatoday.com/news/health/wellness/story/2011/06/Shade-serves-as-a-weapon-against-skin-cancer-childhood-obesity/48965070/1, accessed May 2015

Strengths and Opportunities for Improvement

The residents of Clovis benefit from the fact that the City provides a well distributed parks system with various trails and many parks and recreation opportunities. The trails system is the biggest draw of the City, providing walkable access to many parts of the community and adjacent parks. Amenities along the trails system are well received, and neighbors welcome the trails in the neighborhoods and around their homes. Parks are a driver for the community, and the staff is seen as a strength. The botanical gardens provide a unique experience, and this serves as an example of a good partnership for the City.

The City could improve areas of lighting along the trails and in parks to address safety within the community. Some parks are built by developers as they build their parks. The City collects development fees from the development of the neighborhood parks, and fees are paid for larger parks. Landscape Maintenance Districts are developed and fund maintenance in these parks, while other parks located in the City are funded through the general fund. The parks in the Landscape Maintenance Districts that receive the additional funding tend to be maintained better than those parks that rely on city maintenance through the general fund. The City would benefit by increasing or seeking alternative funds to improve the conditions of the general fund parks. The southwest section of the community lacks the facilities as those found in other parts of the city. A need for a Bicentennial type park in this area would improve the reach of the City. Clovis does not currently have a dog park in its system. However, there is strong support for the addition of a dog park in Clovis. The City would benefit by identifying potential sites and possible partnerships to provide a dog park for the community. Maintenance levels were decreased through the recession, and positions were left unfilled. To help alleviate this issue, some of these services were converted to contract services. This is an issue that the City must still take into consideration as the trails and park system continues to grow with the increasing population of Clovis.

Programming, Activities, and Locations

The City of Clovis has a unique partnerships with the school district, in which the schools provide and operate most recreation programs for the youth and teens of the community. While the schools do provide programming, the City of Clovis also operates youth and adult programs through the Clovis Recreation Center and additional programming and events for the community. Residents expressed an interest in more adult programs and activities with regard to sports and hosted tournaments. Pickleball, drop in play opportunities, community and special events such as outdoor concerts, and farmers market type activities were mentioned, along with outdoor fitness equipment and open play areas in the parks.

Existing and New Facilities

When asked what improvements could be made to existing facilities, the following suggestions were made for renovations to current facilities in the City:

- Additional lighting to trails, parks, and ball fields
- Drinking fountains along the trail system at trailheads
- Complete trail system to provide system-wide connectivity
- Restrooms at John Wright Station and Treasure Ingmar Park
- Additional bike repair stations and bike racks (Old Town)
- Dog drinking fountains
- Shade structures/additional tree canopy along trails and in parks
- Benches along trails and in Bicentennial Park
- Drip irrigation
- Drainage at Letterman Park
- Use of flood control basins for programming/events

When asked what additional parks and recreation facilities are needed for the community, the following suggestions were made:

- Dog parks
- Athletic fields to relieve pressure at schools
- Lighted fields
- Outdoor basketball
- Indoor recreation center
- Aquatic center
- Splash parks
- Disc golf
- Mountain bike parks
- Outdoor amphitheater
- Pickleball courts
- Bocce ball courts
- Horse shoe pits
- Education center for birds at Sierra Meadows and other parks
- Complete triangle park at Loma Vista
- Themed parks
- Reducing turf

Partners

The city has many opportunities to build relationships and create partnership to assist in the implementation of this plan. Throughout the process, the support from outside organizations was positive. Key potential partners identified through the process include the following:

- Fresno Metropolitan Flood Control District
- Clovis Unified School District
- Fresno County Flood Control District
- Fresno Irrigation District
- Clovis Community Medical Center
- Kaiser Permanente Fresno Medical Center
- Clovis Community Colleges
- Fresno State – Campus Recreation/Activity spaces
- Fresno State just included soccer fields in Strategic plan and looking to partner
- Development community BIA (Building Industry Association)
- Rotary, Kiwanis, Other service groups
- Clovis Community Foundation
- Nature Education Center
- Clovis Botanical Garden
- Dog Park Group
- Youth Sports Leagues
- Clovis Chamber of Commerce
- Special Service Districts
- Food Trucks/Mobile Vendors
- Volunteer groups

Utilizing these resources and creating partnership agreements will benefit the City as it moves forward with expansion of services and programs throughout the community.

Values

The residents of Clovis have a high expectation of quality when it comes to their parks. When discussing the key issues and values of the community, being authentic and providing safety and security were very important. Partnerships and collaboration were mentioned in moving forward with the plan, and understating the impact on neighborhoods when developing parks is important. Decreasing the likelihood of bike/pedestrian conflicts on trails and themes for park developments also were mentioned during discussion. City reputation and trust must continue in a positive direction with a focus on accountability and consistency in the City's operation.

Priorities

The residents and focus groups were asked to identify the priorities for Clovis over the next five years. The top two areas identified included:

- Maintaining current parks and facilities at an appropriate level of standard for the community
- Have a plan in place to meet the demands as the system grows and additional parks, trail, and amenities are created

Other areas that were identified during the input process included:

- Dog park
- Park designs to reduce maintenance
- Recreation fields
- Connectivity: park to park, neighborhood to park
- Equal distribution of facilities and amenities
- Identify possible long term funding sources
- Park amenities in the southwest area
- Adaptive playground and park amenities
- Branding/Marketing/Communication
- Parking
- Lights on ballfields
- Lighting trails
- Funding: how to pay for future facilities, trails, and improvements

D. Summary of Community Survey

The purpose of this study was to gather public feedback on City of Clovis Parks facilities, services, and programs. This survey research effort and subsequent analysis were designed to assist City of Clovis in developing its master plan regarding existing and potential future facilities and services.

The survey was conducted using three primary methods: 1) a mail-back survey, 2) an online, invitation-only web survey to further encourage response from those residents already within the defined invitation sample, and 3) an open-link survey for members of the public who were not part of the invitation sample.

This community survey section is a summary of the survey results. Many survey result charts and statements are utilized throughout this document. The complete survey results including the open-ended comments were provided as a separate staff resource document due to the large number of pages.

A total of 3,500 surveys were mailed to a random sample of City of Clovis residents in June 2017. The final sample size for this statistically valid survey was 435, resulting in a margin of error of approximately +/- 4.7 percentage points calculated for questions at 50 percent response. The open link survey received an additional 990 responses.

The following is a snap shot of the selected findings gathered from the survey along with information that was gathered allowing respondents to identify which facilities and amenities they visit most often, their satisfaction level with city services, the importance of current facilities and how they meet the needs of the community. Respondents also had the opportunity to identify future facilities and amenities and rank the level of importance and priority of these facilities over the next 5-10 years. The results of the entire survey has been provided the City as a standalone document.

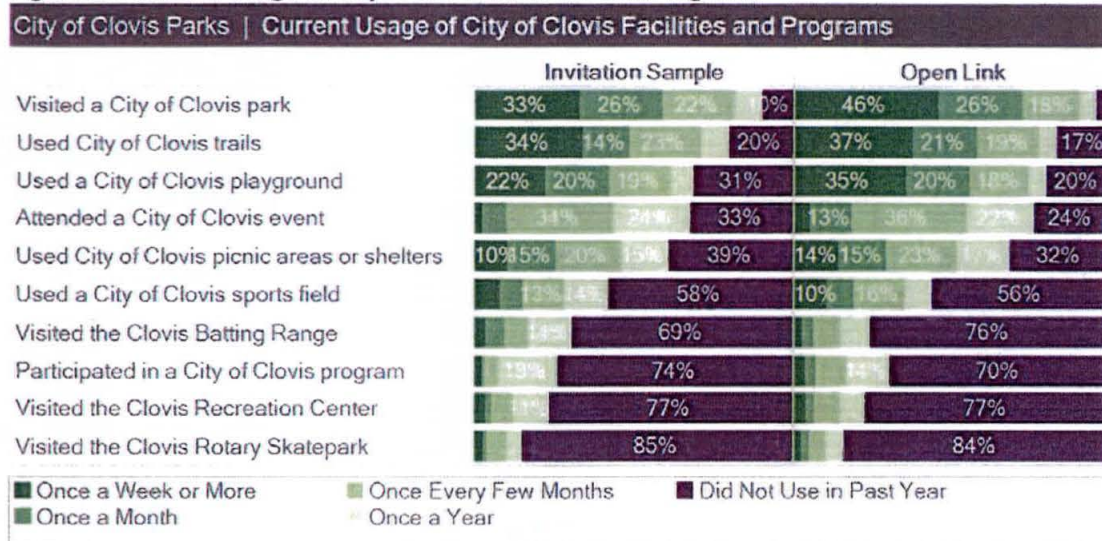
Summary of Selected Findings

The following Top 10 findings were identified as key issues through the survey process:

1. Residents desire improved condition/maintenance of parks and facilities.
2. Parks and trails are highly used and valued by residents.
3. However, increased trail/pathway connectivity is desired and was the most-selected item for needs for the City of Clovis to address over the next 5 – 10 years.
4. Safety/security is a notable concern among residents. Respondents want to see more lighting in parks and along trails.
5. Results suggest that improving recreation programs/classes would likely positively affect the degree to which community needs are met overall.
6. Survey results highlight residents' interests in dedicated dog parks, more off-leash areas/trails, and enforcement of ordinances.
7. Young families reported interest in splash pads/aquatic facilities and more playground equipment/improvements to existing equipment.
8. Open link respondents were likely to report interest in adding aquatics facilities/splash pads and dog parks/designated off-leash dog areas.
9. There is strong interest in more community events, as well as enhanced promotion of events.
10. There is room for improvement when it comes to reaching residents with information on parks and recreation facilities, services, and programs.

The survey allowed residents to provide feedback on how often they have visited or used city facilities or programs within the past year. As identified in **Figure 13**, a notable 90 percent of invitation respondents visited a City of Clovis park in the past year, and 80 percent used Clovis trails, with 33-34 percent visiting each at least once a week.

Figure 13: Current Usage of City of Clovis Facilities and Programs



Source: RRC Associates and GreenPlay

Of the respondents that have been to park in the past year, the following locations were identified as being mentioned the most to the least:

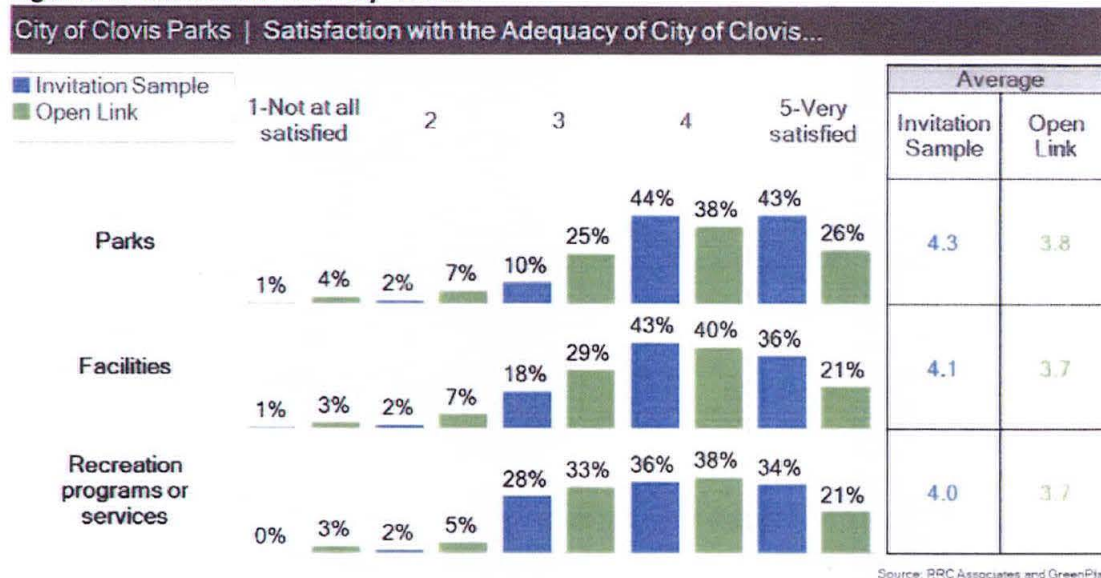
1. Dry Creek Trailhead/Cottonwood Park/Clovis Botanical Garden
2. Pasa Tiempo Park
3. Sierra Bicentennial
4. Railroad Park
5. Gettysburg Park
6. Letterman Park
7. Harlan Ranch

The survey also identified the activities that respondents engaged in while visiting the locations, with the following items being listed by most mentioned to least mentioned:

1. Walking
2. Playground
3. Play on equipment/structures
4. Picnic
5. Dog-related activity
6. Birthday parties
7. Trails
8. Exercise

Survey respondents were asked to rate the satisfaction with city services with regard to amenities and programs on a point scale, with 1 as the lowest and 5 the highest (very satisfied). Overall, the satisfaction ratings were favorable for City amenities and programs with average ratings of 4.0 or higher from the invitation sample, the highest ratings being for parks, followed by facilities, and then recreation programs or services as identified in the **Figure 14** below.

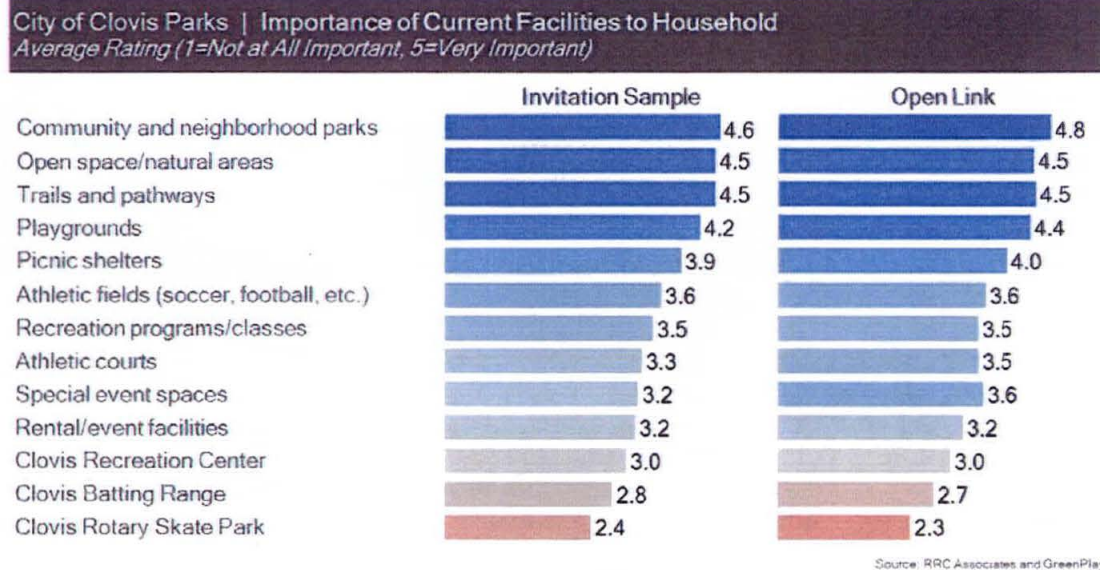
Figure 14: Satisfaction with City Services



Current Facilities

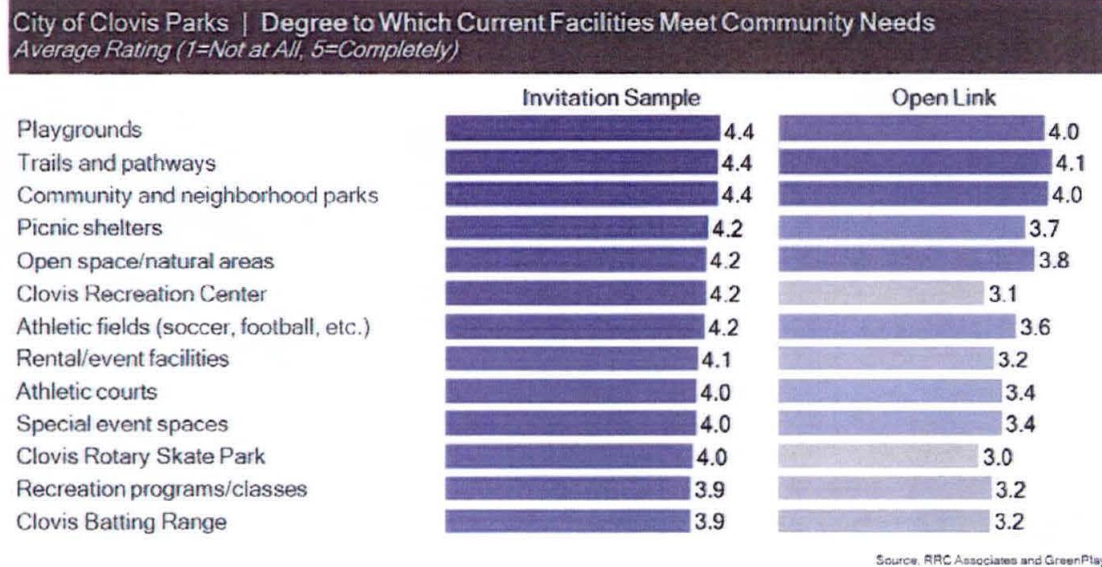
Respondents indicated the importance of current facilities to their household, with similarities between both the Invitation Sample and the Open Link. Community neighborhoods and parks, open space/natural areas, trails and pathways, and playgrounds rated highest with a ratings of 4.2-4.8 on a 5 point scale. Only the Clovis Batting Range and Clovis Rotary Skate Park rated below 3.0 on the invitation and open link samples as seen in **Figure 15**.

Figure 15: Importance of Clovis Facilities to Household (Invitation and Open Link Sample)



Respondents were then asked if the facilities met the needs of the community. Again, there were similarities between the Invitation Sample and the Open Link as seen in **Figure 16**. Overall responses were positive for both the invitation and open link samples, with every location rating above 3.0 and a majority of locations rating 4.0 or higher on the invitation sample.

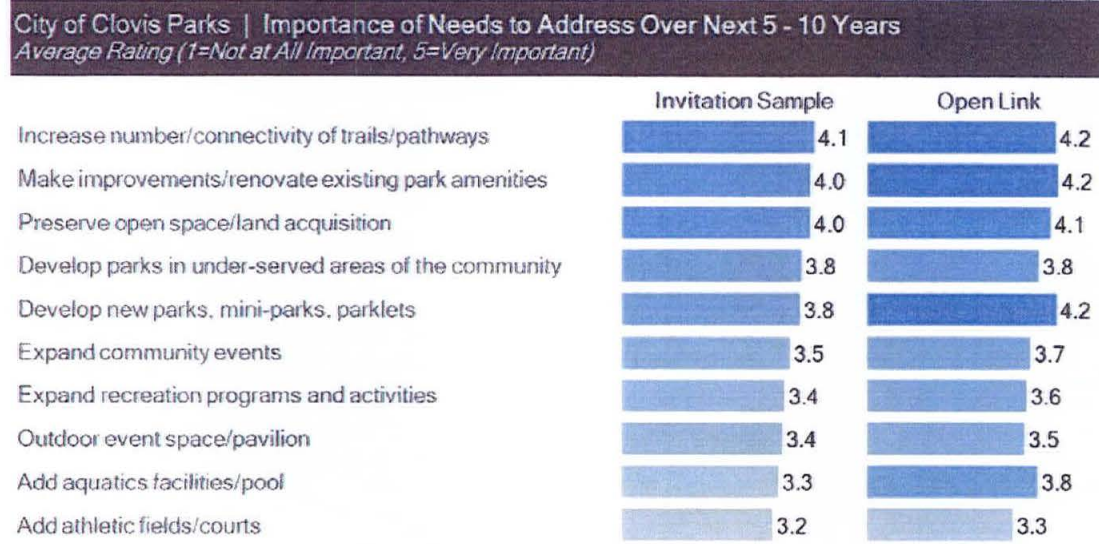
Figure 16: Degree to Which Clovis Facilities Meet the Needs of the Community



Future Facilities and Service

The survey asked respondents questions to gauge the interest, importance, and priority of future amenities and services for the City of Clovis over the next 5 to 10 years. The survey identified that respondents do place an importance on the addition of future facilities with the invitation and open link samples comparable in the results as identified in **Figure 17**.

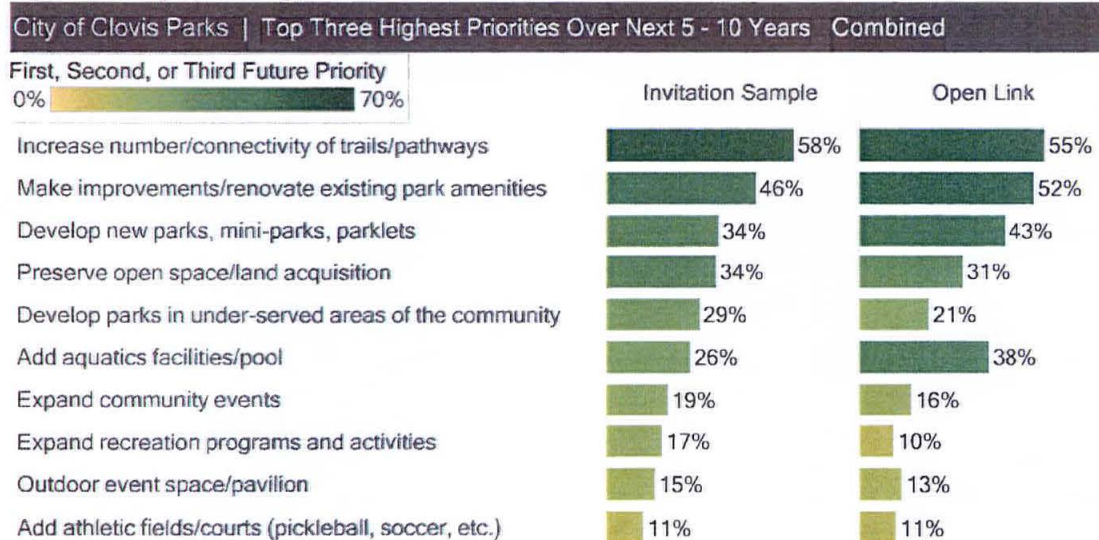
Figure 17: Importance of Needs over the next 5-10 Years



Source: RRC Associates and GreenPlay

When asked to prioritize and select the top three future facilities, **Figure 18** shows that both samples of respondents most frequently chose increasing number and connectivity of trails and pathways and making improvements/renovating existing park amenities as one of their top three priorities. Open link respondents were more likely to prioritize developing parks and adding aquatics facilities/pool.

Figure 18: Top Three Highest Priorities over next 5-10 Years

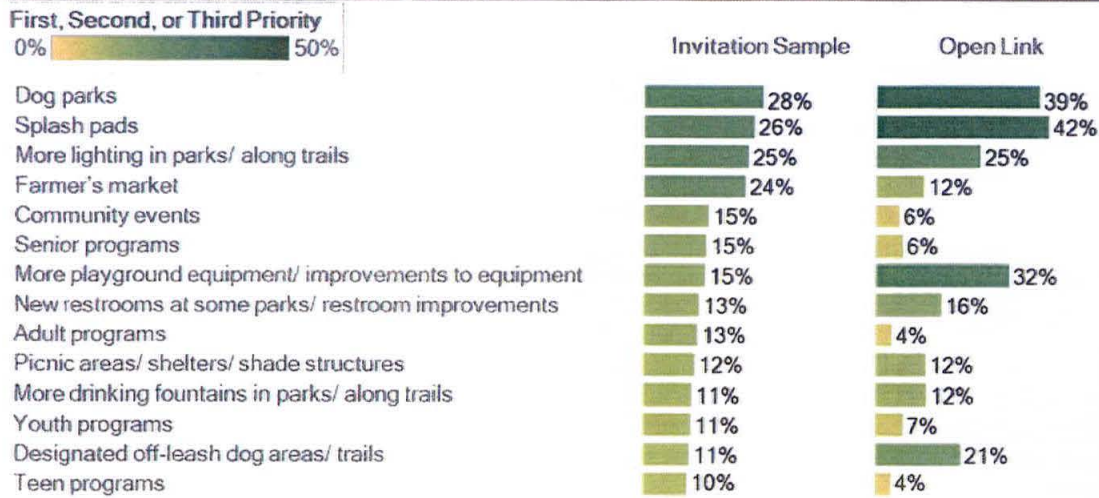


Source: RRC Associates and GreenPlay

When asked to select their top three priorities for addition, expansion, or improvement, dog parks, splash pads, more lighting in parks/along trails, and farmers market emerge as the top areas of focus with the invitation sample, while the open link respondents also prioritized splash pads, more playground equipment/improvements to equipment, and designated off-leash dog areas/trails as depicted in **Figure 19**.

Figure 19: Top Three Amenities and Services

City of Clovis Parks | Top Three Highest Priorities Combined - Top Half



Source: RRC Associates and GreenPlay

E. Organizational and Marketing Analysis

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

On May 16, 2017, staff participated in a SWOT analysis to identify various perceived strengths, weaknesses, opportunities, and threats of the Parks Division. Along with the staff discussion, the public also had an opportunity to address these issues through the various public meetings held May 16, 2017.

The residents of Clovis benefit from the fact that the City provides a large and popular trail system that is perceived as safe and runs adjacent to many parks. Many amenities are found along the trails, and residents welcome trails in the community and behind their homes. Parks are held in high regard throughout the community and are identified as an economic driver for the City. The new addition to the recreation center, as well most amenities found in the parks and along the trails are well received. The relationship with the Clovis Botanical Gardens is strong as perceived as an asset.



Overall, the City park system is looked at as a strength with residents and staff. A few topics of discussion such as lack of facilities in the southwest portion of the City, no dog park, and the absence of sports fields were key issues that were identified as needed improvements. Funding for future facilities and the general fund to maintain current facilities is an area that must be addressed. Other areas that could be improved throughout the City include identification of alternative/adventure parks and amenities, connectivity of trails to sidewalks and other trails, special events, and increasing the level of maintenance throughout the City park system.

The City would benefit by continuing to expand the trail system and connectivity throughout the community and the surrounding area. Attention must be placed on creating better partnerships, in particular with the schools, to share resources and expand and improve programming opportunities. Young families, seniors, and middle school age residents are those that need more attention with regard to programming and special event opportunities.

Along with the need for physical improvements, improvements in marketing, communication, and gaps in programming for target populations are needed to increase the visibility of the City and the success of providing the level of service needed for the community.

Organizational Changes

Staffing Analysis

A staffing analysis was performed for the entire staff in addition to the SWOT analysis to very broadly assess the Parks Division to identify areas of concern with too little or too many staff positions for the workload expectations. At this time, there is concern with the size of the maintenance crew to keep up with the current tasks that are needed to meet the expected standards of the community. Staff size was reduced during the recession, and staff numbers have not been added since the reduction occurred. During this time, the City contracted services to help alleviate the issue. In addition to the reduced staff numbers, the parks and trails system has continued to grow, placing more pressure on the Division to keep up with the maintenance and standards expected of the community and city staff.

As the community continues to grow and the number of parks and trails increase, the maintenance levels needed to uphold the standards expected of the community will continue to rise. The size of staff must be addressed along with other potential opportunities to decrease the maintenance burden of the City. Identifying a staffing strategy or exploring additional contracted services will need to be explored as this growth occurs. The residents of Clovis and the staff expect the parks, trails, and amenities to be held in high regard and kept in an acceptable condition for daily use and an attraction for not only residents of the community but visitors of the City that take advantage of the current trail system and events and amenities found within Clovis.

Maintenance Analysis

Maintaining parks, trails, and amenities is a high priority for the Parks Division. The community has high expectations and benefits from a great trail system with many parks and amenities in which to recreate. As maintenance is a high priority for the City and also an area that has been affected through reductions in staff, the City would benefit by addressing growth in the parks and trails system by identifying opportunities to create low maintenance areas. The use of designs that address low water usage of parks, planting natural plants, and reducing the size of turf can provide the City an opportunity to grow the number of acres and miles of trails while keeping an eye toward the growth of maintenance hours needed to provide standards of the community. Exploring opportunities to repurpose current parks and other older areas with lower maintenance plantings and reduction of turf will also be a benefit to the long term plans of the City.

Marketing Analysis

Respondents to the community survey, along with residents from the open public meetings expressed a desire to receive city information in a more efficient and technologically savvy process. Through internal, as well as external feedback from the survey, lack of communication is a key issue with the City. The City has done a good job in exploring new techniques such as Facebook live and other social media avenues to provide information and services to the community. As the City continues this trend, it should strive to find a mix of diverse resources and styles that will meet the needs of the community through social media and other printed materials. Developing and implementing a policy for marketing and communication will benefit the City and show the residents of the community that they understand the need and importance of providing information to the public in formats that benefit the residents at large.

III. Clovis at a Glance – Inventory and Level of Service Analysis

A. Inventory

Clovis is a community that values open space. One pillar of the Clovis General Plan is to provide all residents in the community with access to superior open space resources and recreation facilities. Clovis strives to provide recreational amenities and encourage active and healthy living. Another goal outlined in the Clovis General Plan is to provide park and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.

The City of Clovis currently owns and maintains 81 parks, four of which are jointly maintained by an HOA (Harlan Ranch, Olive Tree Park, Serenity Park, and TR5486). These parks range from passive (Dry Creek Trailhead and Cottonwood) to active (Rotary and Sierra Bicentennial), and are a mix of smaller pocket parks to larger basin parks.

In addition to these facilities, Clovis maintains over 28.1 miles of trails. These trails are comprised of four primary trails (Clovis Old Town Trail, Dry Creek Trail, Enterprise Trail, and PG&E Trail) as well as a series of greenbelt paths in the northeast corner of the City and Paseos in the southeast.

The City also has a successful joint-use agreement with Clovis Unified School District (CUSD) that allows for use of school recreational facilities by Clovis residents outside of school hours. These facilities provide numerous athletic fields, gymnasiums, and swimming pools for public use.

Classification of Clovis Parks (Park Types)

All parks in the City are classified as Pocket, Neighborhood, Area, Community, Regional, School, or Basin Parks and are defined below based on the City's Parks Standards.

Pocket Park

Pocket Parks are the smallest park classification at up to one acre in size. These parks are centrally located in residential neighborhoods and planned for families and children. Intended to offer a small open space/recreational venue of a more passive or intimate nature internal to a specified residential development. Typically, these parks provide picnic and sitting areas and should be accessible by foot or bicycle. *Currently, the City has 1.58 acres of Pocket Parks made up of eight locations.*

Neighborhood Park

Typically, a neighborhood park ranges from one to two acres in size. These parks are uniquely tailored to the neighborhoods they serve and provide active recreation and a balance of amenities that appeal to a broad range of individuals. *Currently, the City has 44.38 acres of Neighborhood Parks comprised of 50 parks. Three of these are HOA maintained.*

Area Park

Area Parks function much like Neighborhood Parks, but are typically larger, ranging from 3 to 20 acres, and serve a larger population. These are intended to provide amenities for multiple age groups and connect to neighborhoods via trails or sidewalks. *Currently, the City has 11 Neighborhood Parks totaling 41.99 acres.*

Community Park

Community Parks are considerably larger in scale, ranging from 15 to 100 acres. The intent of these parks is to meet a wide range of community recreation and social needs focused on both passive and active recreation. The purpose of a community park is to bring people together to recreate, socialize, and find quiet space. Amenities may include those similar to a Neighborhood Park, as well as group picnic facilities, internal trails, and athletic facilities. *Currently, the City has five Community Parks totaling 67.51 acres.*

Regional Park

Regional Parks typically service multiple cities, cross political jurisdictions, and exceed 100 acres in size. The purpose of the parks is to preserve natural resources, remnant landscapes, and open space. These parks can include passive activities, such as hiking and nature viewing, as well as active recreation areas, gardens, picnic facilities, and other special uses. *There are currently no existing Regional Parks in the City of Clovis.*

- **Woodward Park** is three miles west of the City's western limits. This regional park is approximately 300 acres and includes amenities such as a multi-use amphitheater, a Japanese garden, **fenced dog park, exercise par course, playgrounds, a lake, picnic areas, mountain bike courses, and miles of multipurpose trails that are part of the San Joaquin River Parkway's Lewis S. Eaton Trail. There are six shelters located throughout the park.
- **Millerton Lake State Recreation Area** is 6.6 miles north of the SOI beyond the non-SOI Plan Area boundary. It spans over 6,800 acres of land; Millerton Lake (Reservoir) spans an additional 4,900 acres when full. The land portion of the recreation area is operated by the California Department of Parks and Recreation. Millerton Lake is managed by the U.S. Bureau of Reclamation. Recreational facilities include boat launch ramps, picnic areas, hiking trails, mountain biking trails, campgrounds, and boating campsites.
- **Lost Lake Recreation Area** is a Fresno County facility on the San Joaquin River. It is 4.5 miles north of the SOI and includes a 38-acre lake, campground, picnic area, softball field, volleyball courts, hiking trail, nature study area, playgrounds, and restrooms.

****Nearby Regional Recreation Areas**

The following regional recreation areas are near the Clovis Plan Area and accessible to its residents and visitors. However, they are not part of the SOI Area or within the City limits.

In addition, the future Dry Creek Detention Basin in the non-SOI Plan Area would be developed as a Regional Park and will provide a number of amenities, including a lake, nature center, playgrounds, multiuse sports fields, shelters, benches, picnic areas, etc.

Basin Park

This classification pertains to Fresno Metropolitan Flood Control basins used in concert with, or in lieu of, other classes of parks to meet open space needs. These sites typically range from five to 20 acres and their uses are generally limited to dry periods due to their main priority as flood control facilities. Basin Parks offer connections to the larger community via trails or sidewalks. *There are currently three Basin Parks totaling 21.13 acres.*

School Park

The School Park classification pertains to school sites used in concert with, or in lieu-of, other classes of parks to meet open space needs. The City maintains an “open gate” policy for Clovis Unified School District (CUSD) land and facilities available for recreational use after normal school hours and during the summer. These sites are best suited for community-based recreational programs and youth athletic facilities. *Currently there are approximately 271 acres of CUSD Sites available for shared use. (LOS calculated on 50% of these/ +/- 135 acres)*

The inventory of parks for the City of Clovis lists existing facilities found in every park. The parks are organized according to their classification type. Typical facilities within the Clovis Parks include, but are not limited to, playgrounds, benches, grill stations/BBQs, open lawns, and generous tree canopies. The data for the asset inventory was collected by LandDesign and Greenplay, and this information was supplemented with GIS data from the City and additional site inventory visits.

Inventory of Existing Facilities within the Clovis Parks System:

SUMMARY INVENTORY OF CITY PARKS



P Proposed
 FB Baseball Court
 SD Softball Diamond
 S Soccer Field
 C & G Golf Pitch
 S Horseshoe Pit
 B Basketball Courts
 M Skate Park
 VR Volleyball Court

Facilities

Park	Park Type	Acres	Sidewalk	Benches	Playground / Play Lot	BBQ	Picnic Table	Trash Receptacle	Drinking Fountain	Bathroom	Overhead Structure	Irrigation	Lighting	Parking Lot	Wall / Fence	Trail	Bike Rack	Bike Repair Station	Fitness Equipment	BB	BS	S	CR	HS	BC	VB	SK
Ardenwood	Pocket	0.17	X	X	X	X	X	X	X			X	X	X	X												
Ardenwood	Pocket	0.14	X	X	X							X	X	X													
Ardenwood	Pocket	0.30	X	X	X	X	X	X	X			X	X	X	X												
Ardenwood	Pocket	0.14	X	X	X		X	X	X			X	X	X	X												
Ardenwood	Pocket	0.07	X									X															
Ardenwood - Crystal Park	Pocket	0.17	X	X				X				X															
Ardenwood	Pocket	1.50					X					X	X	X			X										
Ardenwood - Blanche Park	Pocket	0.04	X									X															
Pocket Park Total Acres		2.54																									
Ardenwood	Neighborhood	0.30	X	X								X				X	X										
Ardenwood	Neighborhood	0.50	X	X	X			X	X			X	X		X												
Ardenwood - Silver Lake	Neighborhood	1.14	X	X	X	X	X	X	X			X	X		X												
Ardenwood - Silver Lake	Neighborhood	0.25	X	X	X	X	X	X	X			X	X		X												
Ardenwood - Silver Lake	Neighborhood	1.50	X	X	X	X	X	X	X			X	X		X												
Ardenwood - Silver Lake	Neighborhood	0.64	X	X	X	X	X	X	X			X	X		X												
Ardenwood - Silver Lake	Neighborhood	0.25	X	X	X		X					X	X		X												
Ardenwood - Silver Lake	Neighborhood	0.68	X	X	X	X	X	X	X			X	X		X												

Park	Park Type	Acres	Sidewalk	Benches	Playground / Play Lot	BBQ	Picnic Table	Trash Receptacle	Drinking Fountain	Bathroom	Overhead Structure	Irrigation	Lighting	Parking Lot	Wall / Fence	Trail	Bike Rack	Bike Repair Station	Fitness Equipment	BS	BS	S	CR	HS	BC	VB	SK
TR4532/HQA	Neighborhood	0.40	X	X								X			X												
TR4177/Westcot	Neighborhood	1.00	X	X	X	X	X	X	X				X	X	X												
TR4194/Gentle	Neighborhood	0.78	X	X	X	X	X	X	X				X	X	X												
TR4215/Williamsburg II	Neighborhood	0.66	X	X	X	X	X	X	X				X	X	X	X	X										
TR4256/Machione Estates II	Neighborhood	0.75	X	X	X	X	X	X	X				X	X	X												
TR4360/Monte Vista 31	Neighborhood	0.93	X	X	X	X	X	X	X				X	X	X												
TR4433/California Countrywood	Neighborhood	1.90	X	X	X	X	X	X	X				X	X	X												
TR4530/Rancho Paloma II	Neighborhood	1.07	X	X	X	X	X	X	X				X	X	X												
TR4559/Sun River	Neighborhood	0.39	X	X									X		X												
TR5565/Palmira Park	Neighborhood	1.60	X	X	X	X	X	X	X				X	X	X	X	X										
TR4632/Fox Run	Neighborhood	1.30	X	X	X	X	X	X	X				X	X	X												
TR4654/Cambridge Cove	Neighborhood	1.34	X	X	X	X	X	X	X				X	X	X												
Portland	Neighborhood	0.40	X	X				X					X	X	X												
TR4954/Quail Hollow	Neighborhood	1.41	X	X	X			X					X	X	X												
TR4958/Countryside	Neighborhood	0.92	X	X	X	X	X	X	X				X	X	X	X											
TR4990/Summit 4	Neighborhood	1.16	X	X	X			X	X				X	X	X	X											
TR4998/HQA	Neighborhood	0.90	X	X				X					X	X	X												
TR4999/HQA	Neighborhood	0.70	X										X		X												
TR5002/Pinnacles	Neighborhood	1.03	X	X	X	X	X	X	X				X	X	X												
TR5025/Town & Country	Neighborhood	0.61	X	X				X	X				X		X	X											
Serra View	Neighborhood	0.89	X	X	X			X	X				X	X	X	X											
TR5046/Town & Country	Neighborhood	1.15	X	X				X	X				X	X	X												
TR5115/Seaton Park	Neighborhood	1.42	X	X	X	X	X	X	X				X	X	X												
TR5140/Wood/Lunar	Neighborhood	1.50	X	X	X	X	X	X	X				X	X	X												
TR5169/East West	Neighborhood	1.52	X	X	X			X					X	X	X	X											
TR5192/Rodary/ Bermuda Triangle	Neighborhood	0.78	X	X				X	X				X	X	X	X											
TR5194/ (TRAIL) LINEAR PARK	Neighborhood	1.10	X										X	X		X											
TR5204/Carden Place	Neighborhood	0.63	X	X	X			X	X	X			X	X	X	X											
TR5264/ European Park	Neighborhood	1.29	X	X	X	X	X	X	X			X	X	X	X												

Park	Park Type	Acres	Sidewalk	Benches	Playground / Play Lot	BBQ	Picnic Table	Trash Receptacle	Drinking Fountain	Barbeque	Overhead Structure	Irrigation	Lighting	Parking Lot	Wall / Fence	Trail	Bike Rack	Bike Repair Station	Fitness Equipment	BB	BS	S	CR	HS	BC	VB	SK
TR5277 Summit S	Neighborhood	1.26	X	X	X	X	X	X	X			X	X		X												
Paso Tiempo North	Neighborhood	1.40	X	X		X	X	X				X	X		X	X											
TR5484/ Los Arboles	Neighborhood	2.75	X	X	X	X	X	X	X			X	X		X												
Linear	Neighborhood	1.50	X	X	X		X	X	X					X	X												
TR5602 (HOA) - HARLAN RANCH	Neighborhood	0.90	X	X	X		X	X	X			X	X		X												
TR5602 (HOA) - HARLAN RANCH	Neighborhood	0.29	X	X								X	X														
Wawona Ranch Dry Creek Trail	Neighborhood	2.20	X						X		X						X										
TR5142 (BERRY PARK)	Neighborhood	0.30	X	X				X	X			X	X		X	X			X								
TR5950/ Grove Park	Neighborhood	0.80	X	X	X			X	X			X	X		X	X											
TR5086	Neighborhood	0.20	X	X																							
TR114/ Bunny South	Neighborhood	0.08																									
TR5059/ Regent	Neighborhood	0.26																									
TR143/ Wilson	Neighborhood	0.21																									
Philly House	Neighborhood	1.15																									
**TR5456 (HOA HARLAN RANCH)	Neighborhood	0.20	X	X				X	X		X	X	X				X										
**TR5456/ Olive Tree Park (HOA)	Neighborhood	0.90	X	X	X			X				X	X				X										
**TR5456/ Serenity Park (HOA)	Neighborhood	0.40	X	X		X	X	X			X	X	X		X	X											
Neighborhood Park Total Acreage		49.34																									
Century Park	Area	5.00	X	X	X		X	X	X			X	X		X												
Treasure Island	Area	1.19	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Cottonwood	Area	2.64	X	X				X	X			X	X		X	X	X										
Deerfield/TRA762	Area	3.73	X	X	X	X	X	X	X			X	X	X	X	X	X										
Wellington	Area	4.82	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
San Gabriel	Area	2.98	X	X	X	X	X	X	X	X	X	X	X	X	X												
Paso Tiempo	Area	5.47	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
TR4775/Thornburn	Area	3.91	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
TR4248/Westside S	Area	2.40	X	X	X	X	X	X	X		X	X	X		X				X								
*Reich, Alameda/Roadroad	Area	6.74	X	X	X	X	X	X	X	X	X	X	X	X	P		X	X	X								

Park	Park Type	Acres	Sidewalk	Benches	Playground / Play Lot	BBQ	Picnic Table	Trash Receptacle	Drinking Fountain	Bathroom	Overhead Structure	Irrigation	Lighting	Parking Lot	Wall / Fence	Trail	Bike Rack	Bike Repair Station	Fitness Equipment	BB	BS	S	CR	HS	BC	VB	SK	
*Heaton Ranch	Area	4.00	X	X	X	X	X	X	X	X	X	X	X	X														
Area Park Total Acreage		43.27																										
Dry Creek	Community	17.90	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X									
Dry Creek Trailhead	Community	3.00	X				X	X	X	X	X	X	X	X	X	X	X	X	X									
Jefferson	Community	11.24	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X									1	1	
Siena Bicentennial	Community	18.20	X	X	X	X	X	X	X	X	X	X	X	X	X				X	2	2	1	1	10	1		3	
Siena Meadows	Community	12.00	X	X				X	X	X		X	X	X	X													
Community Park Total Acreage		42.43																										
Basin JE	Basin Park	0.40	X	X	X	X	X	X				X	X	X	X													
Basin S/ Heaton Ranch	Basin Park	2.10	X	X	X	X	X	X	X	X	X	X	X	X	X													
Basin HJ	Basin Park	13.35	X	X	X	X	X	X	X	X		X	X	X	X						3							
Basin Park Total Acreage		15.87																										
JOINT USE FACILITIES		Park-School	135.00	50% OF TOTAL ACREAGE USED																								
EXISTING TRAILS			29.32																									
EXISTING PARK ACREAGE			173.65																									
TOTAL ACREAGE			337.97	ACRES																								

Level of Service (LOS) Standards & Analysis

LOS standards and analysis is a commonly-used method to examine how well a community's park and recreation needs are being met through a comparison to standards of national, state, and comparable municipality. This provides one type information to analyze the City's current state and future recommendations. The LOS analysis is used in conjunction with other types of information gathered in the master planning process, such as staff and public input, demographic analysis, trends and observation to provide a clearer understanding of each community's needs.

Population size is an important factor for assessing park and recreational needs. Traditionally, park and recreation standards have been based on the ratio of parkland provided to population (i.e. x acres/1,000 people). The Quimby Act, as established in State law, allows cities and counties to establish a standard of three acres of local parkland per 1,000 people. The Clovis General Plan establishes a goal of four acres of parkland per 1,000 residents, which exceeds the requirement set forth by the Quimby Act. Based on the 2017 population of 110,762 residents and the park goals laid out by the General Plan, the City is working successfully toward meeting the park area goals. Currently, the City has 81 designated city parks that total approximately 173 acres. The goal for future planning increases the park area to approximately 380 acres and also substantially increases the number of trails.

EXISTING										
City Limits	Park Type	Existing (Acres)	Count	Population Living Within a Park Service Area*	National Standard (Acres)***	National Standard Gap (acres)	City Standard (acres)**	City Standard Gap (acres)	Quimby Standard (acres)	Quimby Gap (acres)
	Pocket	2.54	8	N/A	27.69	24.19	N/A	N/A	N/A	N/A
	Neighborhood	49.34	54	N/A			N/A	N/A	N/A	N/A
	Area	43.27	11	N/A	276.91	-171.01	N/A	N/A	N/A	N/A
	Community	62.63	5	N/A			N/A	N/A	N/A	N/A
	Basin	15.87	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**School Facilities	135.00	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Trails	29.32	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total	357.97	112	110,762	1107.62	-769.65	443.05	-105.08	332.29	5.68

FUTURE										
City Limits	Park Type	Future (Acres)	Future Count	Population Living Within a Park Service Area*	National Standard (Acres)***	National Standard Gap (acres)	City Standard (acres)**	City Standard Gap (acres)	Quimby Standard (acres)	Quimby Gap (acres)
	Pocket	1.58	8	N/A	28.93	22.51	N/A	N/A	N/A	N/A
	Neighborhood	49.87	58	N/A			N/A	N/A	N/A	N/A
	Area	68.96	14	N/A	289.35	-152.88	N/A	N/A	N/A	N/A
	Community	67.51	5	N/A			N/A	N/A	N/A	N/A
	Basin	192.60	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**School Facilities	135.00	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Trails	60.06	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total	575.58	128	115,739	1157.39	-581.81	462.96	-112.62	347.22	228.36

EXISTING										
Sphere of Influence	Park Type	Existing (Acres)	Count	Population Living Within a Park Service Area**	National Standard (acres)**	National Standard Gap (acres)	City Standard (acres)**	City Standard Gap (acres)	Quimby Standard (acres)	Quimby Gap (acres)
	Pocket	2.54	8	N/A	28.57	23.31	N/A	N/A	N/A	N/A
	Neighborhood	49.34	54	N/A			N/A	N/A	N/A	N/A
	Area	43.27	11	N/A	285.69	-179.79	N/A	N/A	N/A	N/A
	Community	62.63	5	N/A			N/A	N/A	N/A	N/A
	Basin	15.87	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**School Facilities	135.00	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Trails	29.32	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total	357.97	112	114,276	1142.76	-804.79	457.10	-119.14	342.83	4.86

FUTURE										
Sphere of Influence	Park Type	Future (Acres)	Future Count	Population Living Within a Park Service Area**	National Standard (acres)**	National Standard Gap (acres)	City Standard (acres)**	City Standard Gap (acres)	Quimby Standard (acres)	Quimby Gap (acres)
	Pocket	1.58	8	N/A	30.40	15.55	N/A	N/A	N/A	N/A
	Neighborhood	44.38	70	N/A			N/A	N/A	N/A	N/A
	Area	91.91	18	N/A	304.05	-69.74	N/A	N/A	N/A	N/A
	Community	142.39	7	N/A			N/A	N/A	N/A	N/A
	Basin	192.60	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**School Facilities	135.00	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Trails	72.65	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total	680.50	115	121,619	1216.19	-535.69	486.48	-194.03	364.86	515.64

[1] population living within a park service area is from the 2017 (CALIFORNIA DEPT. FINANCE) population 2022 for future (ESRI)

[2] from City of Clovis General Plan

[3] lowest acres/pop recommendation and service radius were used if there was a range

	Clovis Park Classification	NRPA Park Classifications	Park Size (acres)	NRPA rec. (acres/1000 people) ⁽¹⁾	NRPA Service Radius (miles) ⁽²⁾	City of Clovis rec. (acres/1000 people) ⁽³⁾	Quimby Standard (acres/1000 people)	National ave. (acres/1000 people) ⁽⁴⁾	Pacific SouthWest ave. (acres/1000 people) ⁽⁵⁾
Standards	Pocket Neighborhood	Mini	<1	.25 to .5	>=1/4	N/A	N/A	N/A	N/A
	Area Community	Neighborhood	5 to 15	2.5	1/2 to 1	N/A	N/A	N/A	N/A
	Regional	Community	25+	5 to 8	2.00	N/A	N/A	N/A	N/A
	District	200+	200+	5 to 10	5 to 8	N/A	N/A	N/A	N/A
	Basin	Special	variable	N/A	variable	N/A	N/A	N/A	N/A
		Total		10	N/A	4	3	9.6	4.2
					⁽¹⁾ population living within a park service area is from the 2017 [CALIFORNIA DEPT. FINANCE] population 2022 for future (ESRI)				
		City Limits	Sphere of Influence		⁽²⁾ from City of Clovis General Plan				
	2017 Population (ESRI)	110,762	114,276		⁽³⁾ lowest acres/pop recommendation and service radius were used if there was a range				
	2022 Population (ESRI)	115,738	121,619		⁽⁴⁾ from http://www.nrpa.org/publications-research/research-papers/agency-performance-review/park-facilities/				

Incorporating the estimated 135 acres (AC) (50%) of the school recreation facilities into the LOS analysis provides a ratio of 2.78 AC to 1,000 residents, much closer to the goal. Including the school facilities (CUSD) and the extensive trail system, the LOS analysis shows that Clovis is currently (3.05 AC per 1,000 residents) much closer to meeting its goal. The trail calculations were done taking the length of the trails and applying an overall/continuous width of 10' wide. With several new parks in development and many planned in several new communities – it is getting much closer, and the City is making great strides toward the goal of 4 AC/1,000 residents. Although the park acreage provided is close to its target, park and greenway development must keep pace with the City's growing population so that the needs of the thriving city are meant.

LOS of Park Facilities

Another level of service assessment compares the availability of facilities (i.e. playgrounds and fields) to national and state standards and other cities with similar populations. In the LOS Facility Chart below, it is apparent that Clovis exceeds the standards for playgrounds, sand volleyball courts, horseshoes, batting cages, and skate parks. Facilities that fall below the standards include dog parks, basketball courts and other sports fields (See **Table 3**). However, many of the sports fields are available through the shared use agreement with the CUSD. As the future parks within development areas come online, the facility type and composition for each park should be reviewed to ensure the needs of the community are being met.

Table 3: LOS for PARK FACILITY STANDARDS – National and Clovis

Facility Standards

Facility	% of Agencies Offering this Facility*	National Avg. (residents per facility)*	Avg. (in Cities with 100,000 to 250,000 residents (residents per facility)*	SW avg. (residents per facility)*	Clovis # of facilities (excluding school joint use)	Clovis residents per facility (excluding school joint use)	Clovis # of facilities (including joint use)	Clovis residents per facility (including joint use)
Playgrounds	90	3,633	5,117	4,111	51	2,172		
Basketball Courts (outdoors)	82.4	7,090	8,104	7,978	3	36,921		
Tennis Courts	71.5	---	---	---				
Sand volleyball court (outdoor)	---	---	---	---	3	36,921		
Multiuse courts - basketball, volleyball (indoors)	32.5	15,250	34,124	22,333				
Diamond fields: baseball-adult	49.2	19,226	38,045	21,699				
Diamond fields - baseball - youth	68.4	6,453	11,324	6,763	6	18,460		
Diamond fields: tee-ball	34.5	15,439	42,970	18,249				
Diamond fields - softball - adult	64.9	12,468	22,138	17,295				
Diamond fields: softball fields -youth	60.1	9,948	21,349	12,593				
Rectangular Fields: multi-purpose	64.9	8,500	14,202	13,625				
Rectangular fields: lacrosse field	10.3	27,332	79,754	83,000				
Rectangular fields: cricket field	8.5	147,500	106,745	130,855	1	110,762		
Rectangular fields: field hockey field	3.7	20,340	0	0				
Rectangular fields: soccer fields - adults	41	12,226	17,407	12,200	1	110,762		
Rectangular fields: football field	37	26,250	55,000	39,380				
Overlay field	5.1	10,820	52,577	0				
Multipurpose synthetic field	10.9	34,242	105,000	0				
Dog Park	52.1	42,500	84,954	44,025				
Community gardens	---	31,000	104,000	63,716				
Horseshoe	---	---	---	---	11	10,089		
Skate park	---	---	---	---	1	110,762		
Batting cage facility	---	---	---	---	1	110,762		

Clovis City Limits 2017 Population 110,762 FROM CALIFORNIA DEPT. OF REVENUE

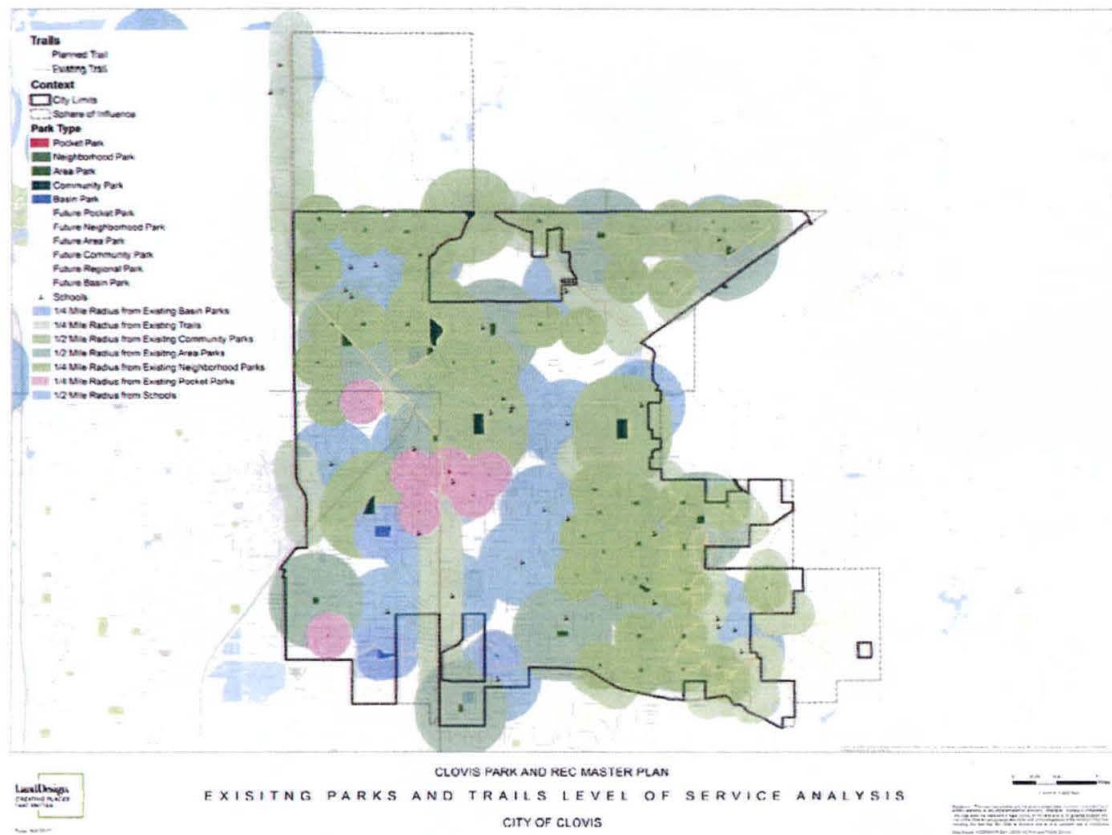
* Findings from the 2017 NRPA Agency Performance review uses data from Park Metrics, NRPA's park and recreation agency performance benchmarking tool, from years 2014 - 2016
 ** Fields less than the standard dimension were not quantified

The LOS and inventory were calculated using some school facilities. The City has a long-standing joint use agreement with CUSD for use of school district recreational facilities by the public. CUSD maintains an open use policy for CUSD land and facilities available for community recreational use. School facilities include athletic fields, swimming pools, and other amenities. While these facilities are mainly for educational purposes during school hours, they are open to the public after hours, during the summer, and on the weekends for recreational use. Due to limited access, these facilities are calculated at half their acreage and facility quantities in the LOS analysis. Thus, of the 271 acres of CUSD school playfields, approximately 135 acres are credited toward meeting the City's parkland standard.

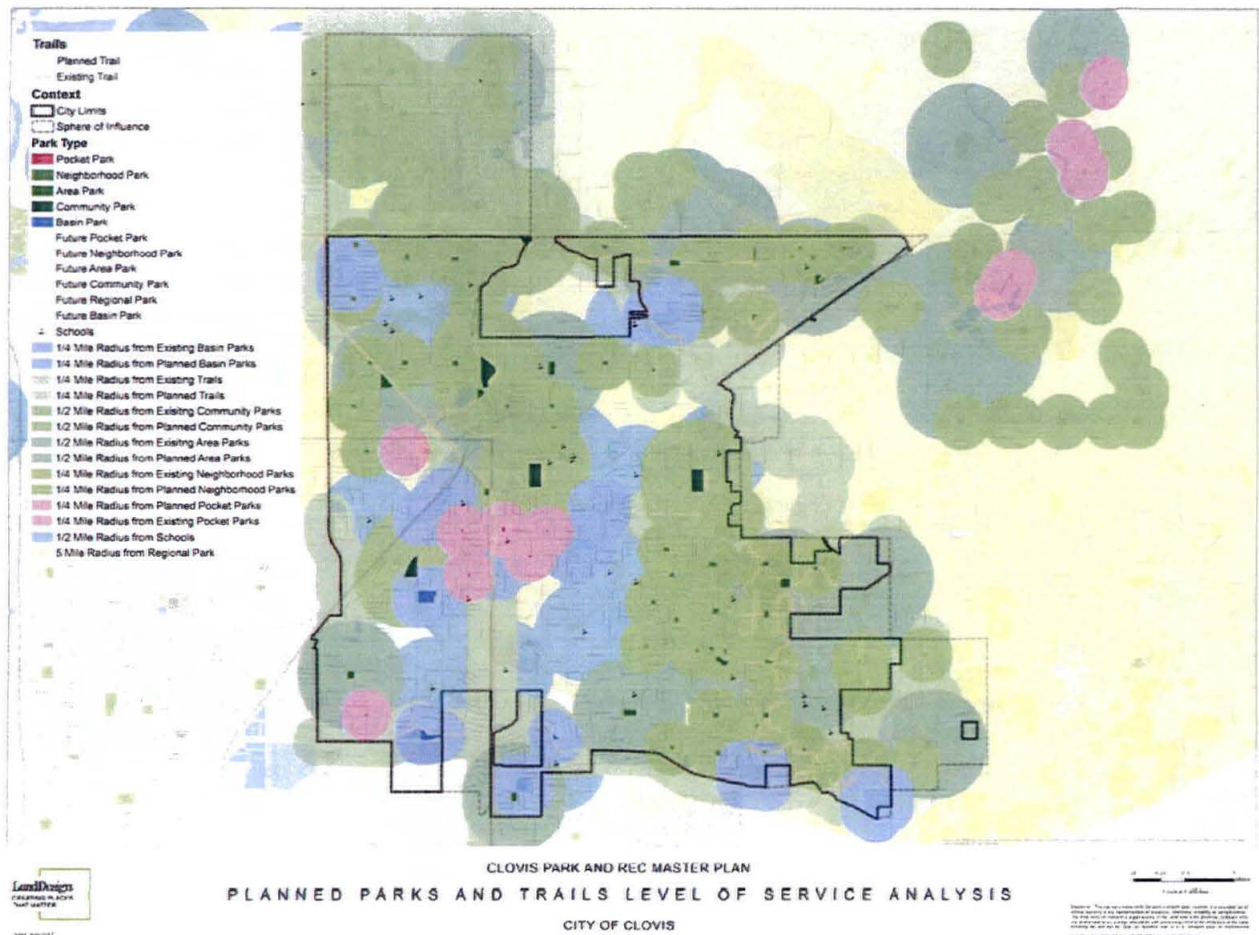
Including the school parks has a positive effect on the overall LOS and diminishes park and recreation facility coverage gaps. Although these are not owned or maintained by the City, due to the success of the shared use agreement, it is appropriate to consider their acreage when calculating Clovis' LOS. It should also be noted, that the school facilities are geared toward youth recreation programs. Locations of the joint-use school parks are shown on the following maps and their associated service radius.

GAP/LOS Analysis

The LOS Maps illustrate the gaps in service and park access. The current underserved communities are predominantly in the central and southwest areas of Clovis. Many of these gaps are made smaller because of the joint use facilities and trails. Therefore, continuing the relationship and joint-use agreements with CUSD is very important. New park development and opportunities should be sought in areas of high population growth and/or with service gaps areas.



Future Park Analysis Maps illustrate that many planned parks will begin to resolve some of the gaps in the currently underserved areas of Clovis.



Clovis is currently below the national average of park space per population; however, Clovis is on track with goals set in the Clovis General Plan. It is important to continue to highlight the shared school facilities and the trail system. By including the extensive network of existing and proposed trails with a service radius of a 1/4 mile, this master plan acknowledges that the trails have a broader function in the Clovis park system than how trails are traditionally calculated in a LOS analysis. Due to their ease of access and their extensive network, these types of facilities make other areas of the City more easily accessible.

B. Assessment

Assessment of Existing Facilities/Parks

The assessment of existing parks consisted of site visits within the limits of the study area and photographing park features, review of noted items condition, overall park maintenance, safety concerns, and general evaluation of initial visual quality. The "Recreation Facility Evaluation Tool" developed by the Arnold School of Public Health at the University of South Carolina was utilized as an evaluation tool. It is used to evaluate individual types of facilities (e.g. park, playgrounds, football fields, tennis courts, etc.) and their condition, level of maintenance, and safety. The facilities were rated on a scale of 1-3 using the Recreation Facility Evaluation Tool described below. The number rankings are: 1 = Fair, 2 = Good, and 3 = Excellent. Common themes and areas needing immediate attention are noted based on the ranking and visual review.

An average was then computed for condition, maintenance, safety, and overall for each facility. The following rating system was then created based on those averages:

Park Score	Rating
Greater than 1.8	Excellent = 3
1.6-1.8	Good = 2
Less than 1.6	Fair = 1

For more information about the development of the tool, please see:

Cavnar MM, Kirtland KA, Evans MH, Wilson DK, Williams JE, Mixon GM, Henderson KA. **Evaluating the quality of recreation facilities: Development of an assessment tool.** In press: *Journal of Park and Recreation Administration*.

The inventory of the parks and rating evaluation process determined that many of the existing parks in the City were in the "Good" ranking category. This was approximately 66 percent of the facilities. It was also determined that 18 percent of the parks are in the "Excellent" category, or receiving tallied points giving them an excellent ranking. There are approximately 16 percent of the parks that fell in the "Fair" ranking category. Those are the park zones that need to get some focus.



C. Park Planning and Design Recommendations

Locations of Future Parks/Land Acquisition

Underserved areas – The City of Clovis should continue to strive to provide a variety of parks and recreation facilities in underserved and growing areas of the community.

Multi-purpose areas – The City should also continue to prioritize the use of retention basins for future open space and the development of separate park facilities available year round. Evaluating options for use of the Basins during all seasons is encouraged. In the previous planning documents, three opportunities for new basin parks in Old Town were noted. The basin near Letterman Park would provide an opportunity to expand the capacity of the existing park and also connect to the existing canal and trail. The basins close to the Sierra Freeway may be less desirable as open space due to their freeway proximity; however, they provide unique open space opportunities (*Urban Greening Masterplan*).

Linked system – The City should also continue to expand the trail network to create a system of linked open space, parks, and recreation facilities throughout the city.

Support other planning efforts – The Draft Land Use Element for the General Plan has identified several sites for future parks and open space in newly planned areas. These sites include underutilized lands as well as multi-benefit areas such as basins.

Locations for new parks and trails are shown on the Planned Parks and Trails Level of Service Analysis map above.

Larger parcel/land acquisition – Several larger parcels (such as in Helm Ranch) have the potential to serve as new community parks. Although they are not large enough to accommodate large sports facilities, they could provide smaller sports courts, open gathering areas, fitness stations, or other play opportunities.

Although there seem to be relatively few underused spaces, there are a few vacant parcels in Old Town and in the southwest area of the City. Land could be acquired for small pocket parks, public art installations, and/or community gardens. In particular, the vacant lot on Pollasky Avenue south of Ninth Street has a large shade tree, making it an existing refuge on a warm day. This small lot could be transformed into a pocket park with exercise equipment or other amenities. A park in this area could potentially activate this section of Pollasky Avenue, which has significantly less pedestrian activity than the highly-active sections north of Bullard Avenue. (*Urban Greening Masterplan*)



Park Components – Multi-Use and Context Sensitive

Many of Clovis' parks are utilized for both passive and active recreation. This is important and should be continued, because it helps meet the needs of the overall community. Any new parks or renovated parks should be designed to enhance and reflect the character of the surrounding context and any adopted thematic and architectural styles within the community. New parks must contribute to the needs of the community by providing spaces for field sports, such as baseball, soccer, rugby, and football.

Strong consideration also needs to be made for the addition of dog parks and "off leash" zones. Based on community input, dog parks are a high priority for Clovis.

Environmental Protection

The design of public facilities as multi-purpose open space and recreation areas is to serve the community's infrastructure needs while preserving and enhancing open space and water features.

Parks and Facilities Goals and Standards

Below are design priorities for general maintenance, upgrades, and future park development.

Landscaping

Active recreational areas may utilize irrigated turf grasses and ornamental plantings. Passive areas should primarily utilize drought tolerant species and implement water conservation measures where feasible.

- As noted from the survey results – Community members would prefer to see a variety of plants (shrub/groundcovers) as well as trees. The lower scoring parks were lacking this diversity of plant material.

All landscaping and irrigation shall be consistent with "Article 5: Water Efficient Landscape Requirements" of Chapter 6.5 of Title 6 of the "Clovis Municipal Code (Appendix E)."

- Low water use plants can be attractive. Minimize turf grass wherever possible, converting difficult to maintain areas of turf to drought tolerant planting areas.

Landscape character should match the scale and character of the surrounding neighborhood.

- This is more applicable to the newly developed areas or areas under development.
- A combination of hardscape and softscape may be used in a cohesive manner.
- Canopy trees should be used to provide shade and grouped in groves.
- Encourage the use of native and climate-appropriate plant species and prohibit the use of plant species known to be invasive.
- Maintain or plant trees where appropriate to provide shade, absorb carbon, improve oxygenation, slow stormwater runoff, and reduce the heat island effect.

Fencing

Landscaping and/or opaque walls and fences should screen all service areas and utilities, while taking into account public safety.

- Soften blank walls with vertical plantings.

Outdoor Furniture

Outdoor furniture should reflect the surrounding character or City of Clovis brand in terms of style, materials, and colors.

- Incorporate seating and benches at convenient locations to maximize views. Seating areas should also consider shading and solar orientation related to the seasons of use.

Lighting

Utilize low level intensity, pedestrian-scaled lighting along pathways and trails.

- The survey results showed that some areas may need to increase lighting levels to increase safety and give a feeling of security.

Common Themes from Evaluation

Costs are a large determinant for the growth and improvement in the overall park system. The City of Clovis has a goal to grow the capital and operational funding options to deliver high quality parks and facilities while ensuring the park system and facilities are sustainable financially and continue to meet the community's expectations.

There is an increasing level of expectation related to the quality and maintenance of the parks compared to their current condition. With 84 percent of the parks rated at "good" or "excellent," focus for the City should be on improving the lower ranked parks.

High Priority Improvements (Action items)

Based on the survey results and community input, the following key facilities were most noted:

- Additional lighting is needed for increased in safety and security.
- Improved facility conditions and overall maintenance. Many of the parks are in fair condition, but many of the facilities and amenities in each park may be reaching the end of their lifecycle and may need replacement or evaluation.

Secondary Priority Improvements (Action items)

- Maintain or remove non-functioning mister stations.
- Repair cracked court surfaces – Basketball and hard courts are not serving the community due to their poor condition. Evaluate the existing locations and conditions and identify needs for improved maintenance, upgrades, or new facilities.
- Provide more shade – Provide shade trees in key locations and/or shade structures.
- Add a variety of planting within parks – Lack of plant material is visually unattractive. The community preference was for more variety and diversity of plant material where possible.
- Increase number of bike racks in parks as well as trail corridors, to support the goal for improved connectivity throughout the system.
- Provide more ADA accessible playgrounds.

Additional Priority Items – Add to Action Matrix

- Address low scoring amenities per inventory.
- Continue to perform regular inspections and create a Life Cycle Replacement Plan.
- Continue to develop and implement existing and future plans.
- Continue to staff at appropriate levels or consider additional contract services to assist in maintenance.
- Continue to address the need for shaded areas in the parks and along the trails. Consider trees, shade sails, shade structures, etc.
- Identify safety and security concerns, determine increased lighting opportunities for trails, communicate, and work with neighborhood groups and associations.
- Continue to work on the overall Trails Master Plan and create connectivity throughout the community and outside of Clovis to attract bike/trail users to the area. Include wayfinding strategies to enhance experience as well.
- Implement signage, education, communication, wayfinding, trail counters, and other assets to the system that benefit the experience and use of the trails system.
- Continue to seek and preserve open space to meet the current and future demands of the City with regard to parks, recreation, and open space use.
- Target southwest portion of the city for open space/redevelopment acquisition.
- Create a dog park and other off leash opportunities that meet the demands of the residents.
- Look for opportunities to implement shrub beds to add interest and supplement biodiversity.

IV. Key Issues

Key issues and themes for focus were identified using a number of tools, including review of existing plans and documents, focus groups, stakeholder meetings, a community survey, inventory and level of service analysis, and staff/project team input. The information gathered from these sources was evaluated, and the following recommendations and action plan were developed.

The findings are summarized on the Key Issues Matrix, which captures all of the key issues that surfaced during the Master Plan process and prioritizes them on one matrix. The key issues were placed into four categories on the matrix:

- a) Priority
- b) Opportunity to Improve
- c) Minor or Future Issue
- Left Blank means the issue did not come up or was not addressed in that venue


The qualitative data planning tools used to determine the priority of key issues include:

1. Existing planning documents/Staff Input
2. Consultant team's expertise
3. Public forum input

The quantitative data planning tools used to determine the priority of the key issues include:

1. Community Survey
2. Facility Assessment/LOS

Preliminary recommendations are listed for each key issue and presented to the City of Clovis project team to gather input on the prioritization of the final recommendations and action plans. The Key Issues Matrix summarizes the areas that need immediate attention and determine the direction of the implementation of recommendations in the Master Plan.

2017 Data Source		Qualitative Data			Quantitative Data	
	Key Issue - Rating Scale a - priority b - opportunity to improve c - minor or future issue blank means the issue didn't come up or wasn't addressed	Consultant Team	SWOT Analysis	Public Input	Survey	Level of Service
Organizational						
Improve marketing and communication with the residents in regard to information on parks and recreation facilities, services, and programs.		a	a	a	a	
Need to improve and develop better partnerships to assist funding, volunteers and promotions. Identify advocates for parks, trails, bikes, etc.		a	a	a	a	
Improve promotion of community events, programs and department information		a		a	a	
Finance						
Need for additional funding for maintenance, improvements, and/or renovating existing facilities/amenities. Opportunities for new funds for parks		a	a	b	b	
Need for more Grant funding opportunities		a	a	a	a	
Programs and Service Delivery						
Expand community events, in particular Farmer's Market and other events that benefit the community		a	a	a	a	
Offer programming that meets the needs of young families		a	a	a	a	
Improve recreation programming/classes, particularly for seniors and adults		a	a	a	a	
Facilities and Amenities						
Need to increase and improve maintenance and upkeep of existing amenities and facilities (restrooms, benches, mister stations, drinking fountains, etc.)		a	a	a	a	a
Increase connectivity/walkability throughout community, leading to amenities, and connecting with those outside of the city		a	a	a	a	a
Preserve Open Space and Land Acquisition/Develop new parks, mini-parks, and parklets		a	a	a	a	a
Need for dog parks, off leash areas/trails, and ordinance enforcement		a	a	a	a	
Increase usage of the Clovis Recreation Center		a	a	a	a	
Address young families and needs for amenities and parks that cater to this segment of the population		a	a	a	a	
Need more lighting, safety and security for trails and parks		a	a	a	a	b
Increase the number of facilities located in the Southwest portion of the city, a Bi-centennial type park		a	a	a	a	a
Increase connectivity within parks, ADA access		a	a	a	b	c
Provide more dog waste stations for users						c
Provide more shaded areas		a	a	a	a	a
Provide diversity of vegetation						b
Repair and maintain existing fields and courts		a	a	a	a	a
Need for more bike racks						a
Provide more ADA accessible playground equipment		a		a		a
Consider outdoor fitness equipment, outdoor exercise opportunities along trails and in parks		a	a	a	a	

V. Recommendations and Action Plans

A. Recommendations

After analyzing the findings that resulted from this process, including the key issues matrix, a summary of all research, the qualitative and quantitative data, inventory, LOS analyses, and input assembled for this study, a variety of recommendations have emerged to provide guidance in consideration of how to improve parks and recreation services and facilities in the City of Clovis. This section describes ways to enhance the level of service and the quality of life with improvement through organizational efficiencies, financial opportunities, improved programming and service delivery, and maintenance and improvements to facilities and amenities.

Summary of Goals and Objectives

Organizational:

- Enhance and improve marketing and communication regarding residents and visitors
- Improve and develop enhanced funding partnerships, volunteers, and promotions

Finance:

- Explore additional funding options for current and new parks
- Explore opportunities to identify and obtain grant funding

Programs and Service Delivery:

- Explore and develop community events and special events that benefit the community and showcase the City's amenities
- Increase programming and recreational opportunities for young families, seniors, and adults

Facilities and Amenities:

- Maintain and improve current facilities and amenities
- Increase connectivity/walkability throughout community
- Preserve open space and land acquisition development
- Explore opportunity for dog park and additional off leash areas/trails
- Develop future facilities and amenities
- Provide diversity of vegetation and opportunities to supplement bio-diversity
- Provide more ADA accessibility to playgrounds
- Increase usage of the Clovis Recreation Center

Organizational

The City should develop a Marketing and Communications Plan that will guide its efforts in communicating and promoting activities and facilities to the residents and visitors of Clovis. This will create greater awareness and should include all recommendations in the Master Plan for programs, services, and facility upgrades. The plan should also include a strategy to identify key partners in the community that can enhance potential funding strategies and allow partnering in marketing strategies.

Finance

The City should continue to explore opportunities and develop strategies to seek alternative funding sources that include donations, grants, partnerships, sponsorships, and impact fees. Trail and pathway connectivity is one of the top priorities. Funding for additional connectivity will become an important aspect of the Master Plan process, and the City would benefit by seeking grants and other forms of securing funding to address this task. The City would benefit by reevaluating the Landscape Maintenance Districts (LMD) and explore opportunities to increase this funding. Non LMD areas of Clovis would benefit by exploring opportunities to increase funds or identifying “Champions” for these areas to increase funding for the older parks.

Programs and Service Delivery

The City of Clovis will benefit by exploring additional opportunities to provide programming that meet the demands of the community. The City benefits from a popular park and trails system. These amenities provide an opportunity for the City to explore possibilities to produce, attract, promote, and enhance special events and programs and increase sense of community in Clovis. The trail system and close proximity to Fresno also provides the City an opportunity to draw non-residents and other visitors of the community to the area to take advantage of these amenities and programs.

Young families are a population in need of additional program opportunities in the City. This segment of the population identified special events and activities as services that would better serve this population. The senior and adult population are other age groups for which the City can look to develop and explore additional programming and social activities and opportunities. The City would benefit by exploring additional activities and special events catered to this age group.

Facilities and Amenities

The City of Clovis offers a strong trail system and popular parks. The numerous amenities are located throughout the community and allow the residents an opportunity to take advantage of recreational offerings.

A recurring theme through the survey and feedback from staff and other stakeholders is for the City to develop a dog park. Identifying the appropriate location and prioritizing the amenity should be a priority. Continuing to increase connectivity and development of the trail system is also very important to the residents of the City. Preserving open space and land acquisition should be top priorities. The City would also benefit by addressing and itemizing all low scoring amenities identified in the inventory and level of service analysis and make immediate improvements to this list. Staff size to take on maintenance standards is an area that must be addressed. The City will need to begin identifying various opportunities to alleviate pressure on the Parks Division, whether this includes adding more maintenance staff or contracting additional services.

Safety and security is another issue that was mentioned throughout the information gathering stage of the master plan process. The need for more lighting on trails, safety, and security in parks and amenities were identified as immediate needs. The City also has the opportunity to work with neighborhood watch groups or other volunteers to help assist in the safety and security of all parks and amenities and relaying information to the City or local authorities.

Continuing to address ADA accessibility in the parks and along the trails is always a top priority. The City does a good job of keeping ADA access at the forefront and will benefit by creating an ADA transition plan that would allow the City to identify any areas that need immediate attention and create a path of transition that would allow the City to bring all of the facilities and amenities that may be lacking to the appropriate standards required for the community.

B. Action Plan, Cost Estimates, and Prioritization

The following Goals, Objectives, and Action Items for the recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process with a primary focus on maintaining, sustaining, and improving Clovis parks, recreation, open space, and trails. All cost estimates are in 2017 figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

Goal 1: Organizational Efficiency

Objective 1.1: <i>Enhance and Improve Marketing and Communications.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a Develop a marketing and communications plan to increase community awareness.	N/A	Staff Time	Short-Term
1.1.b Implement a social media policy for the City to reach the community and residents.	N/A	Staff Time	Short-Term
1.1.c Increase promotion of community events by partnering with other organizations and City Departments to establish a new social media position.	N/A	Staff Time	Short-Term

Objective 1.2:*Improve and develop enhanced funding partnerships, volunteers, and promotions.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a Determine immediate partnerships to create new opportunities that will benefit the community (school district, local businesses, etc.).	N/A	Staff Time	Mid-Term
1.2.b Develop and partner with community advocates for parks, trails, bikes, etc. to convey the importance and need for a strong parks and trails system.	N/A	Staff Time	Mid-Term

Goal 2: Finance**Objective 2.1:***Explore additional funding options for current and new parks.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.a Review current impact fees and consider opportunities to increase funding for maintenance and improvement of existing facilities and amenities.	N/A	Staff Time	Short-Term
2.1.b Review current assessments and consider opportunities to increase funding for Landscape Maintenance Districts (LMD).	N/A	Staff Time	Short-Term
2.1.c Develop "Champions" for Non LMD areas of the City to increase funding for older parks.	LOW/ Volunteer	Staff Time	Short-Term

Objective 2.2:*Explore opportunities to identify and obtain grant funding.*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.2.a Seek additional funding opportunities such as grant opportunities, living trusts, philanthropic donations, public/private partnerships, and other opportunities for the City and Parks Division.	\$0	Staff Time	Mid to Long Term
2.2.b Consider adding a staff position or identifying current staff to seek sponsorship and grant opportunities that will benefit the City.	Based on Market Rate for Defined Position	% of successful donations/ grants	Mid to Long Term

Goal 3: Programs and Service Delivery

Objective 3.1:

Explore and develop community events and special events that benefit the community and showcase the City amenities.

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1.a Explore opportunities to produce, attract, promote, and enhance special events and programs that can increase a sense of community.	Cost of Events/based on Event	Staff Time	Short-Term
3.1.b Create events that will introduce new users to city trails, parks, and amenities.	Cost of Events/based on Event	Staff Time	Short-Term

Objective 3.2:

Increase programming and recreational opportunities for young families, seniors, and adults.

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.2.a Create new opportunities that target young families and the changing demographics and trends of the community.	N/A	Staff Time	Short-Term
3.2.b Expand programming in the parks and along the City trail system.	N/A	Staff Time/ Outside Consultant	Short-Term
3.2.c Explore opportunities to develop new programs and social activities that attract and draw the senior and adult population.	N/A	Staff Time/ Outside Consultant	Short-Term

Goal 4: Facilities and Amenities

Objective 4.1: <i>Maintain and improve current facilities and amenities.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.1.a Address low scoring amenities per inventory.	Will vary based on projects	Additional Staff Time	Short Term-Ongoing
4.1.b Perform regular inspections and create a Life Cycle Replacement Plan.	Cost of replacements	Additional Staff Time	Short-Term
4.1.c Continue to develop and implement existing and future parks and trails plans.	Will vary based on what aspects of the plan	Staff Time/ outside consultant	Short-Term
4.1.d Continue to staff at appropriate levels or consider additional contract services to assist in maintaining appropriate maintenance levels.	Market rate for positions/ contract services	Staff Time	Short-Term
4.1.e Continue to address the need for shaded areas in the parks and along the trails. Consider trees, shade shells, shade structures, etc.	Will vary based on projects	Staff Time	Short-Term-Ongoing
4.1.f Address safety and security concerns, determine increased lighting opportunities for trails, and communicate and work with neighborhood groups and associations.	Will vary based on projects	Staff Time	Short-Term-Mid-Term
Objective 4.2: <i>Increase connectivity/walkability throughout community.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.2.a Continue to fund the trails master plan and create connectivity throughout the community and outside of Clovis to attract bike/trail users to the area.	Will vary based on projects	Staff Time	Short-Term
4.2.b Implement signage, education, communication, wayfinding, trail counters, and other assets to the system that benefit the experience and use of the trails system.	Will vary based on projects, outside consultants/ Designers	Staff Time	Short-Term

Objective 4.3: <i>Preserve open space and land acquisition development.</i>				
Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.3.a Continue to seek and preserve open space to meet the current and future demands of the City with regard to parks, recreation, and open space use.		Will vary based on projects, outside consultants/ Designers	Will vary based on location and future amenities added	Short-Term-Ongoing
4.3.b Target the southwest portion of the city for open space/redevelopment acquisition.		Will vary based on projects	Will vary based on location and future amenities added	Short-Term
Objective 4.4: <i>Explore opportunity for dog park and additional off leash areas/trails.</i>				
Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.4.a Create a dog park and other off leash opportunities that meet the demands of the residents.		Will vary based on projects	Will vary based on location, amenities added	Short-Term
Objective 4.5: <i>Develop future facilities and amenities.</i>				
Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.5.a Identify facilitates to add bike racks, to encourage and facilitate use of the trail network throughout the City.		Cost of upgrades, generally low	Staff Time	Short Term-Ongoing
4.5.b Consider outdoor fitness equipment and outdoor exercise opportunities along trails and in parks.		Cost of Upgrades, Low	Staff Time	Short-Term
4.5.c Explore opportunities for parks and amenities that address the needs of the young family population (splash pads/aquatic facilities, playground equipment/improvements).		Will vary based on projects	Staff Time, Design fees	Mid-Term
4.5.d Explore opportunities to add and increase the number of facilities and amenities in the southwest portion of the city.		Will vary based on projects and acquisition methods	Additional Staff Time	Long-Term

Objective 4.6: <i>Provide diversity of vegetation and opportunities to supplement bio-diversity.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.6.a Look for opportunities to implement shrub beds to add interest and supplement biodiversity.	Will vary based on Projects	Additional Maintenance time	Short-Term-Ongoing
Objective 4.7: <i>Provide more ADA accessibility to playgrounds, parks and along the trail system.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.7.a Look for opportunities to upgrade existing equipment and implement ADA compliant equipment moving forward.	Will vary based on upgrades	N/A	Short-Term
4.7.b Look at connectivity within parks in order to preserve existing landscape and ADA access.	N/A	Staff Time	Mid-Term
Objective 4.8: <i>Increase usage of the Clovis Recreation Center.</i>			
Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.8.a Explore opportunities to increase usage of the facility and reevaluate changing demographics and trends when creating new programs. Open gym space, exercise area/additional classes, update facility w/aquatics.	N/A	Staff Time	Short-Term
4.8.b Improve marketing and communication to general public.	Add a staff position – market rate	Additional Staff Time/ Hire	Short-Term

Appendix A: California Environmental Quality Act (CEQA) – Negative Declaration

RESOLUTION 18-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE 2018
CITY OF CLOVIS PARKS MASTER PLAN**

WHEREAS, the 2018 City of Clovis Parks Master Plan is an implementation tool to the Clovis General Plan Open Space and Conservation Element; and

WHEREAS, the 2018 City of Clovis Parks Master Plan provides strategic guidance in the provision of parks services to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis ; and

WHEREAS, a duly noticed hearing was held on April 16, 2018; and

WHEREAS, the City caused to be prepared an Initial Study (hereinafter incorporated by reference) in January 2018, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project. On the basis of this Initial Study, a Negative Declaration has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000, et seq., and Guidelines for implementation of CEQA, 14 California Code of Regulations, sections 15000, et seq.; and

WHEREAS, on April 16, 2018, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to the 2018 City of Clovis Parks Master Plan which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

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

- a. The Project is consistent with the 2014 Clovis General Plan Open Space and Conservation Element; and
- b. That it was determined that no significant environmental impacts would result from this Project.

NOW, THEREFORE, BE IT RESOLVED that the City of Clovis City Council approves the 2018 City of Clovis Parks Master Plan.

* * * * *

EXHIBIT "B"

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk



CEQA- NEGATIVE DECLARATION

Clovis Parks + Recreation Master Plan

March 2018

PREPARED FOR:



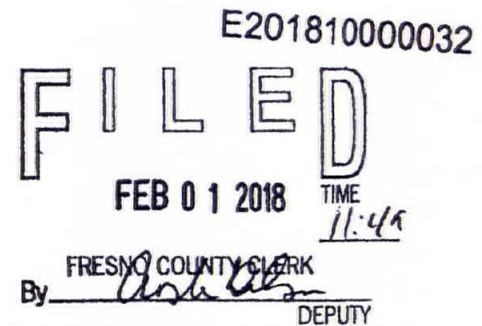
City of Clovis
1033 Fifth Street
Clovis, CA 93612

PREPARED BY:



LandDesign, Inc.,
461 Bush Street
Suite 350
San Francisco, CA 94108

EXHIBIT "C"



**CITY OF CLOVIS
PROPOSED NEGATIVE DECLARATION
CITY OF CLOVIS PARKS MASTER PLAN**

Project Title: City of Clovis Parks Master Plan

Lead Agency and Project Sponsor: City of Clovis

Contact Person:

Ryan Burnett, AICP, Management Analyst
City of Clovis Planning and Development Services, Engineering Division
1033 Fifth Street
Clovis, California, 93612
Phone: (559) 324-2336
Email: RyanB@ci.clovis.ca.us

Project Location and Description:

The Parks Master Plan has been developed to provide strategic guidance in the provision of parks services that incorporate a public and private partnership to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis. The Master Plan will guide policy development, prioritize demands and opportunities, and generate a strategic action plan for the next 5 – 10 years.

The City of Clovis has identified many factors determined to be important to the development of the Master Plan. The City has continued to anticipate and respond to growth of the city, taking into account the variables that will help shape future development of parks, open space, facilities, and allocation of dollars. The City has in place current standards, goals and objectives that will lead to development of the plan:

General Plan Open Space and Conservation Goals

- **Overarching Goal:** Recreation and open space that enhances quality of life, contributes to healthy community, and conserves Clovis' natural and cultural resources.

Goal 1: Parks and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

Finding: As required by the California Environmental Quality Act, the City prepared an Initial Study for the project. Based on the Initial Study, the City of Clovis has determined that the project described below will not have a significant effect on the environment. Therefore, it is the intent of the City of Clovis to adopt a

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

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


Signature

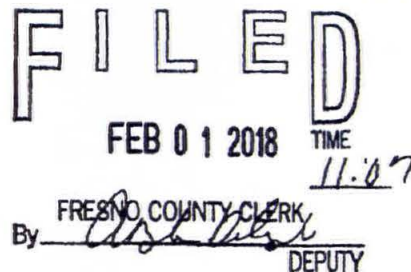
1/30/18
Date

Ryan Burnett
Print Name

Management Analyst
Title



E201810000024



CITY OF CLOVIS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC REVIEW OF A PROPOSED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that on **Thursday, February 22, 2018, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis Planning Commission will consider the following item:

- A. A request to approve the 2018 Draft Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions.

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

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on February 22, 2018, and/or to appear at the hearing described above to present testimony in regard to the above listed request. Questions regarding this item should be directed to Ryan Burnett, Management Analyst at (559) 324-2336 or email at ryanb@cityofclovis.com.

If you would like to view the Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "Planning Commission Agendas" from right side of the main page under "Frequently Visited." Reports will be available approximately 72 hours prior to the meeting time.

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

Dwight D. Kroll, AICP, Planning and Development Services Director
PUBLISH: Wednesday, January 31, 2018, *The Business Journal*

E201810000024

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CEQA- NEGATIVE DECLARATION

Clovis Parks + Recreation Master Plan

INTRODUCTION

1.1 Project Summary

This document represents the Initial Study/Negative Declaration (IS/ND) of the potential environmental effects of the adoption of Clovis Parks and Recreation Master Plan (CPRMP). CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

The City of Clovis will be acting as the lead agency on this project as defined by the California Environmental Quality Act- California Public Resources Code.

PROJECT DESCRIPTION

2.1 Project Background

The City of Clovis Parks Master Plan will develop a Parks Master Plan that will provide strategic guidance in the provision of parks services that incorporate a public and private partnership to best develop, promote, utilize, manage, and maintain a functional park system for the City of Clovis. The Master Plan will guide policy development, prioritize demands and opportunities, and generate a strategic action plan for the next 5 – 10 years.

2.2 Goals + Vision

The City of Clovis has identified many factors determined to be important to the development of the Master Plan. The city has continued to anticipate and respond to growth of the city, taking into account the variables that will help shape future development of parks, open space, facilities, and allocation of dollars. The city has in place current standards, goals and objectives that will lead to development of the plan:

- + General Plan Open Space and Conservation Goals

- + Overarching Goal: Recreation and open space that enhances quality of life, contributes to healthy community, and conserves Clovis' natural and cultural resources.

Goal 1: Parks and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

2.3 Project Location

The improvements recommended in the CPRMP are located throughout Clovis city limits. Figure 2.3-1 shows overall map of city limits with existing park and recreation facilities.

2.4 Project Description

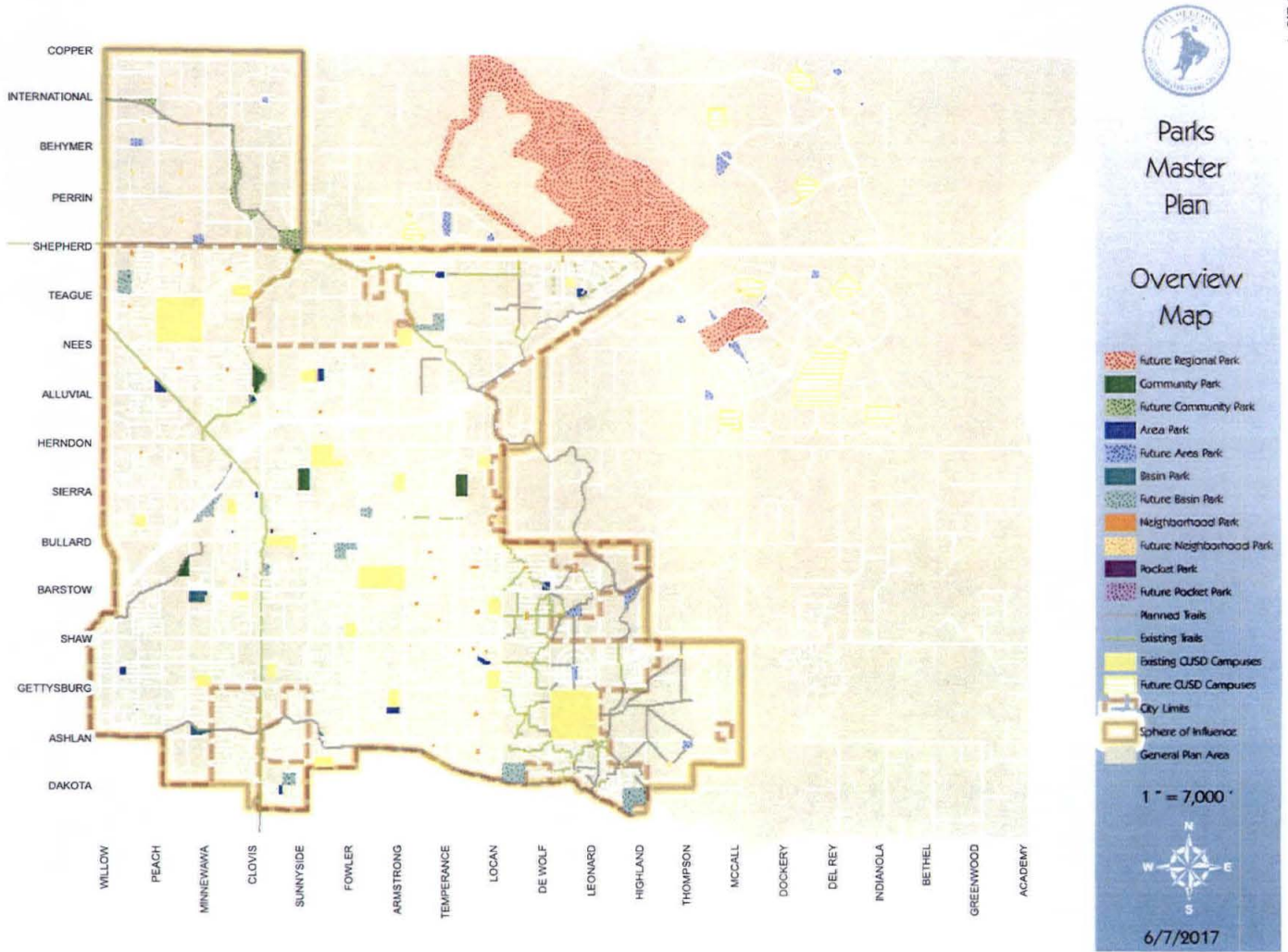
A Project Team consisting of city staff and appointed officials was formed to work collaboratively with the GreenPlay team in developing the Master Plan. The approach allowed the plan to incorporate staff and consultant expertise, as well as local knowledge, institutional history, and engagement that only community members can provide. The development of this plan included community involved task to develop an overall vision for the future of the Parks in the City of Clovis.

2.5 Program-level CEQA Analysis

The CPRMP is a programing/policy level document, meaning it does not provide specific construction plans or authorize any development. This means CPRMP does not provide construction details that would typically require "project-level" CEQA analysis. This document has been prepared as a "program-level" CEQA analysis.

Implementation of CPRMP over the next 10 years will occur as funding and approval are secured. Those future implementation projects may be subject to project-level CEQA analysis.

Figure 2.3-1



IMPACT ANALYSIS

3.1 Initial Study Checklist

PROJECT TITLE:

Clovis Parks and Recreation Master Plan (CPRMP)

LEAD AGENCY NAME AND ADDRESS:

Clovis Parks and Recreation Master Plan (CPRMP)

CONTACT PERSON AND PHONE NUMBER:

Ryan Burnett, AICP

City of Clovis

(559) 324-2336

PROJECT LOCATION:

The CPRMP scope/location is throughout Clovis City limits. Figure XXXX shows the boundaries of the CPRMP. The complete CPRMP (Appendix XXX) provides further location maps and potential improvement areas.

PROJECT SPONSOR'S NAME AND ADDRESS:

City of Clovis

1033 Fifth Street

Clovis, CA 93612

GENERAL PLAN DESIGNATION:

Various throughout city limits

ZONING:

Various throughout city limits

DESCRIPTION OF PROJECT:

The CPRMP is a guiding policy document that helps inform and guide decisions for the strategic growth and development of Clovis city parks and recreation facilities. The CPRMP defines priorities and provides recommendations and specific implementation strategies to meet existing and future community needs.

SURROUNDING LAND USE/SETTING:

Various throughout city limits

OTHER PUBLIC AGENCIES WHOSE APPROVAL OR CONSULTATION IS REQUIRED:

- California State Clearinghouse

****Confirm there are no other agencies we need

3.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project.

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

3.3 Determination

On the basis of this initial study, I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Ryan Burnett
City of Clovis

Date

I. Aesthetics

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C & D. No Impact:

Adoption of the CPRMP alone would not cause aesthetic impacts because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis. Individual project details such as project locations, project schedule, funding, material types, equipment and construction drawings are currently not available. At such time that specific individual projects are implemented, the City will conduct site-specific CEQA analysis as necessary. Furthermore, implementation of the CPRMP would be required to comply with the goals and policies under the City's General Plan, Development Code, and other relevant regulatory documents

Therefore at this time there is **NO IMPACT** under the category of "Aesthetics."

Mitigation measures:

None required.

II. Agriculture and Forest Resources

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D & E. No Impact:

Adoption of the CPRMP alone would not cause agricultural or forest resource impacts because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Further, while the City of Clovis has 389 acres of designated agricultural land within the City's Sphere of Influence, there are no agricultural or forest lands within the City limits. No Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or land under the Williamson Act contracts occur in the City.

Therefore at this time there is **NO IMPACT** under the category of "Agriculture and Forest Resources."

Mitigation measures:

None required.

III. Air Quality

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D & E. No Impact:

As recommendations and components of the CPRMP are implemented, construction may produce short-term odors, disturb particulate that may reduce air quality, and create emissions. These components will need to comply with a project- specific environmental review in order to determine any air quality impacts at the time of their proposal.

As previously discussed, adoption of the CPRMP alone would not cause air quality impacts because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Therefore at this time there is **NO IMPACT** under the category of "Air Quality."

Mitigation measures:

None required.

IV. Biological Resources

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E & F. No Impact:

The CPRMP aims to guide the strategic growth and development of parks and recreation within the City of Clovis. By proposing strategic parkland development, an unintentional benefit may be the creation of more areas for biological diversity.

As previously discussed, adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP.

Project components recommended within the CPRMP that may come to fruition in the future, may have biological resource impacts and will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential biological impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Biological Resources."

Mitigation measures:

None required.

V. Cultural Resources

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C & D. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have cultural impacts and will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Cultural Resources."

Mitigation measures:

None required.

VI. Geology and Soils

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D & E. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. However, future development recommended in the CPRMP would be subject to building codes, need to comply with the Alquist-Priolo Earthquake Zoning Act, and federal and state regulations related to geology and seismology.

CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Therefore at this time there is **NO IMPACT** under the category of "Geology and Soils."

Mitigation measures:

None required.

VII. Green House Gas Emissions

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A & B. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially produce short-term emissions through the use of construction equipment. Individual projects will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to- project basis.

Therefore at this time there is **NO IMPACT** under the category of "Green House Gas Emissions."

Mitigation measures:

None required.

VIII. Hazards and Hazardous Materials

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E, F, G, & H. No Impact:

The adoption of the CPRMP would not result in specific development or construction. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis. However, future implementation of CPRMP components may result in construction that would utilize and transport hazardous materials such as petroleum, paints, cleaners, etc. Use and transport of hazardous materials would need to comply with state and federal regulations regarding hazardous materials. Individual projects will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Hazards and Hazardous Materials."

Mitigation measures: None required.

IX. Hydrology and Water Quality

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Would the project otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Would the project cause inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E, F, G, H, I & J. No Impact:

The adoption of the CPRMP would not result in specific development or construction. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis. However, future implementation of CPRMP components may result in water use during construction and reclaimed water for irrigation of new park and field landscapes. Projects implemented from the CPRMP would need to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and implementation of the construction Storm Water Pollution Prevention Plan (SWPPP) that require the incorporation of BMPS.

Individual projects will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential hydrological impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Hydrology and Water Quality."

Mitigation measures: None required.

X. Land Use and Planning

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B & C. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have land use impacts and will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to- project basis.

Therefore at this time there is **NO IMPACT** under the category of "Land Use and Planning."

Mitigation measures:

None required.

XI. Mineral Resources

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A & B. No Impact:

Based on information provided by the California Geological Survey, the significance of mineral deposits cannot be determined from the available data for the City of Clovis. The next closest mineral resource is located in the San Joaquin River and Kings River, several miles from the city.

Additionally, adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have mineral resource impacts and will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Mineral Resources."

Mitigation measures:

None required.

XII. Noise

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project expose people to or generate excessive groundbourne vibration or groundbourne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E & F. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have noise impacts, including temporary noise impact during construction and possibly during operation of any new parks or recreation facilities. Individual projects would be subject to a project-specific environmental review to identify potential impacts.

Therefore at this time there is **NO IMPACT** under the category of "Noise."

Mitigation measures:

None required.

XIII. Population and Housing

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B & C. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have impacts related to population and housing and will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Population and Housing."

Mitigation measures:

None required.

XIV. Public Services

For this category, the following questions were explored:

Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
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A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A. No Impact:

Adoption of the CPRMP alone would not affect population or employment growth for the City of Clovis. Therefore, it would not trigger the need for more fire/police protection, or the expansion of schools, parks, or other facilities.

Adoption of the CPRMP would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future implementation of project components recommended in the CPRMP may increase the number of parks and recreation facilities, therefore possibly requiring more police/fire protection of patrons using these facilities. Individual projects would be subject to a project-specific environmental review to identify potential impacts.

Therefore at this time there is **NO IMPACT** under the category of "Public Services."

Mitigation measures:

None required.

XV. Recreation

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A & B. No Impact:

Future implementation of project components recommended in the CPRMP may increase the number of parks and recreation facilities. This may have the added benefit of reducing the dependency on existing parks and facilities that are currently experiencing deterioration due to overuse. However, future expansion of parks and recreation facilities under the CPRMP may have impacts on the environment which would require a project- by- project environmental assessment to identify potential all impacts.

Adoption of the CPRMP would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Therefore at this time there is **NO IMPACT** under the category of "Recreation."

Mitigation measures:

None required.

XVI. Transportation / Traffic

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E & F. No Impact:

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Future development of project components recommended in the CPRMP could potentially have impacts related to transportation and traffic temporarily during construction and possibly an increase in traffic around new facilities. All construction projects will be subject to project-specific environmental review. At that time, the City of Clovis would identify potential impacts on a project-to-project basis.

Therefore at this time there is **NO IMPACT** under the category of "Transportation and Traffic."

Mitigation measures: None required.

XVII. Utilities and Service Systems

For this category, the following questions were explored:

	Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Would the project comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHECKLIST DISCUSSION

A, B, C, D, E, F & G. No Impact:

Future implementation of project components recommended in the CPRMP may increase the number of parks and recreation facilities which may increase the need for water supply, storm water drainage facilities, and landfill capacity. This potential future expansion of parks and recreation facilities under the CPRMP would require a project- by- project environmental assessment to identify potential all impacts.

Adoption of the CPRMP would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Therefore at this time there is **NO IMPACT** under the category of "Utilities and Service Systems."

Mitigation measures: None required.

XVIII. Mandatory Findings of Significance

For this category, the following questions were explored:

Potentially Significant Impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
--------------------------------	---	------------------------------	-----------

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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CHECKLIST DISCUSSION

A, B, & C. No Impact:

Future implementation of project components recommended in the CPRMP may increase the number of parks and recreation facilities which could have the added benefit of increasing habitat for fish or wildlife. However, construction and operation of these facilities may have impacts to the environment which will need to be evaluated on a project-by-project basis.

Adoption of the CPRMP alone would not cause direct physical changes because specific development projects are not being proposed or authorized under the CPRMP. CPRMP is a guiding policy document that helps inform and guide the strategic growth of parks and recreation throughout the City of Clovis.

Therefore at this time there is **NO IMPACT** under the category of "Mandatory Findings of Significance."

Mitigation measures: None required.

List of Preparers and Consultations

LIST OF PREPARERS

LandDesign, Inc.

- Chad Kovaleski, PLA, Managing Director
- Beth Poovey, PLA, Director of Parks and Recreation
- Cameron Fox, Designer
- Erika Mayer, Designer

PERSONS AND AGENCIES CONSULTED

GreenPlay, LLC.

- Art Thatcher, MPA, CRRP, Principal
- Dan Seder, MBA, Project Consultant

City of Clovis

- Ryan Burnett, AICP, Management Analyst

RESOLUTION 18-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
APPROVING A NEGATIVE DECLARATION FOR
THE 2018 CITY OF CLOVIS PARKS MASTER PLAN**

WHEREAS, the City of Clovis ("City") has prepared a comprehensive city-wide 2018 City of Clovis Parks Master Plan; and

WHEREAS, the City caused to be prepared an Initial Study (hereinafter incorporated by reference) in January 2018, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project; and

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

WHEREAS, a duly noticed hearing was held on April 16, 2018; and

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

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

1. Adopts the foregoing recitals as true and correct.
2. Finds that the Initial Study and Negative Declaration for the Project are adequate and have been completed in compliance with CEQA and the CEQA Guidelines.
3. Finds and declares that the Initial Study and Negative Declaration were presented to the City Council and that the City Council has independently reviewed, evaluated, and considered the Initial Study, Negative Declaration and all comments, written and oral, received from persons who reviewed the Initial Study and Negative Declaration, or otherwise commented on the Project prior to approving the Project and recommends the adoption of a Negative Declaration for this project.
4. Directs that the record of these proceedings be contained in the Department of Planning and Development Services located at 1033 Fifth Street, Clovis, California 93612, and that the custodian of the record be the City Planner or other person designated by the Planning and Development Services Director.
5. The Planning and Development Services Director, or his/her designee, is authorized to file a Notice of Determination for the Project in accordance with CEQA and to pay any fees required for such filing.

* * * * *

EXHIBIT "D"

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date: April 16, 2018

Mayor

City Clerk

CLOVIS PLANNING COMMISSION MINUTES
February 22, 2018

PUBLIC HEARINGS

- A. Consider items associated with the Draft 2018 Parks Master Plan. City of Clovis, applicant.
1. Consider Approval Res. 18-__, A request to approve an environmental finding of a Negative Declaration for the Draft 2018 City of Clovis Parks Master Plan.
 2. Consider Approval Res. 18-__, A request to approve the Draft 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions.

Management Analyst Ryan Burnett, along with Art Thatcher of Green Play and Chad Kovalesky of Land Design, presented the staff report.

Commissioner Antuna requested clarification on the "communication" aspect of potential improvements. Mr. Thatcher responded that it related to how the department contacts the public and how the public receives information, providing details.

Chair Hinkle requested the inclusion of roller hockey in the list of priorities, despite it not being a high priority overall, as it was previously played in the recreation center and is a higher priority locally.

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

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Hatcher inquired as to the possible presence of inquiries from the public regarding reserving the parks for birthday parties and events, given how many such activities take place and her belief that most people aren't aware of the need for reservations. Mr. Thatcher responded that he remembered no such comments, positive or negative, but that the variety of parks and their availability for events and activities was brought up as a strength. Commissioner Hatcher followed up with an inquiry as to how often the parks are booked. Mr. Thatcher responded that it was something that hadn't been brought up and therefore hadn't been investigated beforehand, but it could be looked into.

Commissioner Hatcher inquired as to the current presence of parks with equipment for special needs children. Mr. Kovalesky responded that he doesn't believe that there are any that are designed specifically for special needs children.

Chair Hinkle inquired as to the potential location of a future dog park, as it is an item that has previously generated interest. Mr. Thatcher responded that they had not been tasked with finding specific locations to place parks, but rather had been investigating the desires of the

EXHIBIT "E"

community and how those desires fit into the existing framework. It was confirmed that this would be an item that would be brought forward with a specific location in the future.

Commissioner Terrence inquired as to the pros and cons, based on their previous experience of having a very large park with a designated dog park area versus a dedicated dog park. Mr. Thatcher responded that it depends on the community and the diversity of the parks offered in that community. The most successful he had seen so far are those incorporated into larger parks, providing details.

Commissioner Cunningham commented and complimented Mr. Thatcher and his company on their thoroughness, and also complimented Mr. Burnett and his staff on the Parks Master Plan.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Hatcher to approve a finding of Negative Declaration for the Draft 2018 City of Clovis Parks Master Plan. The motion was approved by a vote of 5-0.

At this point a motion was made by Commissioner Cunningham and seconded by Commissioner Terrence to approve the Draft 2018 City of Clovis Parks Master Plan including the community needs assessment, inventory and level of service analysis, and recommended actions. The motion was approved by a vote of 5-0.



AGENDA ITEM NO: 1-C
City Manager: LS

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: April 16, 2018

SUBJECT: Consider Approval – Res. 18-_____, Amending Plan Check, Inspection and Community Investment Program Fees.

ATTACHMENT:

Exhibit A: Resolution 18-_____
Exhibit B: Geotechnical Testing Services, Typical Scope of Work
Exhibit C: Email from the Building Industry Association

CONFLICT OF INTEREST

None

RECOMMENDATION

Approve Resolution No. 18-_____, amending Plan Check, Inspection and Community Investment Program Fees.

EXECUTIVE SUMMARY

Engineering Division hourly rates need to be adjusted from \$95 to \$115 per hour to provide for current staffing levels in order to maintain a functional level of service to the development community and operation of the Community Investment Program, together with offsetting increases in operational costs.

BACKGROUND

The Engineering Division last updated the hourly rates in 2006 by Resolution 06-263. The cost of employee benefits has risen and is expected to continue to rise for the foreseeable future. The adjusted hourly rate would be \$119 had it followed the CPI which has risen a total of 25.5% since 2006. Staff is recommending an hourly rate of \$115.

Hourly Billing Rate

In accordance with the Clovis Municipal Code, the Council establishes, by resolution, a schedule of fees for inspection, staking, and other services to be rendered by the City in connection with work performed by Engineering staff. The \$95 per hour billing rate was last updated in December 2006 by Resolution 06-263. Staff has adjusted and proportioned fees that were based on the previous billing rate of \$95 per hour to the newly proposed \$115 per hour billing rate. Going forward, staff will review the hourly rate and adjust according to the CPI as part of the annual, or biannual review of the Development Impact Fees.

Subdivision Plan Check and Inspection Fees

Subdivision plan checking, testing, and inspection fees are based on a percentage of the project construction cost estimates that include all improvements required under the conditions of approval for the entitlement. The percentage rate was established in July 1978 by Resolution 78-093 and has been adjusted once in September 2003 in order to account for additional services provided by the Public Utilities and Fire Departments. Over the last 40 years, the level of plan checking and inspection responsibilities has increased to include increased focus on issues such as ADA compliance, Water Efficient Landscaping, the use of recycled water, and the development of a fiber optic system to name a few. In addition, professional geotechnical services were added, at some point in time, to the scope of services that are covered in the fee. These additional responsibilities have increased staff costs for subdivision plan checking, testing and inspection fees and costs are now consistently exceeding the revenue from the fees. In order to remedy this, the fee formula needs to be adjusted or costs need to be reduced.

Based on data from projects over the last 3 years, staff has presented to the building industry the following two options:

Option 1

Revise the plan check and inspection fee formula to capture the increased cost. This formula would be based on the data gathered in the past 3 years. This option would keep all services covered under the current fee formula in place and would raise the additional revenue to cover City costs. The current formula and the proposed formula are as follows:

Current formula:

- 7% of the first \$10,000 in construction cost
- 3.5% of the next \$490,000 in construction cost
- 2% of the construction cost above \$500,000

Proposed Formula:

- \$15,000 plus
- 2.5% of the construction costs up to \$4 million
- 2.0% of the construction costs above \$4 million

Option 2

Require developers to contract for and fund the geotechnical services and leave the fee formula as it is. In its analysis, staff determined that, if the geotechnical costs were removed,

the existing fee formula would be adequate to cover the remaining costs of plan check and inspection. The potential issue with this approach is that, by transferring this responsibility to the developer, some testing control is removed from City. There is also concern from the industry that City staff could run up cost by indiscriminately ordering testing. In order to remedy this, the BIA and staff collaborated to develop a scope and testing schedule that provides a minimum level of the consultant's qualifications, together with the typical level and frequency of testing for the various phases of construction. This will provide the City with surety that the installed improvements are adequately tested and gives the industry clear expectations. Each developer will be able to competitively select a qualified geotechnical consultant, thereby providing the developer with control over the budget. This will encourage the geotechnical consultants to become even more proficient with their services throughout the local market. It also saves cost by removing the prevailing wage requirement for a significant portion of the improvements. The City's inspectors will be aware of the testing protocol, provide oversight, and will have the ability to require additional testing if needed to ensure the facilities comply with codes and specifications.

Staff is recommending option 2 with the concurrence of the BIA and no known objections from other builders.

FISCAL IMPACT

Engineering Department revenue increases will offset increased staff costs and allow City staff to maintain the current level of plan check and inspection services. The increase in the hourly rate will cover the increased costs of CIP staff.

REASON FOR RECOMMENDATION

Staff is recommending an increase in the hourly billing rate to \$115 per hour to cover the cost of staff services provided on CIP and development projects. Staff is recommending that geotechnical consultant services will no longer be included in the basic services provided by staff in the plan check and inspection fees for subdivisions. By doing so, staff costs will be covered by the existing basic rate formula.

The Building Industry Association (BIA) representatives as well as other builders who are not BIA members were presented with these new and revised fees. The BIA formally acknowledged their support in an email dated April 9, 2018. No comments were received from other builders.

ACTIONS FOLLOWING APPROVAL

Staff will notify the development community and implement the new rates effective June 18, 2018.

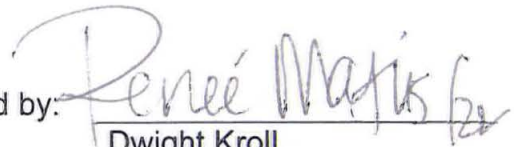
Prepared by: Sean Smith, Associate Engineer

Submitted by:



Mike Harrison
City Engineer

Recommended by:



Dwight Kroll
Director of Planning and
Development Services

RESOLUTION NO. 18-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
ESTABLISHING PLAN CHECK, INSPECTION SERVICES, ENCROACHMENT
PERMITS AND COMMUNITY INVESTMENT PROGRAM RATES**

WHEREAS, Chapter 2 of Title 7 of the Clovis Municipal Code provides rules and regulations for excavations and other work in City streets, for issuance of permits and fees therefor, and provides for a schedule of fees for engineering, inspection, staking and other services rendered by the City in connection with such work performed thereunder; and

WHEREAS, Resolution 06-263 modified Resolution 03-152 which modified Resolution 99-45 which modified Resolution 96-30 which modified Resolution 78-93 of the City of Clovis that established certain fees to be collected for services rendered in connection with work performed within the City of Clovis; and

WHEREAS, the Clovis Municipal Code, relating to Development Fees provided that fees be fixed by resolution; and

WHEREAS, the City Council of the City of Clovis desires to revise fees and adopt certain fees associated with services rendered by the City.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Clovis hereby adopts the following revisions to the fee schedule for services hereinafter set forth:

WITH RESPECT TO INITIAL SUBMITTAL FEES:

Initial plan review fees shall include four submittals of the plans and preparation of all standard agreements (as indicated below). All additional submittals and preparation of non-standard agreements shall be subject to additional review fees of \$115.00 per hour or fractions thereof. Overtime fees will be \$172.50 per hour or fractions thereof with a two-hour minimum.

ENCROACHMENT PERMIT FEES:

1. The administrative charge for processing an application for an encroachment permit shall be \$115.00.

EXHIBIT A

2. A minimum inspection fee of \$345.00, or a fee calculated using the following inspection fees, whichever is greater, shall be applied to the proposed facilities to be installed within the City right-of-way. The fee shall be paid prior to issuance of a permit for the installation or construction of any of the items installed in the City right-of-way.

REINSPECTION AND OVERTIME FEES:

Inspector	\$115.00/hour
Inspector (overtime)	\$172.50/hour, two hour minimum
Other City Staff	Actual Cost

COMMUNITY INVESTMENT PROGRAM FEES:

Staff charges to the Community Investment Program will be billed at one hundred and fifteen dollars per hour (\$115.00/hour).

SUBDIVISION PLAN CHECKING, TESTING, AND INSPECTION FEES:

Each person submitting a parcel map or a subdivision map to the City shall pay to the City, prior to submission of final subdivision or parcel map for approval, a fee for the checking of improvement plans associated with conditions of approval and inspecting all proposed improvements within the public right-of-way as follows:

- On the first \$10,000.00 of the estimated cost of improvements: 7%
- On the next \$490,000.00 of the estimated cost of improvements: 3.75%
- On the estimated cost of improvements in excess of the \$500,000: 2%

Said fees established by Section shall be based upon final cost estimates approved by the City Engineer and shall include all improvements as required under the conditions of approval for the entitlement, adjustment in or refund of such fees shall be made once fees have been paid; except when an entitlement is withdrawn or a reversion to acreage map is recorded, the unexpended portion of the required fee may be refunded upon written request made by the payer of said fees to the City Engineer. Said fees shall exclude Geotechnical Testing, which shall instead be provided for by the developer of each project.

INSPECTION FEES:

Fee description	Unit	Unit Price
<u>STREET WORK</u>		
PERMIT PROCESSING FEE	LS	\$192.50
DEVELOPER APPLICATION FEE	LS	\$115.00
MINIMUM INSPECTION FEE	EA	\$345.00
RE-INSPECTION FEE (per occurrence)	EA	\$172.50
WORKING IN R-O-W WITHOUT PERMIT	DAY	\$500.00
VALLEY GUTTER	LF	\$2.30
CURB / CURB AND GUTTER	LF	\$1.15
SIDEWALK	SF	\$0.60
MISC CONCRETE	SF	\$0.60
DRIVE APPROACH	SF	\$0.60
A/C PAVEMENT / TRENCH REPAIR	SY	\$1.70
TRAFFIC MARKING / SIGNING	EA	\$115.00
STREET LIGHTS	EA	\$28.80
TRAFFIC CONTROL / LANE CLOSURE	EA	\$230.00
TRAFFIC CONTROL / DETOUR	EA	\$575.00
<u>SEWER FACILITIES</u>		
SEWER LATERAL	EA	\$36.30
SEWER MAIN	LF	\$2.30
MANHOLE	EA	\$77.00
<u>WATER FACILITIES</u>		
WATER TIE-IN, 1"-3"	EA	\$172.50
WATER TIE-IN, 4"-6"	EA	\$345.00
WATER TIE-IN, 8" AND LARGER	EA	\$690.00
WATER SERVICE HOT TAP	EA	\$77.00
WATER MAIN / SERVICE LINE	LF	\$2.30
WATER METER	EA	\$77.00
FIRE HYDRANT	EA	\$77.00
BLOW-OFF	EA	\$77.00
<u>DRAINAGE FACILITIES</u>		
STORM DRAIN MAIN	LF	\$2.30
MANHOLE	EA	\$77.00

SIDEWALK DRAINS	EA	\$77.00
DRAIN INLETS	EA	\$77.00
<u>LANDSCAPE FACILITIES</u>		
PUBLIC LANDSCAPE	SF	\$0.05
PUBLIC IRRIGATION (per each component)	EA	\$57.50
WELO INSPECTION	EA	\$115.00
FIBER UTILITY PROCESSING FEE (1-3 hrs.)	HR	\$115.00

OTHER ENTITLEMENT PLAN CHECK FEES:

Each person submitting an entitlement other than a parcel map or a subdivision map to the City shall pay to the City, prior to submission of improvement plans for approval, a fee of \$1,150 plus \$1,265 per gross acre of development for the checking of all proposed improvement plans associated with conditions of approval within the public right-of-way. For entitlements with minimal conditioned work, the fee shall be \$460.

INITIAL SUBMITTAL FEES:

The initial submittal of all tract map and parcel map reviews shall include a non-refundable payment for services to be rendered as follows:

- For each initial submittal of parcel maps with minimal off-site improvements: \$172.50
- For each initial submittal of parcel maps with significant off-site improvements: \$1,380.00
- For each initial submittal of tract maps: \$3,450.00

The initial submittal of all entitlements other than tract map and parcel map reviews shall include a non-refundable payment for services to be rendered as follows:

- For each initial submittal: \$2,300.00 or \$1,150 plus \$1,265 per gross acres, whichever is less.
- For each initial submittal of entitlements with minimal conditioned work: \$460.

Said fees for this section shall be considered part of the fees calculated in Paragraphs 2 or 3 above. This initial payment shall be credited against the total plan check and/or inspection fee for the project with the balance due paid prior to final map or improvement plan approval.

The above said plan review fee shall include four submittals of the plans and preparation of all standard agreements (as indicated below). All additional submittals and preparation

of non-standard agreements shall be subject to additional review fees of \$115.00 per hour or fractions thereof. Overtime fees will be \$172.50 per hour or fractions thereof with a two-hour minimum.

Standard Agreements shall consist of the following:

- Subdivision and Parcel Map Agreement (a draft and one revision)
- Landscape Maintenance District Covenants

Non-Standard Agreements consist of the following:

- Deferment Agreements (includes fees and improvements)
- Perpetual Maintenance Agreements
- Escrow Instructions
- Special Research Requests
- Reciprocal Access/Maintenance Agreements
- Solid Waste and/or Temporary Turnaround Covenants
- Deeds, Easements and Irrevocable Offers of Dedication
- Right of Entry
- Partial Reconveyances
- Temporary Basin Maintenance Covenants
- Legal Descriptions for Street and Utility Deeds

BE IT FURTHER RESOLVED that the provisions of this Resolution shall not in any way affect provisions for fees or charges in any other Resolution or Ordinance of the City of Clovis.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 16, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED:

Mayor

City Clerk

Exhibit B

Geotechnical Testing Services Typical Scope of Work

The City of Clovis (City) desires to establish a typical minimum scope of geotechnical testing services for use by Developers and Contractors. The purpose is to create a baseline for all projects so that the costs for geotechnical services (samples, tests, reports, travel time, etc.) will be borne by the Developers and Contractors, instead of being paid for or reimbursed by the City. In doing so, the geotechnical services can be based on competitive rates instead of prevailing wages. Testing services shall be performed under the responsible charge of an appropriately licensed professional.

The scope of services will vary for each project according to site conditions and the scope of the improvements within public rights-of-way and easements. The scope may also vary depending on the desires of the Developer or Contractor. Additional samples and testing may also be required by the City Inspector acting on behalf of the City Engineer. Copies of all results and reports shall be provided to the City Inspector in a timely manner as they become available. The City Inspector may, at their discretion, require copies prior to passing inspections and allowing construction to continue.

Abbreviations and References

- City of Clovis Standard Specifications (Clovis Specs).
- City of Clovis Standard Drawings (City Drawings).
- The Control of Materials shall be in accordance with Clovis Specs Section 6, which covers topics such as the need for materials samples and testing requirements.
- Compaction Test noticing, test methods, and passing criteria for shall be in accordance with Clovis Specs Section 6-9.
 - ASTM D1557 is an acceptable alternative test method in locations outside of CalTrans rights-of-way.
- Earthwork shall be in accordance with Clovis Specs Section 19 of the Clovis Specs, which covers topics such as:
 - Subgrade Preparation and Compaction (Section 19-2.07)
 - Trench and Structural Backfill and Compaction (Section 19-3)
 - Embankment Construction and Compaction (Section 19-4)
- Concrete Curbs, Sidewalks, and Surface Improvements subgrade preparation shall be in accordance with Clovis Specs Section 73-4.
- Concrete Masonry Wall (Fence) excavation, embankment, and subgrade preparation shall be in accordance with Clovis Specs Section 81-4.
- Engineering Fabrics shall be in accordance with Clovis Specs Section 88.
- Portland Cement Concrete shall be in accordance with Clovis Specs Section 90.
- Asphalts shall be in accordance with Clovis Specs Section 92.
- Liquid Asphalts shall be in accordance with Clovis Specs Section 93.
- Asphaltic Emulsions shall be in accordance with Clovis Specs Section 94.

Minimum Requirements for Testing Frequency

Trench Compaction (Sewer, Storm Drain, Water, and Dry Utilities): In-place density test

- One (1) per 24 inches of depth per 150 lineal feet of trench.
- One (1) per 500 feet must be in the pipe zone bedding, one (1) test minimum regardless of trench length.
- One (1) per 50 lineal feet of trench in the upper 24 inches.

- Test every other water service and every other sewer lateral between the main and the right-of-way where there are multiple services or laterals.
- Test each storm drain lateral between the main and the right-of-way.
- One (1) test per dry utility crossing within the right-of-way.
- Depths of backfill lifts and relative compaction shall be in accordance with the City Specs and Drawings.

Manhole Compaction: In-place density test

- Two (2) tests for every 24 inches of depth at varying quadrants of the manhole.

Moisture / Density relationship curves

- One (1) for each different soil condition encountered.
- One (1) check point test per 1,000 lineal feet of Roadway to verify that materials are consistent.
- Additional check point tests will be required if soil conditions change.

As-Graded R-value tests

- Samples shall be representative of the subgrade materials and collected after rough grading at a rate dependent upon the centerline length of the planned pavement.
 - One (1) minimum for less than 500 lineal feet.
 - One test per 500 lineal feet
 - Provide a map of sample locations for City approval
- Samples shall be collected where a Local street intersects with either a Collector or Arterial street.
- Test results will be compared to the construction documents and reported to the City Inspector. Discrepancies between the test results and the construction documents may result in revisions to the structural section of the planned pavement which shall be discussed before proceeding further with construction.

Sub-grade Compaction: In-place density test

- Curb and Gutter: One (1) 6 inch deep test per 150 lineal feet.
- Sidewalk: One (1) 6 inch deep test per 150 lineal feet.
- Pavement: One (1) 6 inch deep test per 150 lineal feet per 24 foot wide lane, including parking lanes.
- Depths of backfill lifts and relative compaction shall be in accordance with the City Specs and Drawings.

Aggregate Base (AB) Compaction: In-place density test

- Quality tests (gradation, R-value, SE, durability) shall be collected at a rate of 1 test per 2,000 tons placed.
- One (1) 6 inch deep test per 150 lineal feet per 24 foot wide lane, including parking lanes.
- Depths of lifts and relative compaction shall be in accordance with the City Specs and Drawings.

Asphaltic Concrete (AC) Compaction: In-place density test

- Oil content and extraction gradation tests shall be conducted at a rate of one (1) per 500 tons.
 - Minimum of one (1) test for material placed per day if less than 500 tons.
 - Maximum of two (2) tests per day.
- Cores (if required) of the completed AC mat shall be collected at a rate of at least three (3) samples per 1,500 lineal feet of completed roadway, minimum of one (1) per project.
- Depths of backfill lifts and relative compaction shall be in accordance with the City Specs and Drawings.

Becky Wharton

From: Mike <mikep@biafm.org>
Sent: Tuesday, April 03, 2018 3:34 PM
To: Sean Smith
Subject: RE: Engineering and Inspection Fees

Thanks Sean. Let me double check on the acceptance of the Policy. I will get back to you by Friday.

Mike Prandini
BIA of Fresno/Madera Counties
420 Bullard, Stte. 105
Clovis, CA 93612
Ph: (559) 226-5900
FAX: (559) 324-8237
Email: mikep@biafm.org
[Look for NAHB Member Discounts at www.nahb.org/ma](http://www.nahb.org/ma)

From: Sean Smith
Sent: Tuesday, April 3, 2018 2:56 PM
To: Mike ; Mike Harrison
Subject: RE: Engineering and Inspection Fees

Mike,
I'm taking this item to Council on April 16th. I've started the process to get it on the agenda and draft the staff report, so I'm just checking on the review of the geotech policy. I'm assuming you'll find it acceptable given the input from BIA in its development, but I want to double check with you.

Thanks,
Sean Smith, RCE, QSD
Associate Engineer / DRU Manager
City of Clovis
www.cityofclovis.com
1033 Fifth Street ■ Clovis, CA 93612
T 559.324.2363 ■ C 559.765.7505
email seans@cityofclovis.com

cc: project file

From: Mike [<mailto:mikep@biafm.org>]
Sent: Wednesday, March 21, 2018 4:14 PM
To: Mike Harrison <mikeh@ci.clovis.ca.us>
Cc: Sean Smith <SeanS@ci.clovis.ca.us>
Subject: Engineering and Inspection Fees

Mike: As we indicated to you this morning at our meeting, the BIA supports the option that retains the current base fee and formula for calculating Engineering and Inspection Fees for subdivisions and requires the builder to assume the

responsibility for the geotechnical testing. We are reviewing the Policy for Geotechnical Testing Services and may have comments on the Policy.

Mike Prandini
President & CEO
BIA of Fresno/Madera Counties
420 Bullard, Ste. 105
Clovis, CA 93612

Ph: (559) 226-5900
FAX: (559) 324-8237
Cell: (559) 779-5838

Email: mikep@biafm.org

Look for NAHB Member Discounts at www.nahb.org/ma



AGENDA ITEM NO: 1-D
City Manager: CS

CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: April 16, 2018

SUBJECT: Consider Approval – Resolution 18-__ Accepting the 2016 and 2017 Housing Element Annual Performance Reports and Authorizing Submission of the Reports to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

ATTACHMENTS: (A) 2016 Housing Element Annual Performance Report; and
(B) 2017 Housing Element Annual Performance Report; and
(C) Resolution

CONFLICT OF INTEREST

None.

RECOMMENDATION

Recommend acceptance of the 2016 and 2017 Housing Element Annual Performance Reports and authorization to submit the reports to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

EXECUTIVE SUMMARY

The City has an adopted and certified Housing Element for the period of December 31, 2015 to December 31, 2023, and is required to prepare an annual progress report (APR) per Government Code Section 65400 on its progress and program status in implementing its housing element. The APR includes information on the City's progress in meeting its assigned allocation from the regional housing needs assessment (RHNA).

The State requires jurisdictions to hold a public hearing at a meeting of the City Council to accept written and oral comment prior to submitting its APR. The notice for this public hearing was published in The Business Journal on March 23, 2018. Per the notice, the APRs became available for public review on Friday, April 6, 2018, at Clovis City Hall and on the City's website.

BACKGROUND

All California jurisdictions are required to prepare and adopt a General Plan which includes seven mandated elements, one of which is a Housing Element. A Housing Element identifies and analyzes the housing needs of a jurisdiction in order to maintain, improve, and create housing for all economic segments of the population. In addition to establishing specific goals and strategies to guide the development of housing in the jurisdiction, the Housing Element also requires the jurisdiction to ensure there is an adequate supply of land for the development of affordable housing. Because more frequent and detailed reporting is required by state law, the Housing Element has its own APR.

Clovis' 2015-2023 Housing Element was adopted by Clovis City Council on March 7, 2016, and certified by the California Department of Housing and Community Development on July 22, 2016. As required by law, the attached 2016 and 2017 Housing Element APRs must be submitted to California Department of Housing and Community Development and the Governor's Office of Planning and Research.

REPORT HIGHLIGHTS

RHNA Progress:

The City's RHNA period runs from January 1, 2013 to December 31, 2023. By the end of 2017, Clovis had issued permits for 3,883 housing units. The City exceeded the RHNA for moderate-income units and above moderate-income units, and had a remaining RHNA of 2,321 very low-income units and 1,120 low-income units.

The low-income units that were built during this period included deed-restricted low-income units at Magnolia Crossing and Habitat for Humanity homes. The moderate-income units included deed-restricted moderate-income units at Magnolia Crossing, duplex units, market-rate multifamily units, and several hundred new single-family homes that were determined to be sold at prices affordable to moderate-income households. The above-moderate income units are all single-family homes.

Clovis has a relatively affordable housing market, and many single-family homes are affordable to moderate-income households. Mintier Harnish, the City's RHNA Consultant, collected sale price data from Zillow.com to determine the number of single-family homes built in 2015-2017 that were affordable to moderate-income households. The City issued building permits for nearly 3,000 single-family homes during this time period, so instead of documenting the sale price for each home, the Consultants collected sale price data for a sample number of homes built each year (about 15-17 percent) and calculated an average ratio of building permit valuation to sale price based on the sample. The Consultants then multiplied the average ratio by the building permit valuation of each of the remaining building permits to estimate the sale price of those homes. The Consultants estimated the maximum affordable home purchase price for moderate-income

households each year based on standard FHA loan terms, and based on the actual or estimated sale price of each home, determined the percentage of homes built each year that were affordable to moderate-income households. Using this approach, the Consultants estimated that 47 percent of single-family homes built in 2015 were affordable to moderate-income households; 36 percent were affordable in 2016; and 32 percent were affordable in 2017.

Affordable Housing Program Progress:

In 2016 and 2017, Clovis provided affordable housing incentives to either create or preserve 218 units of affordable housing, as follows:

Magnolia Crossing: Created 48 units of senior assisted living (24 reserved for moderate- and low-income seniors).

Rialto Ranchos Subdivision: Created 10 units of single-family housing for low-income households by donating land for the project to Habitat for Humanity Fresno County and engineering and paying for the site improvements and infrastructure.

Stanford Addition: Transferred ownership of 3 scattered-site parcels to Habitat for Humanity Fresno County for the creation of 3 units of housing for low-income households.

First-Time Homebuyer Program: Provided financial assistance to 11 low-income homebuyers in Clovis.

Home Repair Grant Program: Provided grants to 151 low-income homeowners to make critical health and safety related repairs.

Mobile Home Replacement Program: Provided financial assistance to 19 low-income mobile homeowners to replace severely dilapidated mobile homes with new mobile homes.

While only newly constructed units are counted toward the RHNA, the City's housing programs are essential to preserving the existing supply of affordable housing and ensuring low-income residents have access to safe living environments.

FISCAL IMPACT

The acceptance of the 2016 and 2017 APRs does not have a fiscal impact on the City.

REASON FOR RECOMMENDATION

To comply with California Housing Law and Clovis' adopted Housing Element.

ACTIONS FOLLOWING APPROVAL

Staff will submit the 2016 and 2017 Housing Element Annual Progress Reports to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Prepared by: Heidi Crabtree, Housing Program Coordinator 

Submitted by: Andrew Haussler, Community and Economic Development Director 

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clovis
Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Habitat for Humanity at Rialto Ranchos	SF	O		5			5		RDA	Deed Restricted	
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	395	689	1,084				
(10) Total by income Table A/A3			▶	▶	5	395	689	1,089			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	395				0	395	
No. of Units Permitted for Above Moderate	689				0	689	

* Note: This field is voluntary

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013 and 2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0										2,321
	Non-deed restricted	0										
Low	Deed Restricted	0		5							5	1,140
	Non-deed restricted	0										
Moderate	Deed Restricted	0										167
	Non-deed restricted	0	456	395							851	
Above Moderate		854	442	689							1,985	-141
Total RHNA by COG. Enter allocation number:		854	898	1,089							2,841	3,487
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table Footnote (1): In 2015, permits were issued for 11 duplexes (22 units) and 47 market-rate multifamily units, which were all assumed to be moderate income units. There were also 829 single family units, of which 47 percent (387 units) were estimated to be moderate-income and the remaining 53 percent (442 units) were estimated to be above-moderate income. See the General Comments section below for details on this methodology.

Table Footnote (2): In 2016, there were 1,084 moderate- or above-moderate income single family units. Of these single-family units, 36 percent (395 units) were estimated to be moderate-income and the remaining 64 percent (689 units) were estimated to be above-moderate income. See the General Comments section below for details on this methodology.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Regional Collaboration			
Program 1: Regional Collaboration on Housing Opportunities	Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.	Ongoing	City Staff meet on a quarterly basis with the Countywide Housing Element Technical Committee, which includes all 13 participating jurisdictions, to work towards the goals and objectives outlined in the Housing Element by sharing best practices, exploring opportunities for further collaboration, and making the best use of limited resources.
	The Countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.	Annually	
	The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.	Annually	
	The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.	Ongoing	
	The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.	Ongoing	
	Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	Ongoing	
	Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.	Ongoing	

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 2: Review Annexation Standards in Memorandum of Understanding	The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	Ongoing	The Tax Sharing Agreement limits the City's ability to annex land unless there is eminent development on half of the area, which includes an approved tentative map, or site plan review. City Staff has had discussions with the County of Fresno regarding this issue.
Adequate Sites			
Program 3: Provision of Adequate Sites	Maintain and annually update the inventory of residential land resources.	Annually	City Staff are continually identifying properties that could be adequate to accommodate residential development, and making efforts to contact and meet with these property owners. City Staff are striving to re-designate several properties simultaneously as one General Plan Amendment.
	Provide the inventory on the City website and make copies available upon request.	Ongoing	
	Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.	Ongoing	
	Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.	Ongoing	
Program 4: Rezoning for RHNA	Provide adequate zoning on at least 221 acres of land by December 31, 2016 to cover the unaccommodated need from the Fourth Cycle RHNA of 4,425 lower income units.	2016	The City is in the process of developing an overlay zone for the Shaw Avenue Corridor to meet a portion of the 4th cycle RHNA carryover. The City is exploring other opportunities to meet the remaining portion, including applying a housing overlay in other areas of the city and meeting with Fresno County to modify the MOU to allow for annexation of land within the SOI. The City also annexed the Community Center South on December 16, 2013 under the Shaw-DeWolf Southeast Reorganization. The City began annexing the Community Center North on August 18, 2014 under the Barstow DeWolf Southeast Reorganization. The City did the second annexation of the Community Center North on April 11, 2016 under the Barstow-Leonard Southwest Reorganization.
	If annexation of the "prezoned" sites is not completed within three years of adoption of the Housing Element, the City will conduct an analysis to determine if adequate capacity exists on the remaining sites in the inventory to meet the Fifth Cycle RHNA. If the City cannot identify adequate capacity, the City will rezone sites within four years of adoption of the Housing Element to meet the RHNA. The rezoned sites will meet the criteria for lower-income housing described above.	2019	
Program 5: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.	2016	City Staff are working towards developing and implementing a formal evaluation procedure pursuant to Government Code Section 65863 by early 2019. City Staff are submitting APRs for 2016 and 2017 to fulfill annual reporting requirements to monitor and report through the HCD annual report process.
	Monitor and report through the HCD annual report process.	Annually	
	If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.	2018	

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 6: Water and Wastewater Service	Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.	Ongoing	In 2016, the City was in the process of updating the water and wastewater master plans to provide full service to the plan area as well as strategies to implement capacity enhancements as systematic growth occurs.
	Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.	2016	
Affordable Housing Development and Preservation			
Program 7: Affordable Housing Incentives	Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing.	Ongoing	In 2016, the City was working on the Rialto Ranchos subdivision in conjunction with Habitat for Humanity Fresno County. Clovis donated the land for the project, and engineered and paid for the site improvements and infrastructure. Five of the 10 building permits were pulled in 2016. The City also used HOME funds to assist 3 low-income first-time homebuyers, and used CDBG funds to provide home repair grants to 74 low-income households.
	Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.	Ongoing	
	Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.	Ongoing	
	Annually pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Clovis for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.	Annually	
	Expand the City's affordable housing inventory by 700 units over the next eight years – 160 extremely low income, 240 very low income, and 300 low income units.	2023	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 8: Farmworker Housing	Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.	Ongoing	There were no applications for farmworker housing in 2016.
	Continue to offer incentives such as gap financing, density bonus, streamlined processing to facilitate the development of farmworker housing.	Ongoing	
	Annually monitor the status of farmworker housing as part of the City's annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.	Annually	
Program 9: Preserving Assisted Housing	Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.	Ongoing	Clovis has not received any notices of intent or plans of action filed by property owners to convert to market rate units. City Staff continue to monitor the objectives of this program.
	Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.	Ongoing	
	Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.	Ongoing	
	Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.	Ongoing	
Program 10: Encourage and Facilitate Accessory Units (Second Units)	By 2018, consider fee reductions for second units.	2018	In 2016, the State passed new legislation to facilitate the development of accessory dwelling units (ADUs), this legislation included expansions to fee reductions. The City will be modifying its Development Code and fee structure to comply with this legislation.
	By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter.	2019	

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Removal of Governmental Constraints			
Program 11: Zoning Code Amendments	Amend Zoning Code to address State law requirements within one year of Housing Element adoption.	2017	City Staff are proactively working toward amending the Development Code to comply with Program 11.
	Review residential parking standards for studio and one-bedroom multifamily units and take action by 2017 to modify the requirements based on the findings of the review.	2017	
	Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	Annually	
Program 12: Lot Consolidation and Lot Splits	Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.	Ongoing	City Staff continue to identify and process requests for lot consolidation and lot splitting pursuant to the Subdivision Map Act.
	Process requests for lot consolidation and lot splitting concurrent with other development reviews.	Ongoing	
	Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	Ongoing	
Program 13: Monitoring of Planning and Development Fees	Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.	Ongoing	City Staff continue to complete a comprehensive update of impact fees, as well as fees for services provided, at least once every 2 years. In this process, consideration is given to appropriately assigning cost of infrastructure on the basis of fair and equitable share of the cost. In addition, the City has implemented short-term incentive programs to incentivize infill development, which includes affordable housing projects. The Core Area Fee Reduction was authorized by Council in 2013 to reduce development fees for infill development in the core area south of Sierra Avenue and west of Locan Avenue. In some cases, the program reduces fees by as much as 70 percent.
	As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.	Ongoing	
Housing Quality			
Program 14: Housing Rehabilitation Program	Continue to apply for CalHOME funds to maintain the housing rehabilitation program.	Ongoing	In 2016, Clovis provided new mobile homes to 4 very low income mobile home owners who were living in severely dilapidated mobile homes and home repair grants to 74 low-income households to correct critical health and safety-related deficiencies in the home. Clovis continues to apply for the very important funds as they become available. The City continues to promote the Home Rehabilitation Program.
	Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.	Ongoing	

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 15: Code Enforcement	Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.	Ongoing	Clovis formed a Code Enforcement Team which uses Staff from the Building Department, Affordable Housing Department, City Manager's Office, Police Department, Fire Department, Public Utilities, and Legal Counsel to work together to bring substandard housing units and residential properties into compliance with City Code. The Code Enforcement Team brings substandard housing units and residential properties into compliance with city codes, and makes referrals to City housing rehabilitation programs.
	Refer income-eligible households to City of Clovis housing rehabilitation programs for assistance in making the code corrections.	Ongoing	
	Conduct a housing conditions survey by 2020 to assess the extent of housing rehabilitation needs, as resources are available.	2020	
Housing Assistance			
Program 16: Homebuyer Assistance Program	Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program.	Ongoing	In 2016, Clovis was implementing the remaining funds from a \$700,000 grant from HCD through the FTHB program. The City assisted 3 FTHBs in 2016.
Program 17: First-Time Homebuyer Resources	Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.	2016	City Staff continue to seek additional funding from State and Federal resources to provide homebuyer assistance. Because the demand for Clovis' FTHB funds far exceeds the amount available, City Staff refer potential homebuyers to the CalPlus Conventional Program and CalHFA programs on a regular basis.
	Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	Annually	
Program 18: Energy Conservation	Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.	2017; 2018	The City supports and promotes the HERO program and PG&E programs that support energy conservation. City Staff provide information about these programs to Clovis residents on a regular basis, including referrals to the Fresno Economic Opportunities Commission's Weatherization Program and the Solar Program for low-income clients needing energy efficiency repairs. City staff print and give potential recipients the applications.
	Continue to promote HERO program by providing a link on the City website and making brochures available at City counters.	Ongoing	
	Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.	Ongoing	
	Continue to incorporate conservation measures in housing rehabilitation programs.	Ongoing	
	Expedite review and approval of alternative energy devices (e.g., solar panels).	Ongoing	

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 19: Housing Choice Vouchers	Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.	2016	City Staff provide referrals to property owners for HCVP and work regionally to increase funding to all affordable housing agency partners.
	Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	Ongoing	
	Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.	Ongoing	
Program 20: Fair Housing	Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).	Ongoing	Clovis is beginning to work on a new Fair Housing Assessment in compliance with U.S. Department of Housing and Urban Development Regulations. City staff refers all fair housing related complaints to the Fair Housing Council of Central California, and also distributes upon request the California Guide to Tenant/Landlord Requirements.
	Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.	Ongoing	
	Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Distribute materials at libraries, community facilities, City offices and public counters, and on the City website by 2016.	2016	
	Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.	Ongoing	

General Comments:**Estimating moderate-income single-family units (2015)**

Staff estimated the number of single-family units that were affordable to moderate-income units during each reporting year using the following methodology:

1. Looked up actual sale prices by address on Zillow.com for a sample (15 percent) of units that were issued permits;
2. Calculated an average ratio of the building permit valuation for the sample units by dividing the sale price by the valuation price (1.23);
3. Applied the average valuation-to-sale price ratio to the building permit valuation for all other permits to calculate an estimated sale price;
4. Calculated a maximum affordable sale price for moderate-income households (\$300,184) based on the State area median income for Fresno County, using the following assumptions:
 - a. 3.5 percent down payment (assuming an FHA loan)
 - b. 4.5 percent interest rate;
 - c. 30-year mortgage term;
 - d. Assumes taxes, mortgage insurance, and homeowners' insurance for 21 percent of monthly payment; and
 - e. Assumes 35 percent of income spent on housing.
5. Counted the number of units with either an actual sales price or estimated sales price within the affordability range for moderate-income households.

Estimating moderate-income single-family units (2016)

Staff estimated the number of single-family units that were affordable to moderate-income units during each reporting year using the following methodology:

1. Looked up actual sale prices by address on Zillow.com for a sample (15 percent) of units that were issued permits;
2. Calculated an average ratio of the building permit valuation for the sample units by dividing the sale price by the valuation price (1.32);
3. Applied the average valuation-to-sale price ratio to the building permit valuation for all other permits to calculate an estimated sale price;
4. Calculated a maximum affordable sale price for moderate-income households (\$305,368) based on the State area median income for Fresno County, using the following assumptions:
 - a. 3.5 percent down payment (assuming an FHA loan)
 - b. 4.5 percent interest rate;
 - c. 30-year mortgage term;
 - d. Assumes taxes, mortgage insurance, and homeowners' insurance for 21 percent of monthly payment; and
 - e. Assumes 35 percent of income spent on housing.
5. Counted the number of units with either an actual sales price or estimated sales price within the affordability range for moderate-income households.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clovis

Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Magnolia Crossing	5+	R		14	10	24	48		RDA	Deed Restricted	
Habitat for Humanity at Stanford Addition	SF	O		1			1		RDA	Deed Restricted	
Habitat for Humanity at Rialto Ranchos	SF	O		5			5		RDA	Deed Restricted	
Market-rate multifamily Development (APNs 49109119 and 4995401201)	5+	R			226		226				Market rents are generally affordable to moderate-income households
(9) Total of Moderate and Above Moderate from Table A3				244	518	762					
(10) Total by income Table A/A3				20	480	542	1,042				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Table Footnote: Magnolia Crossing is deed-restricted and requires at least 24 of the units to be affordable to Extremely-Low Income, Very-Low Income, Lower Income, or Moderate Income Households. Of these 24 units, 14 must be leased to Lower Income and below households. Therefore, this analysis assumes that 14 of the units are Low-Income and 10 are Moderate-Income.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clovis
Reporting Period 1/1/2017 - 12/31/2017

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	244				0	244	
No. of Units Permitted for Above Moderate	518				0	518	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clovis

Reporting Period 1/1/2017 - 12/31/2017

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013 and 2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,321	0									2,321
	Non-deed restricted		0									
Low	Deed Restricted	1,145	0	5	20						25	1,120
	Non-deed restricted		0									
Moderate	Deed Restricted	1,018	0		10						10	-313
	Non-deed restricted		0	456	395	470					1,321	
Above Moderate		1,844	854	442	689	542					2,527	-683
Total RHNA by COG. Enter allocation number:		6,328										2,445
Total Units ▶ ▶ ▶			854	898	1,089	1,042					3,683	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table Footnote (1): In 2017, there were 762 building permits issued for single family units. Of these single-family units, 32 percent (244 units) were estimated to be sold at prices affordable to moderate-income households and the remaining 68 percent (518 units) were estimated to be above-moderate income. See the General Comments section below for details on this methodology.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Regional Collaboration			
Program 1: Regional Collaboration on Housing Opportunities	Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.	Ongoing	City Staff meet on a quarterly basis with the Countywide Housing Element Technical Committee, which includes all 13 participating jurisdictions, to work towards the goals and objectives outlined in the Housing Element by sharing best practices, exploring opportunities for further collaboration, and making the best use of limited resources.
	The Countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.	Annually	
	The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.	Annually	
	The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.	Ongoing	
	The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.	Ongoing	
	Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	Ongoing	
	Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.	Ongoing	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 2: Review Annexation Standards in Memorandum of Understanding	The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	Ongoing	The Tax Sharing Agreement limits the City's ability to annex land unless there is eminent development on half of the area, which includes an approved tentative map, or site plan review. City Staff has had discussions with the County of Fresno to propose language that would allow the City to prezone and annex land for purposes of meeting the RHNA, without the requirement for entitlement.
Adequate Sites			
Program 3: Provision of Adequate Sites	Maintain and annually update the inventory of residential land resources.	Annually	City Staff are continually identifying properties that could be adequate to accommodate residential development, and making efforts to contact and meet with these property owners. City Staff are striving to re-designate several properties simultaneously as one General Plan Amendment.
	Provide the inventory on the City website and make copies available upon request.	Ongoing	
	Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.	Ongoing	
	Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.	Ongoing	
Program 4: Rezoning for RHNA	Provide adequate zoning on at least 221 acres of land by December 31, 2016 to cover the unaccommodated need from the Fourth Cycle RHNA of 4,425 lower-income units.	2016	The Clovis City Council will be adopting a Resolution to summarize the steps that the City has taken to address housing needs within the city of Clovis and affirm the City's commitment to meeting its Fourth and Fifth Cycle RHNAs. The Resolution affirms the City's plan to continue an aggressive rezone effort to increase multifamily, higher-density housing development to cover its unaccommodated need from the Fourth Cycle RHNA. (Note: Resolution was adopted 3/12/18) In addition to adopting the Resolution, the City is actively working toward the third annexation of the Community Center North under the Shaw-Leonard Northwest Reorganization.
	If annexation of the "prezoned" sites is not completed within three years of adoption of the Housing Element, the City will conduct an analysis to determine if adequate capacity exists on the remaining sites in the inventory to meet the Fifth Cycle RHNA. If the City cannot identify adequate capacity, the City will rezone sites within four years of adoption of the Housing Element to meet the RHNA. The rezoned sites will meet the criteria for lower-income housing described above.	2019	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 5: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.	2016	City Staff are working towards developing and implementing a formal evaluation procedure pursuant to Government Code Section 65863 by early 2019. City Staff are submitting APRs for 2016 and 2017 to fulfill annual reporting requirements to monitor and report through the HCD annual report process.
	Monitor and report through the HCD annual report process.	Annually	
	If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.	2018	
Program 6: Water and Wastewater Service	Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.	Ongoing	The water and wastewater service masterplans respond directly to the land use plan established by the General Plan and apply appropriate design safety factors to insure that adequate capacity is provided to all. These service plans provide equal and comprehensive consideration to all land uses and do not necessarily grant priority to any particular type of housing unit. The water and wastewater masterplans are in the final stages of being updated to provide full service to the plan area as well as strategies to implement capacity enhancements as systematic growth occurs.
	Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.	2016	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Affordable Housing Development and Preservation			
Program 7: Affordable Housing Incentives	Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing.	Ongoing	City Staff are working with affordable housing developers to expand affordable housing development opportunities. During the past year, Clovis has provided subsidies to the following affordable housing developments/programs: 1) Magnolia Crossing - This is a 48 unit, senior, assisted living facility built developed by Innovative Living Solutions of California. Clovis donated the land for the project. In exchange, 24 of the units are restricted to rental to low-income seniors; 2) Rialto Ranchos Subdivision - This is 10-units of single-family housing developed in conjunction with Habitat for Humanity Fresno County. Clovis donated the land for the project, and engineered and paid for the site improvements and infrastructure. Five of the 10 building permits were pulled in 2017, and construction was completed on 7 of the units in 2017 (complete buildout of subdivision will be completed by Summer 2018); 3) Stanford Addition Infill - Clovis transferred ownership of 3 scattered site, vacant parcels in the Stanford Addition to Habitat for Humanity Fresno County for development of 3 single-family homes to be occupied by low-income households. Construction of 1 home is underway, and the 2 remaining homes will be started in Summer 2018; 4) First-Time Homebuyer Program - In the past year Clovis has provided FTHB assistance to 8 low-income homebuyers for the purchase of a home in Clovis; 5) In the past year, Clovis provided new mobile homes to 15 very-low income mobile home owners who were living in severely dilapidated mobile homes; 6) In the past year, Clovis provide home repair grants to 77 low-income households to correct critical health and safety-related deficiencies in the home.
	Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.	Ongoing	
	Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.	Ongoing	
	Annually pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Clovis for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.	Annually	
	Expand the City's affordable housing inventory by 700 units over the next eight years – 160 extremely low income, 240 very low income, and 300 low income units.	2023	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 8: Farmworker Housing	Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.	Ongoing	There were no applications for farmworker housing in 2017.
	Continue to offer incentives such as gap financing, density bonus, streamlined processing to facilitate the development of farmworker housing.	Ongoing	
	Annually monitor the status of farmworker housing as part of the City's annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.	Annually	
Program 9: Preserving Assisted Housing	Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.	Ongoing	Clovis has not received any notices of intent or plans of action filed by property owners to convert to market rate units. City Staff continue to monitor the objectives of this program.
	Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.	Ongoing	
	Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.	Ongoing	
	Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.	Ongoing	

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Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 10: Encourage and Facilitate Accessory Units (Second Units)	By 2018, consider fee reductions for second units.	2018	In 2017, the State adopted additional regulations for ADUs. The City is in the process of modifying its Development Code and fee structure to comply with the ADU legislation.
	By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter.	2019	In 2017, Clovis implemented a Cottage Home Program to encourage infill residential development of 400-square foot second units that have alley access. Clovis funded the cost of preparing and approving three sets of building plans which can be used for free by anyone participating in the program. This represents approximately \$9,000 savings. In addition, development fees are exempted for the cottage homes and there is no requirement for separate utilities for the secondary unit. The City is advertising the Cottage Home Program on the City website, social media, and media mail.
Removal of Governmental Constraints			
Program 11: Zoning Code Amendments	Amend Zoning Code to address State law requirements within one year of Housing Element adoption.	2017	City Staff are working toward amending the Development Code to comply with Program 11 expects to complete by the end of 2018.
	Review residential parking standards for studio and one-bedroom multifamily units and take action by 2017 to modify the requirements based on the findings of the review.	2017	
	Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	Annually	
Program 12: Lot Consolidation and Lot Splits	Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.	Ongoing	City Staff continue to identify and process requests for lot consolidation and lot splitting pursuant to the Subdivision Map Act.
	Process requests for lot consolidation and lot splitting concurrent with other development reviews.	Ongoing	
	Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	Ongoing	
Program 13: Monitoring of Planning and Development Fees	Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.	Ongoing	City Staff continue to complete a comprehensive update of impact fees, as well as fees for services provided, at least once every 2 years. In this process, consideration is given to appropriately assigning cost of infrastructure on the basis of fair and equitable share of the cost. In addition, the City has implemented short-term incentive programs to incentivize infill development, which includes affordable housing projects. The Core Area Fee Reduction was authorized by Council in 2013 to reduce development fees for infill development in the core area south of Sierra Avenue and west of Locan Avenue. In some cases, the program reduces fees by as much as 70 percent.
	As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.	Ongoing	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Quality			
Program 14: Housing Rehabilitation Program	Continue to apply for CalHOME funds to maintain the housing rehabilitation program.	Ongoing	In 2017, Clovis provided new mobile homes to 15 very low income mobile home owners who were living in severely dilapidated mobile homes and home repair grants to 77 low-income households to correct critical health and safety-related deficiencies in the home. Clovis continues to apply for the very important funds as they become available. The City continues to promote the Home Rehabilitation Program.
	Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.	Ongoing	
Program 15: Code Enforcement	Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.	Ongoing	Clovis formed a Code Enforcement Team which uses Staff from the Building Department, Affordable Housing Department, City Manager's Office, Police Department, Fire Department, Public Utilities, and Legal Counsel to work together to bring substandard housing units and residential properties into compliance with City Code. The Code Enforcement Team brings substandard housing units and residential properties into compliance with city codes, and makes referrals to City housing rehabilitation programs.
	Refer income-eligible households to City of Clovis housing rehabilitation programs for assistance in making the code corrections.	Ongoing	
	Conduct a housing conditions survey by 2020 to assess the extent of housing rehabilitation needs, as resources are available.	2020	
Housing Assistance			
Program 16: Homebuyer Assistance Program	Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program.	Ongoing	Clovis received a \$1,000,000 grant from HCD to operate a first-time homebuyer program. In 2017, FTHB assistance has been provided to 8 low-income households. Clovis will continue to apply for funds for this program as they become available.
Program 17: First-Time Homebuyer Resources	Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.	2016	City Staff continue to seek additional funding from State and Federal resources to provide homebuyer assistance. Because the demand for Clovis' FTHB funds far exceeds the amount available, City Staff refer potential homebuyers to the CalPlus Conventional Program and CalHFA programs on a regular basis.
	Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	Annually	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 18: Energy Conservation	Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.	2017; 2018	The City supports and promotes the HERO program and PG&E programs that support energy conservation. City Staff provide information about these programs to Clovis residents on a regular basis, including referrals to the Fresno Economic Opportunities Commission's Weatherization Program and Solar Program for low-income clients needing energy efficiency repairs. City staff print and give potential recipients the applications.
	Continue to promote HERO program by providing a link on the City website and making brochures available at City counters.	Ongoing	
	Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.	Ongoing	
	Continue to incorporate conservation measures in housing rehabilitation programs.	Ongoing	
	Expedite review and approval of alternative energy devices (e.g., solar panels).	Ongoing	
Program 19: Housing Choice Vouchers	Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.	2016	City Staff provide referrals to property owners for HCVP and work regionally to increase funding to all affordable housing agency partners.
	Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	Ongoing	
	Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.	Ongoing	

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 20: Fair Housing	Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).	Ongoing	Clovis continues to operate under the Fair Housing Assessment that the City prepared in 2010, which was approved by HUD, because HUD delayed submission of new plans until they release a new planning tool. The City continues to adhere to HUD's guidance on the FHA. City Staff refer all fair housing related complaints to the Fair Housing Council of Central California, and also distribute the California Guide to Tenant/Landlord Requirements.
	Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.	Ongoing	
	Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Distribute materials at libraries, community facilities, City offices and public counters, and on the City website by 2016.	2016	
	Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.	Ongoing	

General Comments:**Estimating moderate-income single-family units (2017)**

Staff estimated the number of single-family units that were affordable to moderate-income units during each reporting year using the following methodology:

1. Looked up actual sale prices by address on Zillow.com for a sample (15 percent) of units that were issued permits;
2. Calculated an average ratio of the building permit valuation for the sample units by dividing the sale price by the valuation price (1.404);
3. Applied the average valuation-to-sale price ratio to the building permit valuation for all other permits to calculate an estimated sale price;
4. Calculated a maximum affordable sale price for moderate-income households (\$310,553) based on the State area median income for Fresno County, using the following assumptions:
 - a. 3.5 percent down payment (assuming an FHA loan)
 - b. 4.5 percent interest rate;
 - c. 30-year mortgage term;
 - d. Assumes taxes, mortgage insurance, and homeowners' insurance for 21 percent of monthly payment; and
 - e. Assumes 35 percent of income spent on housing.
5. Counted the number of units with either an actual sales price or estimated sales price within the affordability range for moderate-income households.

RESOLUTION NO. 18-__

A RESOLUTION OF THE CITY COUNCIL OF CLOVIS ACCEPTING THE 2016 AND 2017 HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZING SUBMISSION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, the City of Clovis is required by California Government Code 65400 to prepare an annual report on the Housing Element program progress; and

WHEREAS, Clovis City Council considered the 2016 and 2017 Housing Element Annual Progress Reports during a hearing held at their regularly-scheduled public meeting on April 16, 2018.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Clovis that the 2016 and 2017 Housing Element Annual Progress Reports are hereby accepted and are authorized for submission to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

The foregoing resolution was introduced and adopted at the regular meeting of the City Council of Clovis held on April 16, 2018, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: April 16, 2018

Mayor

City Clerk