



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: August 23, 2018

SUBJECT: Consider Approval, Res. 18-____, TM6134A, A request to amend an approved vesting tentative tract map, reducing the lot count from 20-lots to 14-lots and an outlot, for a single-family residential subdivision for the approximate five acres of land located at the northwest corner of Teague and Locan Avenues . Tri Valley Development Group LLC, owner; Encanto 6176, LLC, applicant; John Ennis, representative.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:"	Conditions of Approval
Attachment 1:	Draft Resolution
Exhibit "B:"	Vesting Tentative Tract Map TM6134A
Exhibit "C:"	Previously Approved TM6134

CONFLICT OF INTEREST

None

RECOMMENDATION

- Approve Vesting Tentative Tract Map TM6134A, subject to the conditions of approval listed as Exhibit "A;" and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

EXECUTIVE SUMMARY

Vesting Tentative Tract Map TM6134, was originally approved as a 20-lot single-family development in May 15, 2017. Subsequent to the recording of the map, there have been Fresno Metropolitan Flood Control issues on area parcels affecting the tentative map. As a result, the applicant's request is an amendment to the previously approved tentative

map, reducing the number of lots and modifying the circulation within the proposed Project. The attached Exhibit “B” is reflective of the map proposal.

Approval of Vesting Tentative Tract Map TM6134A will allow the developer to move forward with the final map process. The proposed map is consistent with the land use and density of the Clovis General Plan Land Use Diagram and the R-1 (Low Density Single-Family Residential – 6,000 sq. ft. minimum lot size.) Zone District.

BACKGROUND

- General Plan Designation: Low Den. Res. (2.1 to 4.0 units per acre)
- Specific Plan Designation: Herndon-Shepherd Specific Plan (Low Residential)
- Existing Zoning: R-1 (Single Family Residential - 6,000 Sq. Ft.)
- Lot Size: 5 acres
- Current Land Use: Vacant Residential
- Adjacent Land Uses:

North:	Developing Residential
South:	Rural Residential
East:	Rural Residential
West:	Rural Residential
- Previous Entitlements: GPA2016-09, R2016-15, TM6134

PROPOSAL AND ANALYSIS

Map Modification

Vesting Tentative Tract Map TM6134 was approved by the City Council on May 15, 2017. The approval was inclusive of a 20-lot single family development consistent with the requirements of the Subdivision Map Act. A General Plan Amendment and Rezone were also included in the applicant’s previous entitlement approval. The General Plan Amendment provided for a specific density range of 2.1 to 4.0 dwelling units per acre. The proposed revision to the number of lots still meets the density range of the General Plan.

Fresno Metropolitan Flood Control District and Area Draining

The reduction in the number of lots and reconfiguration of the circulation is necessary in order to develop the property following flood impact concerns expressed by the Fresno Metropolitan Flood Control District (FMFCD) specific to changes to area drainage. With tentative map TM6134, it was stated that the Project would contain all of its own storm water within the boundaries of the tract (temporary basin), or the storm water would be directed to the master plan system when the tract was completely built out. As required by FMFCD, the applicant prepared a drainage report that calculated the major storm water flow rate through TM6134 at 25 cubic feet per second.

Subsequent to the approval of the original vesting tentative map, FMFCD relocated the 42-inch flood pipe onto the adjacent property to the south of the Project. The relocation of the pipeline affected the applicant's parcel, necessitating the applicant to modify the site with a plan to construct an open drain channel (Outlot A), on the project site to accommodate future anticipated major storm flow, thus warranting an amendment to the map to provide for continued development of single family homes on the project site.

Flooding in the area is being contributed by issues related to the Alluvial Drain. The development of this parcel as well as others in the area is essential to accommodate the 42-inch drain pipe which will direct storm water to the Alluvial Drain to the west (Exhibit D). The City, County, and FMFCD will continue to analyze in cooperation with FMFCD, future developers, and property owners.

Density

The project consists of a property totaling approximately 5 acres that is zoned R-1 (Single Family Residential – 6,000 sq. ft. min. lot size), and designated Low Residential (2.1 – 4 dwelling units per acre). The applicant is requesting to change the number of lots and circulation in order to facilitate a single-family residential subdivision consisting of 14 total lots and Outlot “A.” The previous tentative map TM6134, provided for a density of approximately 4.0 dwelling units per acre. The applicant's amended request is still consistent with the Low Residential (2.1 – 4 du/ac) land use designation and if approved, will develop at a ratio of approximately 2.91 dwelling units per acre.

Typically, the Code allows for a final map to be prepared with fewer lots than the approved tentative map as long as the City Engineer finds the final in substantial conformance with the tentative map. However, in the case where the circulation plan is substantially modified, the tentative map would either be amended or a new map filed.

Circulation and Lot Sizes

The Project was previously approved with the expectation that the developer would have the ability to incorporate Teague and Greenfield Avenue stub streets (Exhibit C), for potential connectivity for future development. Unfortunately, due to the aforementioned discussion included within this report, in addition the reduction in the number of lots, the applicant's revision includes a cul de sac as the sole access point from the Locan Avenue frontage. Additionally, the property owner to the north (Valley Coastal Development) requested that the stub street to the north be eliminated on the new revised map. The project includes a 50-foot wide public right-of-ways with standard city streets and sidewalks.

The applicant proposes to utilize the City's adopted reduced street width policy within the tract. The policy permits 36 foot wide streets from face-of-curb to face-of-curb for residential subdivisions, when such streets are within 1,000 feet of a standard city residential street (40 feet from face-of-curb to face-of-curb or greater), and that such street not be longer than 500 feet without a second point of access. The reduced street

should service low volumes of traffic, less than 400 ADT (average daily trips). An average home generates 10 ADT. This means it would be expected that a reduced width street should not service more than 40 homes. The proposed subdivision meets the reduced street width policy.

Proposed lots conform to the R-1 Zone District Standards ranging in size from 10,839 to 13,788 square feet.

Setbacks

This project will use the minimum setback standards of the R-1 Zone District. Staff recommends that the front setbacks on lots 1-5 and 11-14 use a varying setback from 20 feet to 24 feet to provide interest to the street frontage. A condition of approval has been included to address this issue.

Landscape Setbacks

The Herndon-Shepherd Specific Plan adopted specific street section designs for each street. Locan Avenue is proposed to have a 20-foot landscape/pedestrian setback, with an 11-foot parkway, 5-foot sidewalk, and 4-foot landscape setback. The wall along the Locan Avenue frontage shall be a 6-foot split face masonry wall.

The developer shall use the Chinese Pistache tree (main tree) and Grecian Laurel tree (accent tree) along the Locan Avenue frontage.

Neighborhood Comments

Staff sent notices to area property owners within 700 feet of the project area. Staff has not received comments or concerns from the public.

Review and Comments from Agencies

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

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

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing

neighborhoods and ensure the development of new neighborhoods with an equal quality of life.

The land use designations are designed to depict the general location, intensity, and use of lands. The land use patterns and areas identified provide the basis for more detailed land use districts, densities, requirements, and standards established in the Development Code.

2014 General Plan Land Use Element

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

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

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

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

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

- Create a range of housing opportunities and choices.
- Mix land uses.
- Strengthen and direct development toward existing communities.

The applicant proposes a 14-lot single family development on a partially developed property designated for medium density housing. The project, if approved, would add diversity in housing to the area.

California Environmental Quality Act (CEQA)

The Project is in substantial conformance with the environmental analysis performed for General Plan Amendment GPA2016-09. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

Community Facilities District

The fiscal analysis of the Loma Vista Specific Plan identified possible long-term funding shortfalls in the City's operating and maintenance costs. To address this issue the City of Clovis is implementing a Community Facilities District. Community Facilities Districts (CFD's) are a means of providing additional funding for the provision of public facilities and services for public safety, in newly developing areas of the community where the city would not otherwise be able to afford to continue to provide an adequate level of service as the City continues to grow. The use of CFD's is fairly common among cities in California experiencing high rates of growth during this past decade, such as Clovis, due to significant losses of local revenue from tax shifts authorized by the State of California and the need to continue to provide an adequate level of service as growth occurs.

A condition of approval has been added to this vesting tentative map requiring participation of this tentative map in the CFD

The City published notice of this public hearing in *The Business Journal* on Wednesday, August 8, 2018.

FISCAL IMPACT

None

REASONS FOR RECOMMENDATION

The proposed vesting tentative tract map is consistent with the goals and polices of the General Plan, Land Use Diagram, and Development Code. Staff therefore recommends that the Planning Commission approve vesting tentative tract map TM6134A, subject to the conditions of approval attached as Exhibit "A."

The findings to consider when making a decision on a tentative subdivision map application are as follows:

1. The proposed map is consistent with applicable general and specific plans;
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
3. The site is physically suitable for the type of development;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision or the type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems; and
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through the use of property within the proposed subdivision.

8. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
9. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and
10. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

In light of court decisions, it is appropriate for the City to make findings of consistency between the required dedications and the proposed development. Every dedication condition needs to be evaluated to confirm that there is a rough proportionality, or that a required degree of connection exists between the dedication imposed and the proposed development. The City of Clovis has made a finding that the dedication of property for this tract map satisfies the development's proportionate contribution to the City's circulation system. The circulation system directly benefits the subject property by providing access and transportation routes that service the site. Further, the circulation system also enhances the property's value.

In summary, Vesting Tentative Tract Map TM6134A is consistent with the land use designation of the General Plan and the R-1 (Low Density Single Family Residential – 6,000 sq. ft. minimum lot size) Zone District. Staff, therefore, recommends approval of Vesting Tentative Tract Map TM6134A, subject to the conditions of approval listed in the attached Exhibit “A.”


ACTIONS FOLLOWING APPROVAL

None

NOTICE OF HEARING

Property owners within 600 feet notified:	26
Interested individuals notified:	10

Prepared by: Orlando Ramirez, Associate Planner

Reviewed by: 
Bryan Araki
City Planner

\\CLOVIS-091\Plan Pub\Planning Projects\Tract Maps\TM 6100's\TM6134A (Tri-Valley)\Documents\TM6134A PC Staff Report

**FIGURE 1
PROJECT LOCATION MAP**



EXHIBIT "A"
Conditions of Approval – TM6134A

PLANNING DIVISION CONDITIONS
(Orlando Ramirez, Division Representative – (559) 324-2345)

1. This Project is subject to the development standards of the Herndon-Shepherd Specific Plan.
2. All conditions of GPA2016-09, R2016-15, TM6134, The Herndon Shepherd Specific Plan, and any other applicable conditions are hereby referred to and made a part of this Project by reference.
3. The developer shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future home buyers.
4. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
5. This tentative map is approved per the attached Exhibit "B" of this report.
6. All landscaping (open space and private yards) shall conform with the City of Clovis Water Efficient Landscape Ordinance.
7. Maximum building (main structure) height shall not exceed thirty-five (35) feet.
8. The developer shall construct a minimum six-foot high solid split face masonry wall along the Locan Avenue frontage.
9. The applicant shall notify all property owners along streets where new water and sewer utilities will be constructed to determine if they wish to purchase a lateral connection per City policy.
10. Development on lots 1-5 and 11-14, shall use a varying setback from 20 feet to 24 feet to provide interest to the street frontage.
11. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Development Code.
12. The applicant shall contribute a proportionate share towards the development of a "paseo" system in this quarter section as required by the General Plan land use diagram and Herndon-Shepherd Specific Plan.
13. Locan Avenue shall have a 20-foot landscape/pedestrian setback, with an 11-foot parkway, 5-foot sidewalk, and 4-foot landscape setback.

14. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.

15. The developer shall construct 45 degree angle walls at the tract entrance.

16. Maximum lot coverage is 40% for Tentative Tract Map TM6134A.

17. Upon final recordation of this tentative tract map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.

18. The applicant shall relay all conditions of approval for Tentative Tract Map TM6134A to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.

19. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.

FIRE DIVISION CONDITIONS

(Gary Sawhill, Division Representative – (559) 324-2224)

Roads / Access

20. **Street Width:** Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).

21. **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1

22. **Street Width for Single Family Residences:** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.

23. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').

24. **Temporary Street Signs:** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.

25. **All Weather Access & Water Supply:** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.

Water Systems

26. **Residential Fire Hydrant:** The applicant shall install two (2) 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
27. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS
(Michael Johnston, CUSD Representative – 559-327-9000)

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

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT CONDITIONS
(Carol Flores, SJVAPCD Representative- 559-230-5935)

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS
(Denise Wade, FMFCD Representative - 456-3292)

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

FRESNO IRRIGATION DISTRICT CONDITIONS
(Jeremy Landrith, FID Representative - 233-7161)

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

COUNTY OF FRESNO HEALTH DEPARTMENT COMMENTS
(Kevin Tsuda, County of Fresno Representative - 600-3271)

32. The Applicant shall refer to the attached County Health Department requirements. If the list is not attached, please contact the District for the list of requirements.

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS
(Sean Smith, Engineering Representative - 324-2363)
(Paul Armendariz, Public Utilities Representative – 324-2394)

33. The conditions of this Tract Map are written under the assumption that all dedications and improvements have been completed by TM 6190 development which is just south-east of this tract map, and that these dedications and improvements have been accepted by the City. Additional conditions shall be required at the discretion of the City Engineer, if the improvements and dedications by TM 6190 have not been accepted by the City.
34. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.
35. The applicant shall submit to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 03-152 shall be paid with the first submittal of said plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
36. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
37. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division one bond copy of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City the applicant shall provide (1) digital copy to the City in PDF format.

General

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

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

Dedications and Street Improvements

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

existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

49. Locan Avenue - along development frontage, provide right-of-way acquisition for 40' (exist 20') west of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 2' (2'+0') of permanent paving, 3' paved swales, and all transitional paving as required.
50. Interior streets dedicate to provide for 54' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 36' permanent paving except in cul de sac, and all transitional paving as needed.
51. If the applicant chooses the Narrow Residential Street Policy, the applicant shall dedicate to provide for 50' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 32' permanent paving except in cul de sac, and all transitional paving as needed. The maximum distance for a narrow 50' wide street is 1000' to 54' wide or wider street.
52. Cul de sac bulb - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
53. The applicant shall relinquish all vehicular access to Locan Avenue for all the lots with sideyards onto this street.
54. All private road easements within the project site that are appurtenant to the adjacent properties shall be abandoned, with prior approval from all corresponding owners, as approved by the City Engineer. The applicant shall maintain access to the adjacent parcels that the private road easements are appurtenant to.
55. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
56. Applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, legal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
57. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

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

Sewer

61. The applicant shall identify and abandon all septic systems to City standards.
62. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
 - Interior streets - install 8" mains.
63. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

Water

64. The applicant shall identify and abandon all water wells to City standards.
65. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
 - Interior streets - install 8" mains.
66. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit.

67. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Recycled Water

68. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.

- Locan Avenue – install mains as necessary to serve the frontage.

Grading and Drainage

69. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.

70. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.

71. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.

72. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.
73. The applicant shall provide for the maintenance of the proposed outlot along the south property line for the conveyance of major storm drainage.

Irrigation and Landscaping Facilities

74. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the landscape strips along Locan Avenue.
75. All landscape improvements shall be installed, accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the landscape improvements are not installed for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the installation of the landscape improvements. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.
76. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$223.58, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City.

The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

77. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
78. All existing agricultural irrigation systems either on-site or in public right of way shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the owners for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
79. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant must be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

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

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

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

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

ADMINISTRATION DEPARTMENT CONDITIONS

(John Holt, Department Representative – (559) 324-2111)

84. Prior to approval, recordation or filing of an annexation, final map, or site plan, the property covered by the project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD. The CFD applies only to residential projects.

85. The applicant and the property owner acknowledge and agree that if the project were not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, park and recreation services, street maintenance and public transit. Absent the requirement for inclusion of the project within a CFD, the City might not be able to make the finding that the project is consistent with the General Plan and relevant specific plans and might not be able to make the findings supporting approval of the project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the project.

86. The owner/developer shall notify all potential lot buyers prior to sale that this project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the project, the City Council has determined that it is not necessary that the project be included in the CFD.

87. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

**DRAFT
RESOLUTION 18-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
VESTING TENTATIVE TRACT MAP AMENDMENT FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION ON FIVE ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF
TEAGUE AND LOCAN AVENUES**

WHEREAS, TriValley Development Group, LLC., 1865 Herndon Avenue, K-518, Clovis, CA 93619, has applied for a Vesting Tentative Tract Map TM6134A; and

WHEREAS, Vesting Tentative Tract Map TM6134A, was filed on July 19, 2018, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on August 23, 2018; and

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

- a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
- b. The site is physically suitable for the type and proposed density of development;
- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
- e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
- f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
- g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

- h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

WHEREAS, the Planning Commission has given careful consideration to this map on August 23, 2018, and does approve a Mitigated Negative Declaration for the project.

NOW, THEREFORE, BE IT RESOLVED that Vesting Tentative Tract Map TM6134A, attached and labeled Exhibit "B," be and is hereby approved, subject to the attached conditions labeled Exhibit "A."

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on August 23, 2018, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-_____

DATED: August 23, 2018

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary



July 25, 2018

Ryder Dilley
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: TM 6134A
Northwest Corner of Teague and Locan Avenues
APN 559-051-16

Dear Mr. Dilley:

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

1. Elementary School Information:

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

School Name: *Dry Creek Elementary*
Address: *1273 N Armstrong Ave Clovis CA 93619-4203*
Telephone: *(559) 327-6500*
Capacity: *760*
Enrollment: *873 (CBEDS enrollment 2017-18 school year)*

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

Governing Board

Sandra A. Budd
Christopher Casado
Steven G. Fogg, M.D.
Brian D. Heryford
Glnny L. Hovseplan
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration

Elmear O'Farrell, Ed.D.
Superintendent
Don Ulrich, Ed.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Alta Sierra Intermediate*
Address: *380 W Teague Ave Clovis CA 93619-8332*
Telephone: *(559) 327-3500*
Capacity: *1500*
Enrollment: *1428 (CBEDS enrollment 2017-18 school year)*

3. High School Information:

School Name: *Buchanan High School*
Address: *1560 N Minnewawa Ave Clovis CA 93619-7600*
Telephone: *(559) 327-3000*
Capacity: *3000*
Enrollment: *2700 (CBEDS enrollment 2017-18 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.87 per square foot (as of July 1, 2018) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



AUG - 2 2018

Ryder Dilley
City of Clovis
1033 Fifth St.
Clovis, CA 93612

Project: Tentative Tract Map TM6134A

District CEQA Reference No: 20180797

Dear Mr. Dilley:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of amending a tentative tract map to a 14-lot single-family residential subdivision (Project) located at the Northwest corner of Teague and Locan Avenues, in Clovis, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) – District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is not subject to District Rule 9510 because the project size is below the Rule 9510 applicability threshold for a residential development.

Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for the project level approval from the public agency. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

Samir Sheikh

Executive Director/Air Pollution Control Officer

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

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

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

The AIA application form can be found online at:

<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
 - b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of

intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Carol Flores at (559) 230-5935 or e-mail carol.flores@valleyair.org When calling or emailing the District, please reference District CEQA number 20180797.

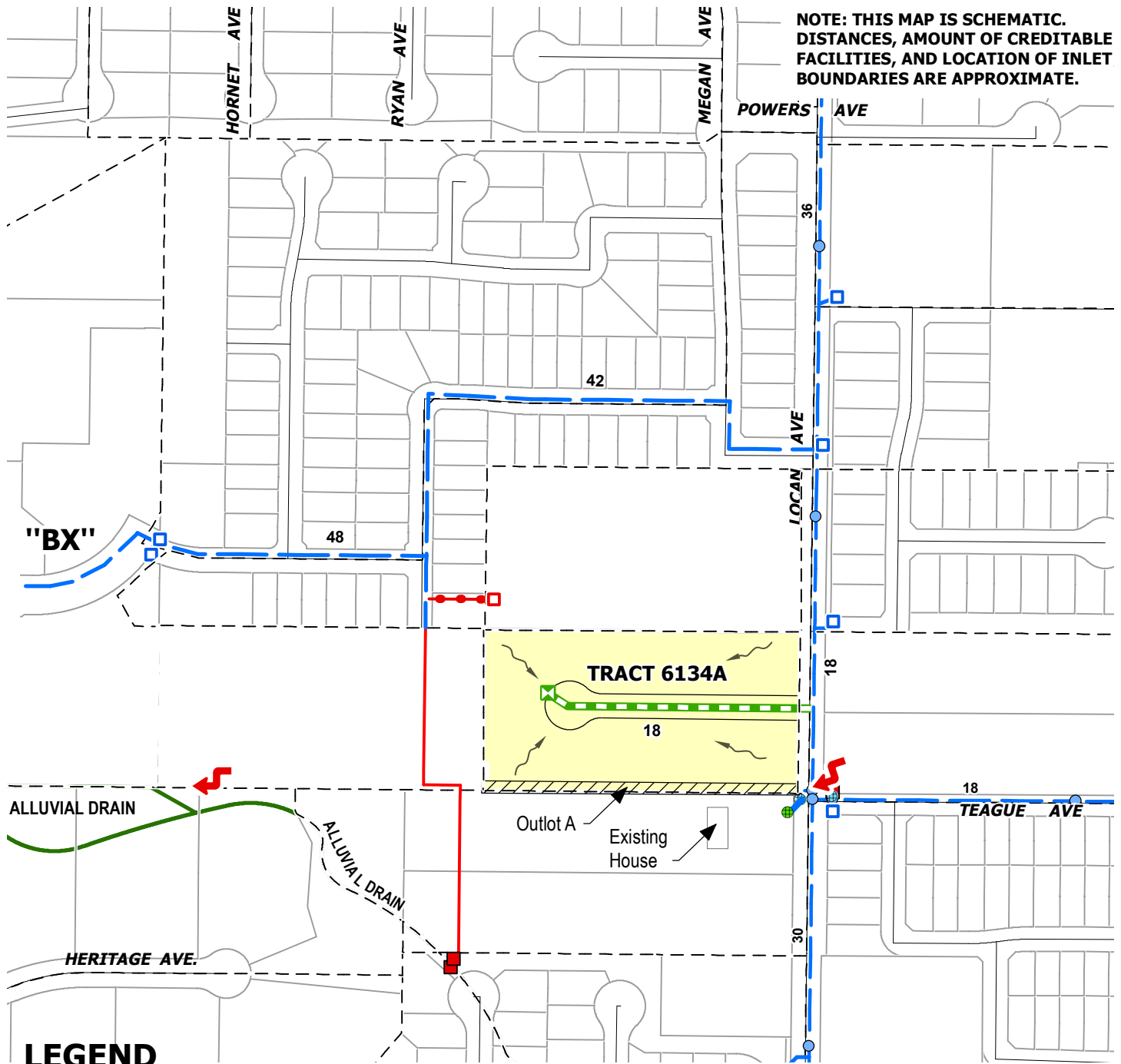
Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: cf



1" = 300'

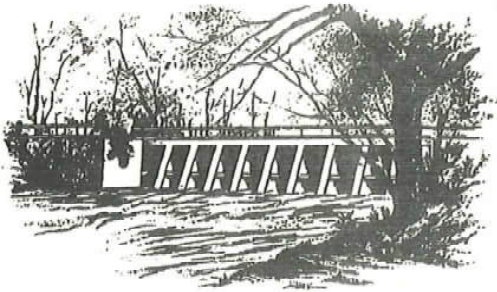
TRACT 6134A

DRAINAGE AREA "BX"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT





YOUR MOST VALUABLE RESOURCE - WATER

July 30, 2018

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

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

RE: Tentative Tract Map TM6134
N/W Teague and Locan avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map TM6134 for which the applicant requests to amend a tentative map to a 14 lot single family residential subdivision, APN: 559-051-16. FID has the following comments:

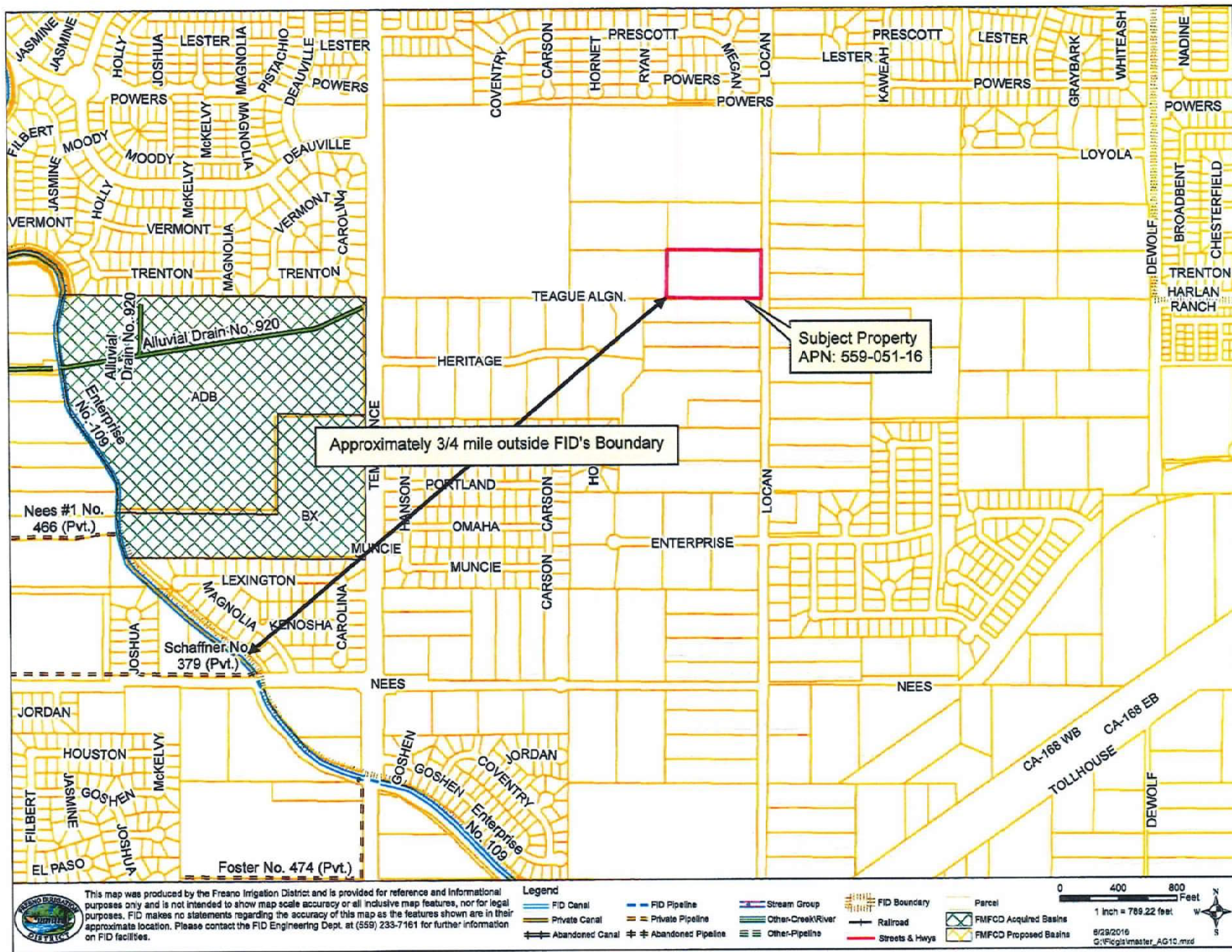
1. The subject property was previously reviewed and commented on by FID on June 30th, 2016 as DRC2016-20. Those comments and conditions still apply and a copy is attached for your reference.

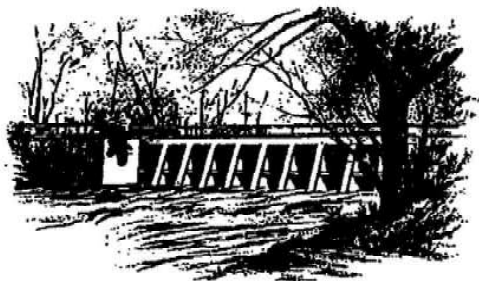
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment





YOUR MOST VALUABLE RESOURCE - WATER

June 30, 2016



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

Lily Cha
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2016-20
NW Teague and Locan avenues

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2016-20 proposes a tentative map of 20 lots with R-1 zoning, APN: 559-051-16. FID has the following comments:

1. The subject property is not located within the boundaries of the Fresno Irrigation District as indicated on the attached FID exhibit map.
2. The proposed development appears to be within the City of Clovis Sphere of Influence but lies outside FID's boundary line. The development is not entitled to water from the Kings River.
3. The proposed land use (or change in land use) should be such that the need for water is minimized and/or reduced so that groundwater impacts to the proposed project area and any surrounding areas are eliminated. The "demand" side of water consumed needs to be evaluated or scrutinized as much as the "supply" side of the water supply. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with

G:\Agencies\Clovis\DRC Meetings\2016-20.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

4. It is unclear if the source of water for this development is solely groundwater or a mixture of treated surface water from FID's Enterprise Canal. If treated surface water will be used, the City must acquire additional water from a water purveyor, such as FID for that purpose, so as to not reduce water supplies to or create water supply deficits in other areas of the City. Water supply issues must be resolved before any further "hardening" of the water supply demand is allowed to take place.
5. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Clovis and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.
6. The City of Clovis and FID have been working to address water supplies issues for development outside of the FID service area. We encourage the City to continue towards finding solutions to minimize the impacts of changes in land uses and to mitigate any existing adverse water supply impacts within the development areas.

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



County of Fresno

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

July 6, 2016

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

LU0018558
2604

Dear Ms. Cha:

PROJECT NUMBER: **DRC2016-20, TM6134**

Applicant requesting a tentative map of 20-lot single family residential.

APN: 559-051-16

ADDRESS: NW corner of Locan & Teague Avenues

Recommended Conditions of Approval:

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

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

Promotion, preservation and protection of the community's health

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

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

Equal Employment Opportunity ❖ Affirmative Action ❖ Disabled Employer

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

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

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

REVIEWED BY:

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

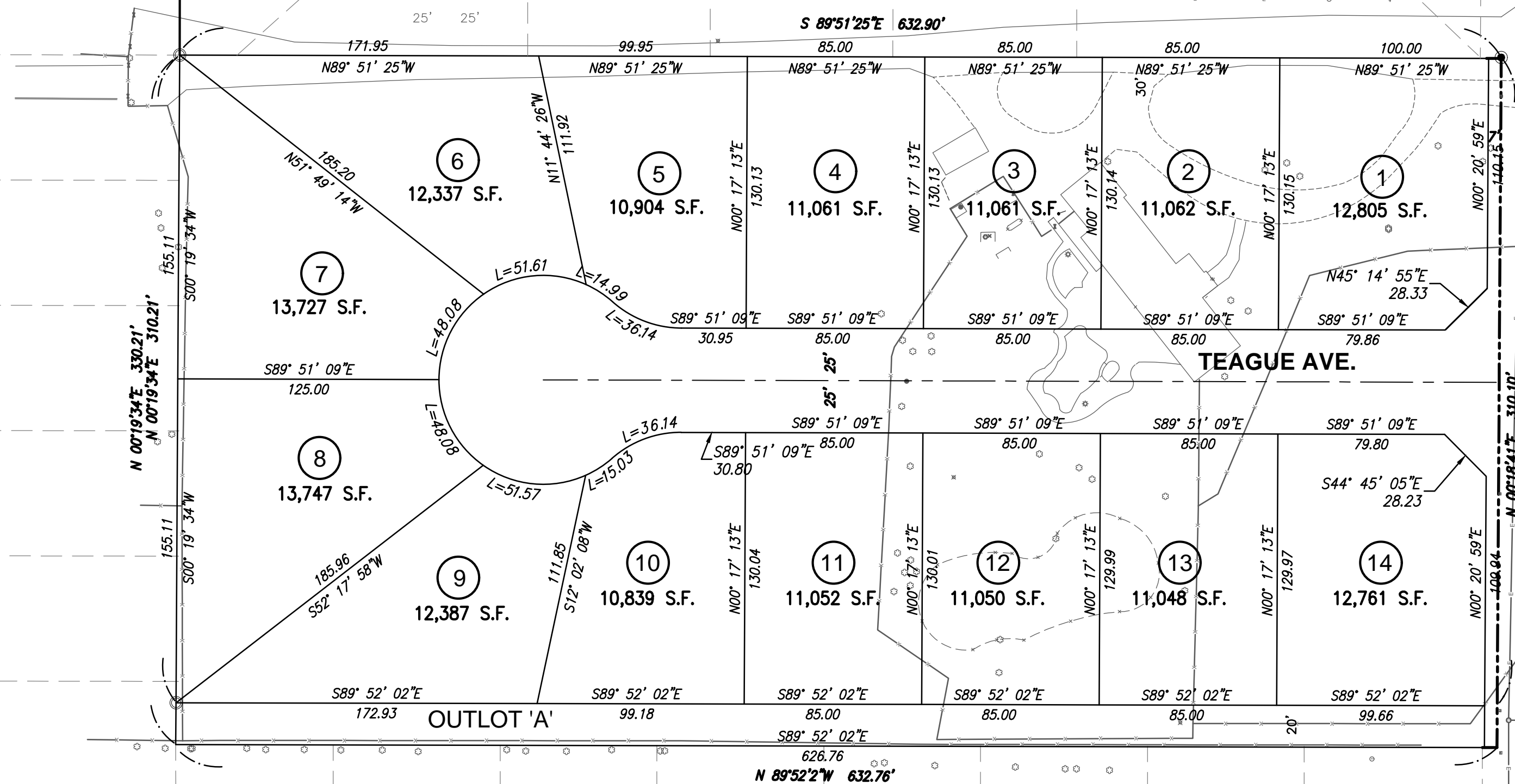
(559) 600-3271

cc: Glenn Allen- Environmental Health Division (CT. 55.11)
Manny Penn- Applicant (many@svcommunities.com)



SCALE: 1" = 50'

VESTING TENTATIVE SUBDIVISION
OF
TRACT NO. 6134A
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA



EXISTING TREES
TO BE REMOVED

EXISTING WELL
TO BE REMOVED AND SEALED

EXISTING BUILDINGS
TO BE REMOVED

EXISTING USE
RURAL RESIDENTIAL (R-A)

PROPOSED USE
RESIDENTIAL (R-1)

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NO.
559-051-16

SITE AREA
5.00 AC. (GROSS)
3.81 AC. (NET)

NUMBER OF LOTS
14

DENSITY
2.91 UNITS PER ACRE (GROSS)

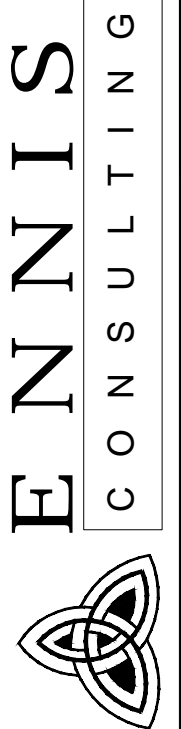
AVERAGE LOT SIZE
11,788 S.F.

MAXIMUM LOT SIZE
13,747 S.F.

MINIMUM LOT SIZE
10,839 S.F.

OWNER
TRIVALLEY DEVELOPMENT GROUP, LLC
1865 HERNDON AVE., STE. K-518
CLOVIS, CA 93611

DEVELOPER
ENCANTO 6176, LLC
1865 HERNDON AVE., STE. K-518
CLOVIS, CA 93611



735 W. Alluvial Ave., Ste. 104 • Fresno, CA 93711 • (559) 709-4888

TRIVALLEY DEVELOPMENT GROUP, LLC
TRACT 6134A

Project No.: 16-22
Scale: AS NOTED
Date: 7/23/18
Design: JTE
Drawn: JTE
Check: JTE
Revisions:

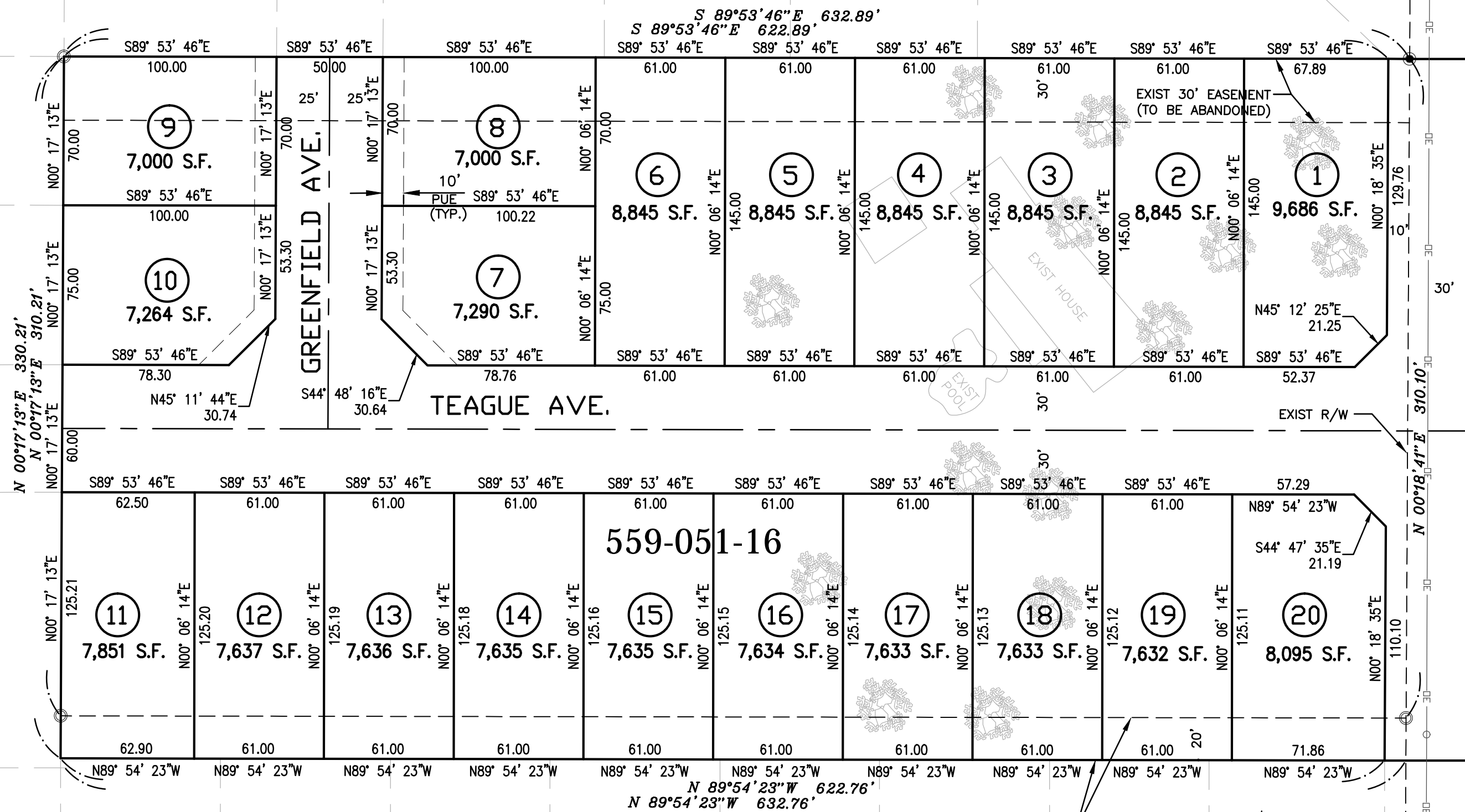
FM-1

1 of 1






(11) (1024)

VESTING TENTATIVE SUBDIVISION
OF
TRACT NO. 6134
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

559-051-14



LEGEND

- | | |
|---|---|
|  | SET 3/4" x 30" IRON PIPE, TAGGED LS 5277, 6" DEEP |
|  | FOUND 3/4" IRON PIPE, 6" DEEP. TAGGED LS 5277 |
|  | RELINQUISHMENT OF DIRECT ACCESS |
|  | PUBLIC UTILITY EASEMENT |
|  | OVERHEAD ELECTRIC |

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, T. 12 S., R. 21 E., M.D.B. & M.
TAKEN AS S 89°49'23" E PER MAP OF TRACT NO. 6049, BOOK 83 PG. 89 OF PLATS
FRESNO COUNTY RECORDS.

EXISTING TREES TO BE REMOVED

EXISTING WELL
TO BE REMOVED AND SEALED

EXISTING BUILDINGS TO BE REMOVED

EXISTING USE
RURAL RESIDENTIAL (R-A)

PROPOSED USE
RESIDENTIAL (R-1)

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NO.
559-051-16

SITE AREA
5.00 AC. (GROSS)
3.66 AC. (NET)

NUMBER OF LOTS
20

DENSITY
4.00 UNITS PER ACRE (GROSS)

LOT SIZES
7,974 S.F. (AVERAGE)
9,686 S.F. (MAXIMUM)
7,000 S.F. (MINIMUM)

OWNER/DEVELOPER
TRIVALLEY DEVELOPMENT GROUP, LLC
1865 HERNDON AVE., STE. K-518
CLOVIS, CA 93611

ENNIS CONSULTING



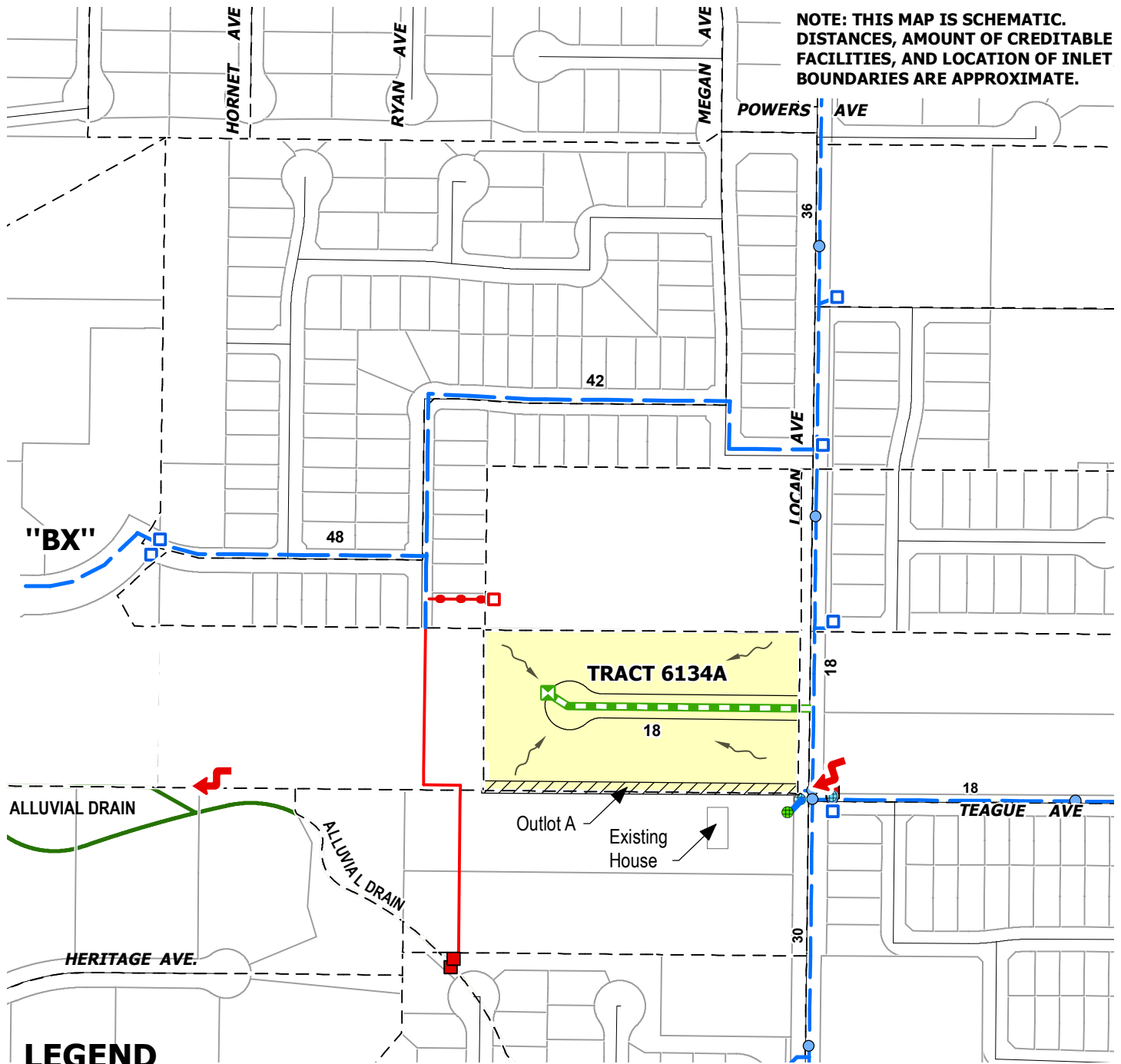
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**LEY DEVELOPMENT GROUP, LLC
VESTING TENTATIVE TRACT NO. 6134**

Project No.: 16-22
Scale: AS NOTED
Date: 12/27/16
Design: JTE
Drawn: JTE
Check: JTE
Revisions:

TM-1

1 of 1



1" = 300'

TRACT 6134A

DRAINAGE AREA "BX"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT