



- CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: December 21, 2017

SUBJECT: Consider items associated with approximately 38.65 acres of land located at the southwest corner of Ashlan and Highland Avenues. McFarland & McFarland, Stanley E. & Colette McKiearnan Trs., owners; Tri-Wilson, LP., applicant; Harbour & Associates, representative.

1. Consider Approval, Res. 17-____, A request to approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2017-03, Prezone R2017-10 and Vesting Tentative Tract Map TM6193.
2. Consider Approval Res. 17-____, **GPA2017-03**, A request to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) classification to Medium Density Residential (4.1 to 7.0 DU/AC) classification.
3. Consider Approval Res. 17-____, **R2017-10**, A request to approve a prezone from the County AE-20 Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District.
4. Consider Approval Res. 17-____, **TM6193**, A request to approve a vesting tentative tract map for a 204-lot single-family planned residential development.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:"	GPA2017-03 Conditions of Approval
Exhibit "A-1:"	TM6193 Conditions of Approval
Attachment 1:	Mitigated Negative Declaration
Attachment 2:	Draft Resolutions
Attachment 3:	Applicant's Justification for GPA2017-03
Attachment 4:	Applicant's Development Standards
Attachment 5:	Correspondence from Commenting Agencies
Exhibit "B:"	Vesting Tentative Tract Map TM6193
Exhibit "C:"	Floor & Elevation Plans
Exhibit "D:"	Neighborhood Park & Paseo Exhibit

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve an environmental finding of a Mitigated Negative Declaration for General Plan Amendment GPA2017-03, Prezone R2017-10 and Vesting Tentative Tract Map TM6193, pursuant to CEQA Guidelines; and
- Approve General Plan Amendment GPA2017-03; subject to the conditions of approval listed as Exhibit "A;" and
- Approve Prezone R2017-10; and
- Approve Vesting Tentative Tract Map TM6193, subject to the conditions of approval listed as Exhibit "A-1;" and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

EXECUTIVE SUMMARY

The applicant is requesting to amend the General Plan Land Use Diagram and Loma Vista Specific Plan designations for approximately 38.65 acres of property at the southwest corner of Ashlan and Highland Avenues, from Low Density Residential (2.1 to 4.0 DU/Ac) to Medium Density Residential (4.1 to 7.0 DU/Ac) and prezone the same project site from the County AE-20 Zone District to the Clovis R-1-PRD (Single Family Planned Residential Development) Zone District. Additionally, the application is requesting a vesting tentative tract map approval for a 204-lot non-gated single-family planned residential development with public streets, reduced setbacks and increased lot coverage. The applicant is not proposing a Homeowner's Association with this project. Approval of this project would allow the developer to continue processing a residential site plan review and development drawings.

BACKGROUND

- General Plan Designation: Low Den. Res. (2.1 to 4.0 units per acre)
- Specific Plan Designation: Loma Vista Specific Plan (Low Density Residential)
- Existing Zoning: County AE-20
- Lot Size: 38.65 acres
- Current Land Use: Rural Residential & Agricultural
- Adjacent Land Uses: North: Rural Residential & Agricultural
South: Single-Family Residential
East: Vacant
West: Single-Family Residential

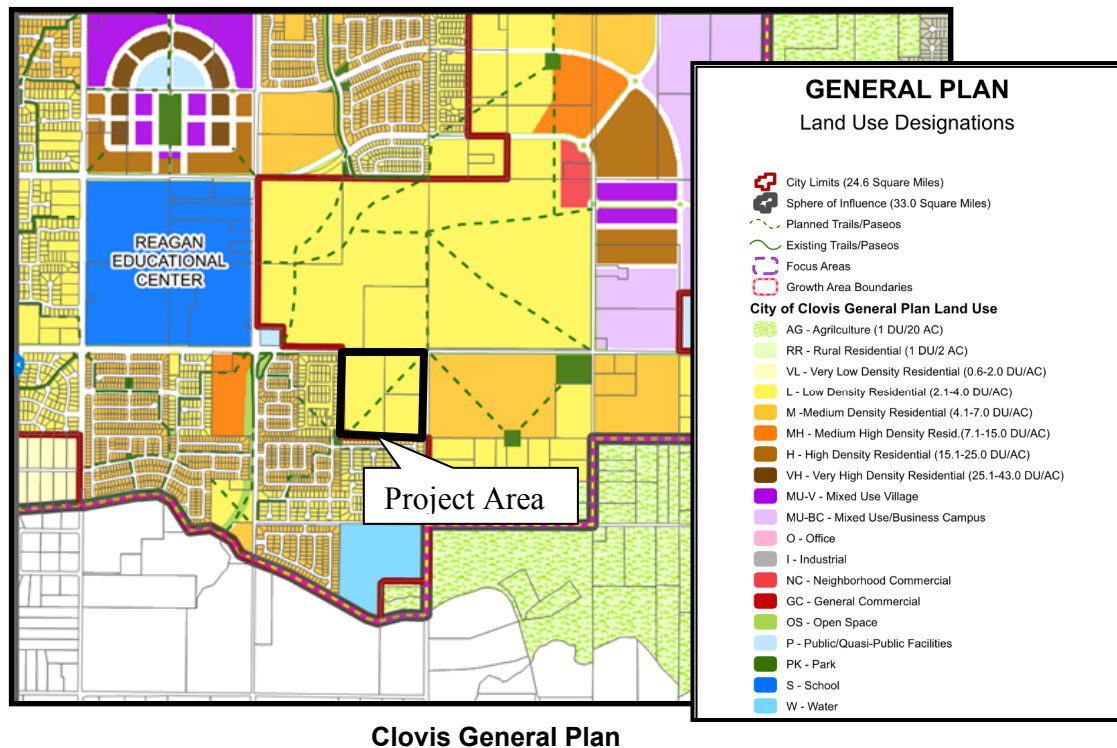
PROPOSAL AND ANALYSIS

General Plan Amendment

Proposal

The applicant is requesting to amend the General Plan Land Use Diagram and Loma Vista Specific Plan for an area currently designated as Low Density Residential to the Medium Density Residential designation which permits a range of 4.1 to 7.0 units per acre. A General Plan Amendment is a change in City policy and requires a compelling reason for change. The Applicant has provided a justification for the General Plan Amendment (see Attachment 3).

This General Plan Amendment is accompanied with a specific project with a density of 5.53 units per acre. The request to re-designate to Medium Density Residential is not unlike other past plan amendments within the Loma Vista Specific Plan Area. The requested land use designation of Medium Density Residential is similar to project densities within the Wilson Homes development (TM6023) and Stone Valley Development (TM6161) located on the south side of Ashlan Avenue, between Highland and McCall Avenues. Additionally, the McFarland property located to the north of the subject site (TM6193) is part of the Gettysburg-Ashlan Master Planned Community, which permits a maximum density of 4.8 units per acre.



Prezone

The applicant is requesting to prezone approximately 38.65 acres of property from the County AE-20 Zone District to the Clovis R-1-PRD (Single Family Planned Residential Development) Zone District. The R-1-PRD Zone District allows maximum flexibility in project design by permitting the developer to request their own development standards. The project area's proposed re-designation to Medium Density Residential in the Loma Vista Specific Plan is consistent with the proposed prezone.

Development Standards

The applicant is requesting approval of a non-gated detached single-family residential project with public streets. In addition, the request includes reduced setbacks and increased lot coverages. The applicant is not proposing a Homeowner's Association with this project.

The project will follow the standards of the R-1-PRD Zone District and the Planned Development Standards/Guidelines. The R-1-PRD Zone District permits the applicant to propose project specific setbacks and lot coverage standards. The applicant has provided a list of standards as follows (see Attachment 4):

Setbacks	Front (Garage)	Front (house)	Garage Side	Corner Street Sides	Rear
Plan 1580 (one-story)	*18'	10'	5'	8'	8'
Plan 1870 (one-story)	*18'	10'	5'	8'	8'

Plan 2013 (one-story)	*18'	10'	5'	8'	8'
Plan 2399 (two-story)	*18'	10'	5'	8'	8'
Plan 2851 (two-story)	*18'	10'	5'	8'	8'
Plan 3024 (two-story)	*18'	10'	5'	8'	8'

Lot Coverage:	60% Max
Maximum Height:	2-stories not to exceed 35 feet
Minimum Lot Size:	4,500 square feet
Minimum Parcel Width:	50 feet
Minimum Curved Parcel Width:	25 feet
Minimum Corner Parcel Width:	53 feet
Minimum Parcel Depth:	90 feet
Reversed Corner Street Side Setback:	8 feet
Corner Street Side Setback:	8 feet
Side Yard Fence Setback:	3 feet
Setback to Projections and/or Porch/ Patio:	9 feet
Garages:	20'x20' interior dimension (2-car) 20'x20' minimum interior dimension with 9'x15'-5" minimum tandem (3-car)

* The applicant's proposal includes 18-foot driveways for homes along public streets. The key area of concern with the 18-foot drives is the potential encroachment of larger vehicles over the sidewalks. Therefore, staff is including a condition that garages provide a minimum of 20-foot setback from the edge of the sidewalk which provides the minimum 20-feet of unobstructed off-street parking area.

Models

The applicant is proposing six (6) models with three exterior options for each. The models include three (3) single-story and three (3) two-story homes, all of which have a minimum 2-car garage with an 18-foot deep driveway. The lot sizes range from 4,500 square feet to 9,931 square feet. The average lot size within TM6193 is 5,129 square feet.

Vesting Tentative Map

The project includes a Vesting Tentative Map TM6193. The map includes 204 lots and is consistent with the requirements of the Subdivision Map Act.

Circulation and Lot Sizes

The project is accessible from three main entries, which one (1) is located on Ashlan Avenue and two (2) on Highland Avenue. The project includes 54-foot wide and 50-foot wide public streets with standard city sidewalks. Bellaire Avenue is proposed as a 96-foot wide public street with a median paseo and standard city sidewalks on both sides

of the street. The proposed streets follow the City standards and Development Code regarding street width.

Thematic Elements

Branding of the Loma Vista Specific Plan with specific elements is essential to create a community and sense of place. Staff is looking to establish a “Craftsman” theme throughout this plan area, utilizing natural materials such as cobblestones, rocks, brick, and wood-like elements in subdivision entries, monuments, surface treatments for pedestrian crossings, median surface treatments, walls, fences, and architectural elements. Thematic lighting, benches, trash receptacles, walkway treatment, and drinking fountains have also been established for the Loma Vista Specific Plan Area. Exact number and locations of these items shall be reviewed during the residential site plan review process.

Sewer and Water Impacts

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

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

Amenities

Planned Residential Developments are required to provide a program of amenities in proportion to the request. Wilson Homes has been developing within this quarter section for a number of years beginning with TM5701A at the southeast corner of Ashlan and Leonard Avenues. As part of TM5701, Wilson Homes agreed to design and construct the open space between Leonard Avenue and Dog Creek. The design included permitting through the Army Corps of Engineers, Fresno Metropolitan Flood Control District, and Department of Fish and Wildlife. The permitting also included the culvert work under Ashlan and Leonard Avenues which was completed with enhanced materials reflective of the craftsman theme.

The open space project was considered during the amenity discussion with two previous maps within the quarter section. In addition, Wilson Homes has provided open space in other areas of the quarter section over and beyond the park requirements. Staff feels that the amenity requirement has been satisfied for past projects as well as the proposed. Wilson Homes is also involved in the neighborhood

park design for this quarter section which will include a shade canopy over the play equipment.

Landscape Setbacks

The Loma Vista Specific Plan adopted specific street section designs for Arterial and Collector Streets. Ashlan Avenue is proposed to have a 30-foot landscape/pedestrian setback, with an 11-foot parkway, 8-foot sidewalk and 11-foot landscape setback. Additionally, Highland Avenue shall have a 20-foot landscape/pedestrian setback, with an 11-foot parkway, 5-foot sidewalk, and 4-foot landscape setback. The wall along the Ashlan and Highland Avenue frontages shall be a 6-foot split face masonry wall from the highest side.

Specific locations and type of tree to be utilized along Ashlan Avenue and Highland Avenue shall be reviewed during the residential site plan review process.

Open Space and Trails

The applicant will be required to contribute a proportionate share towards the development of a “paseo” system in this quarter section as required by the Loma Vista Specific Plan.

The Specific Plan identifies an open space/ parkway/ trail system in this portion of the quarter-section where Vesting Tentative Tract Map TM6193 is being proposed. The applicant will install a portion of the paseo system through their development as part of their contribution. The proposed paseo is proposed predominately adjacent to interior local streets and a portion is located along a median boulevard (Bellaire Avenue), connecting to a neighborhood park at the southwest corner of the Project site (Sussex & Junipero Avenues).

Park

The applicant is required per the Loma Vista Specific Plan to contribute a proportionate share towards improvement of the neighborhood park. Each project within the quarter-section contributes a proportionate share either in land or improvements to develop the neighborhood park site at one-acre of park for each 1,000 residents assuming occupancy of 2.7 people per household. Using the formula mentioned above the applicant would be required to contribute 0.55 acres or 23,992 square feet toward the neighborhood park.

The proposed map includes a 13,203 square foot area at the southwest corner of the map for a neighborhood park. Staff is not requiring the applicant to revise the tentative map to provide an additional 10,789 square feet of land since this quarter section has met the minimum two acre open space/ neighborhood park dedication.

Residential Site Plan Review

The applicant will be required to submit a Residential Site Plan Review in order to allow staff to review models, landscaping, open space, architecture, elevations, amenities, and specific plot plans.

Neighborhood Meeting

Per City policy, the applicant held a neighborhood meeting on Monday, October 30, 2017 at the Clovis Memorial Building. Two residents were in attendance along with the Project team and City staff. There were comments raised and revolved around project design and product.

Public Comments

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

Review and Comments from Agencies

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

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.

Community Facilities District

The fiscal analysis of the Southeast Urban Center 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, parks and recreation services, and other important municipal services 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 tentative map requiring participation of this tentative map in the CFD.

Consistency with General Plan Goals and Policies

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

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

Policy 3.2 **Individual development project.** When projects are proposed in an Urban Center, require a conceptual master plan to show how a proposed project could relate to possible future development of adjacent and nearby properties. The conceptual master plan should generally cover about 160 acres or the adjacent area bounded by major arterials, canals, or other major geographical features. The conceptual master plan should address:

- A. Compliance with the comprehensive design document
- B. A consistent design theme
- C. A mix of housing types
- D. Adequate supply and distribution of neighborhood parks
- E. Safe and direct pedestrian and bicycle linkages between residential areas and school sites, parks, and community activity centers

Policy 3.3 **Completion of Loma Vista.** The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

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

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

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

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

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

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

California Environmental Quality Act (CEQA)

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

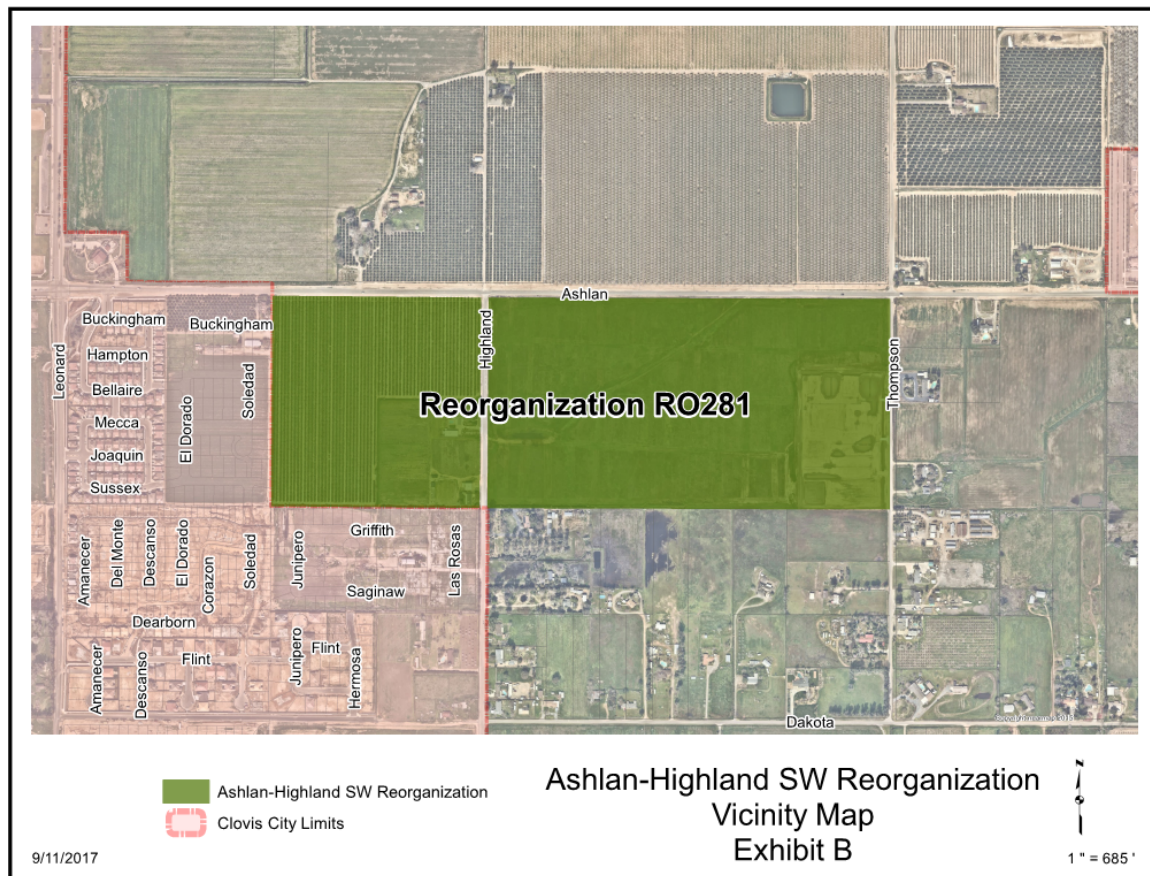
The City published notice of this public hearing in *The Business Journal* on Wednesday, November 29, 2017.

Annexation

The project consists of an annexation to the City of Clovis, rezoning to a single-family residential designation and vesting tentative tract map for a 204-lot single family planned residential subdivision. An application for Annexation has been submitted and identified as the Ashlan-Highland Southwest Reorganization (RO281). The project site is proposed to be annexed under the Reorganization RO281. The annexation boundary consists of five properties, three of which are related to the proposed Vesting Tentative Tract Map TM6193, one property associated with approved Vesting Tentative Tract Map TM6023 and one property associated with the approved church development along the Thompson Avenue frontage.

The annexation is brought to the Commission's attention to provide context for the general plan amendment, rezoning and vesting tentative tract map. The Commission is not required to take action on this request, which will be considered by the City Council and if supported, the Council will take proponent action to apply to LAFCO as the applicant.

The Commission is encouraged to ask any questions about annexation related to the rezoning, conditional use permit and tentative tract map project.



FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The proposal will provide a diversity in housing types and a quality residential environment for this area. The Project does not substantially impact sewer, water and other public services and will contribute to their proportionate share of infrastructure and parks. The proposed vesting tentative tract map is consistent with the goals and policies of the General Plan, Loma Vista Specific Plan and Development Code. Staff therefore recommends that the Planning Commission approve GPA2017-03, R2017-10 and TM6193, subject to the conditions of approval attached as Exhibit "A" and Exhibit "A-1."

The findings to consider when making a decision on a general plan amendment application include:

1. The proposed amendment is internally consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and
3. If applicable, the parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.
4. There is a compelling reason for the amendment.

The findings to consider when making a decision on a prezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

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

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
2. The site is physically suitable for the type and proposed density of development;
3. 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;
4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
5. 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;
6. 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;

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and
8. 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.

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 project 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.

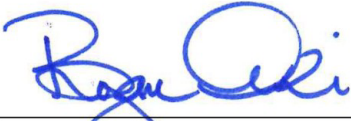
ACTIONS FOLLOWING APPROVAL

These items will continue on to the City Council for final consideration.

NOTICE OF HEARING

Property owners within 800 feet notified:	33
Interested individuals notified:	10

Prepared by: George González, MPA, Associate Planner

Reviewed by: 
Bryan Araki
City Planner

O:\Planning Projects\GPA & SPA\GPA 2017\GPA2017-03 (Wilson TM6193)\PC Dec. 21, 2017\PC Staff Report GPA2017-03, R2017-10 & TM6193.doc

**FIGURE 1
PROJECT LOCATION MAP**

GPA2017-03, R2017-10 & TM6193



EXHIBIT "A"
Conditions of Approval – GPA2017-03

PLANNING DIVISION CONDITIONS
(George González, Division Representative – (559) 324-2383)

1. Development of this site shall be consistent with the General Plan, Medium Density Designation (4.1 – 7.0 DU/AC).
2. Development of these parcels shall be a single-family residential development consistent with R2017-10 and TM6193.
3. Prezone R2017-10 shall become effective only upon approval of General Plan Amendment GPA2017-03 by the City Council.
4. Prezone R2017-10 approves an R-1-PRD Zoning permitting the development of a single-family product. Density shall be consistent with the Loma Vista Specific Plan and not exceed 7.0 dwelling units per acre.

EXHIBIT “A-1”
Conditions of Approval – TM6193

PLANNING DIVISION CONDITIONS
(George González, Division Representative – (559) 324-2383)

1. This Project is subject to the development standards of the Loma Vista Specific Plan.
2. The project requires the submittal and approval of a residential site plan review. Specific amenities, models, color and materials of the models, garages, landscaping, walls, and fencing will be evaluated.
3. The developer shall construct a minimum six-foot high solid masonry wall adjacent to trails and open space (reduced wall heights in front setback areas). Specific material and colors will be reviewed during site plan review.
4. The developer shall provide enhanced pedestrian crossings at all points where a paseo crosses a road. A minimum standard includes a change in surface treatment. Modified curbs with bump-out is required.
5. The developer shall provide fixtures such as the thematic Loma Vista Light at each paseo crossing. Specific details will be reviewed during the residential site plan review process.
6. Directional pedestrian/bike ramps shall be utilized at paseo crossings wherever possible.
7. This implementation of the “Craftsman” thematic elements, residential design guidelines and standards, design of landscaped areas and of walls and fences and street improvements, shall be reviewed during a residential site plan review application to be submitted for approval prior to the plan check phase.
8. The developer shall enter into a Covenant Agreement regarding a “right to farm.” Such agreement shall be disclosed to all future home buyers.
9. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
10. Ashlan Avenue shall have a 30-foot landscape/pedestrian setback, with an 11-foot parkway, 8-foot sidewalk and an 11-foot landscape setback.
11. Highland Avenue shall have a 20-foot landscape/pedestrian setback, with an 11-foot parkway, 5-foot sidewalk, and 4-foot landscape setback.

12. Street parking shall not be allowed along the Bellaire Avenue tract entrance where the median island is proposed.
13. This tentative map is approved per the attached Exhibit "B" of this report.
14. All landscaping (open space and private yards) shall conform with the City of Clovis Water Efficient Landscape Ordinance.
15. The developer shall construct a minimum six-foot high solid split face masonry wall along the Ashlan and Highalnd Avenue frontages.
16. Each home shall provide a minimum of two covered parking spaces per unit in a garage with a minimum inside dimension of 20'x20'.
17. 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.
18. 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.
19. Maximum lot coverage is 60% unless specifically approved through a residential site plan review or variance.
20. Maximum building (main structure) height shall not exceed thirty-five (35) feet.
21. 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.
22. The applicant shall contribute a proportional share towards the development and improvement of a neighborhood park. The formula for park contribution is based on one acre of park for each 1,000 residents to be used for the acquisition and improvement of a neighborhood park facility. Contribution greater than this formula may be reimbursable.
23. All signs, both on-site and off-site shall comply with the Subdivision Sign Section of the Clovis Development Code.
24. 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.

25. All setbacks shall be as follows:

Setbacks	Front (Garage)	Front (house)	Garage Side	Corner Street Sides	Rear
• Plan 1580 (one-story)	18'	10'	5'	8'	8'
• Plan 1870 (one-story)	18'	10'	5'	8'	8'
• Plan 2013 (one-story)	18'	10'	5'	8'	8'
• Plan 2399 (two-story)	18'	10'	5'	8'	8'
• Plan 2851 (two-story)	18'	10'	5'	8'	8'
• Plan 3024 (two-story)	18'	10'	5'	8'	8'

Lot Coverage:	60% Max
Maximum Height:	2-stories not to exceed 35 feet
Minimum Lot Size:	4,500 square feet
Minimum Parcel Width:	50 feet
Minimum Curved Parcel Width:	25 feet
Minimum Corner Parcel Width:	53 feet
Minimum Parcel Depth:	90 feet
Reversed Corner Street Side Setback:	8 feet
Corner Street Side Setback:	8 feet
Side Yard Fence Setback:	3 feet
Setback to Projections and/or Porch/ Patio:	9 feet
Garages:	20'x20' interior dimension (2-car) 20'x20' minimum interior dimension with 9'x15'-5" minimum tandem (3-car)

26. Applicant shall provide a minimum of a 20-foot setback from garage wall to sidewalk, or shall provide a modified meandering sidewalk that allows for a 20-foot driveway length.

27.

28. The proposed 3-car garage with TM6193 will be considered a conforming 2-car garage per the Development Code.

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

30. 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.

31. The applicant shall relay all conditions of approval for Vesting Tentative Tract Map TM6193 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.

32. 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.

33. Paseo Development Standards:

- Paseos shall have a minimum paved width of 10’;
- Intersections between paseos and streets should be limited to minimize potential for collisions;
- Paseos shall be designed to maximize “defensible space”;
- Paseos will be designed and constructed to permit emergency police vehicle traffic;
- Street side paseos (parallel to and accessible from local residential streets) shall have a minimum width of 30’;
- Connecting paseos (between the side or rear of residential lots between streets) shall;
 - Have a minimum width of 30’;
 - Utilize portions of private property side yard setbacks to increase visual width to 40’;
- Side yard property line walls shall be held to no more than 3 feet in height for at least ½ the depth of the home. The Director of Planning and Development Services may make specific modifications to this requirement at the site plan review phase;
- Paseo walkway shall meander allowing for shade trees on both sides of the paseo;
- Standard paseo post lighting may be substituted by approved bollard lights;
- Be entirely viewable from a public street;
- Not extend more than 300’ from any public street unless directly viewable from adjacent residential lots;
- No utilities shall be permitted in the paseo or open space areas unless approved by the Director of Planning and Development Services.

34. The developer shall comply with all mitigation measures as identified in the adopted mitigation monitoring program for this tentative tract map.

- **3.1-d** The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.
- **3.4-a** If any landscape trees or shrubs are to be removed during the nesting season (Feb – Aug) then a preconstruction survey should be conducted within 30-15 days of commencement of construction. If vegetation removal occurs outside the nesting period then no preconstruction survey is needed.

POLICE DEPARTMENT CONDITIONS

(John Willow, Department Representative - 324-2400)

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

FIRE DEPARTMENT CONDITIONS

(Gary Sawhill, Department Representative - 324-2224)

39. **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).
40. **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1
41. **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45’).
42. **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.
43. **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.

44. **Two Points of Access:** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
45. **Residential Fire Hydrant:** The applicant shall install _14_ 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. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.
46. **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.
47. **Fire Department Comments on Plans:** All Fire Department comments shall be on approved plans.

CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS
(Steve Ward, CUSD Representative – 559-327-9000)

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS
(Neda Shakeri, FMFCD Representative - 456-3292)

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

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

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

COUNTY OF FRESNO COMMENTS

(Steve Farmer, County of Fresno Representative - 488-2892)

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

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS

(Sean Smith, Engineering Division Representative – 324-2363)

(Lisa Koehn, Department Representative – 324-2607)

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

Maps and Plans

52. 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.
53. 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.
54. 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).
55. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division one bond copy of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City the applicant shall provide (1) reproducible and (3) copies of the AS-BUILTs to the City.

General

56. 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.
57. 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.
58. 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.
59. 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.
60. 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.
61. The applicant shall contact and address Caltrans requirements.
62. 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.
63. 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.
64. The applicant shall provide and pay for any compaction tests in recompacted areas as a result of failure to pass an original compaction test. Original

compaction tests shall be provided and paid for by the City and their locations designated by the City Engineer.

65. All 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

66. 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.
67. Ashlan Avenue - along development frontage, provide right-of-way acquisition for 70' (exist 20') south of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, median island, landscaping, irrigation, 46' (30+16) of permanent paving, 3' paved swales, and all transitional paving as required.
68. Ashlan Avenue – between the development's west property and the east property line of TM 5701A, provide right-of-way acquisition for 28' (exist 20') south of the centerline and improve with curb, gutter, sidewalk, median island, landscaping, irrigation, 32' (16+16) of permanent paving, 3' paved swales, and all transitional paving as required.
69. Ashlan Avenue – Median island openings shall not be allowed without the approval of the City Engineer.
70. Highland Avenue - along development frontage and remainder, provide right-of-way acquisition for 52' (exist 20') west of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 52' (30+22) of permanent paving, 3' paved swales, and all transitional paving as required.
71. Buckingham Ave. – provide for a temporary cul de sac at the west end of the street. If a temporary cul de sac is not installed then a garbage covenant will need to be executed for lots 1, 67 and 168.
72. Sussex Avenue – provide for temporary cul de sac at the west end of the street. If a temporary cul de sac is not installed then a garbage covenant will need to be executed for lot 18.

73. 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.
74. 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.
75. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
76. 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.
77. Temporary cul de sac bulb - dedicate to provide for a 48' radius and improve with a 45' radius of temporary or combination permanent paving and 3' paved swale.
78. Provide the design for a traffic signal at Ashlan and Highland Avenues and provide the necessary right-of-way for the signal in its ultimate location.
79. The applicant shall relinquish all vehicular access to Ashlan Avenue and Highland Avenue for all the lots backing onto these streets.
80. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
81. The applicant shall dedicate and provide for a park on the south west area of the project. The applicant shall coordinate the design of the park with FID and FMFCD in addition to the City.
82. The applicant shall dedicate and provide for a paseo through the proposed development.
83. Applicant's Engineer shall provide traffic geometric studies to determine exact limits of dedication(s) on Ashlan and Highland Avenue(s), and lengths and configuration of left turn, right turn pockets and bus bays. Additional dedication and improvements may be required depending on the traffic study.
84. 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.

85. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
86. 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.
87. 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.
88. 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

89. The applicant shall identify and abandon all septic systems to City standards.
90. 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.
 - Ashlan Avenue - install 24" main along frontage.
 - Ashlan Avenue - install 24" main between the development's west property line and the east property line of TM 5701A.
 - Highland Avenue - install 8" main along frontage.
 - Interior streets - install 8" mains.
91. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
92. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

Water

93. The applicant shall identify and abandon all water wells to City standards.
94. 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.
- Highland Avenue - install 12" main along property frontage.
 - Las Rosas Avenue – install 8" main between Sussex Avenue and the north property line of TM 6080.
 - Sussex Avenue – install 8" main between Junipero Avenue and the north end of Soledad Avenue within TM 6143.
 - Install 8" main north to Ashlan Avenue between Buckingham and Ashlan Avenue at west property line.
 - Interior streets - install 8" mains.
95. 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.
96. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.
97. 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

98. 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.

- Highland Avenue – install 8” main along the property frontage.
- Paseos and neighborhood parks – install mains as necessary to serve the paseos and the neighborhood parks.

Grading and Drainage

99. 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.
100. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City's Municipal Code.
101. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

102. 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 minipark, paseos, paseo lights, entry features, landscape strips along Ashlan and Highland Avenues, and the median islands in Ashlan Avenue.

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

108. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
109. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
110. 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

111. 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.
112. 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.

113. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
114. 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)

115. 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.
116. 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.
117. 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.

118. 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.

GENERAL PLAN AMENDMENT GPA2017-03
PREZONE R2017-10
VESTING TENTATIVE TRACT MAP TM6193
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

PREPARED BY:



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

Planning Division
1033 Fifth Street
Clovis, CA 93612

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

November 2017

ATTACHMENT 1



CITY of CLOVIS
PLANNING & DEVELOPMENT
1033 FIFTH STREET • CLOVIS, CA 93612

For County Clerk Stamp

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

NOTICE IS HEREBY GIVEN that on **Thursday, December 21, 2017, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis Planning Commission will consider the following item:

Consider items associated with approximately 38.65 acres of land located at the southwest corner of Ashlan and Highland Avenues. McFarland & McFarland, Stanley E. & Colette McKiearnan Trs., owners; Tri-Wilson, LP., applicant; Harbour & Associates, representative.

- a. GPA2017-03, A request to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) classification to Medium Density Residential (4.1 to 7.0 DU/AC) classification.
- b. R2017-10, A request to approve a prezone from the County AE-20 Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District.
- c. TM6193, A request to approve a vesting tentative tract map for a 204-lot single-family planned residential development.

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

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on December 21, 2017, and/or to appear at the hearing described above to present testimony in regard to the above listed requests. Questions regarding these items should be directed to Bryan Araki, City Planner at (559) 324-2346 or email at bryana@cityofclovis.com.

If you would like to view the Planning Commission Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "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, November 29, 2017, *The Business Journal*



CITY of CLOVIS
PLANNING & DEVELOPMENT
1033 FIFTH STREET • CLOVIS, CA 93612

For County Clerk Stamp

DRAFT MITIGATED NEGATIVE DECLARATION

Proposed: November 29, 2017

Agency File No: GPA2017-03, R2017-10 & TM6193

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

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

Project Title: General Plan Amendment GPA2017-03, Prezone R2017-10 and Vesting Tentative Tract Map TM6193.

Project Location: Southwest corner of Ashlan and Highland Avenues in the County of Fresno.

Project Description: Consider items associated with approximately 38.65 acres of land located at the southwest corner of Ashlan and Highland Avenues. McFarland & McFarland, Stanley E. & Colette McKiernan Trs., owners; Tri-Wilson, LP., applicant; Harbour & Associates, representative.

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- c. TM6193, A request to approve a vesting tentative tract map for a 204-lot single-family planned residential development.

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

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

Contact Person: George González, MPA, Associate Planner

Phone: (559) 324-2383

Signature: _____

Date: November 29, 2017

INITIAL STUDY

Introduction

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

Documents Incorporated By Reference

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

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

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

- **Section 15064.5 of the CEQA Guidelines.** This section addresses the discovery of human remains, and the disturbance of potential archaeological, cultural, and historical resources. The requirements of Section 15064.5 with regard to the discovery of human remains are identical to the requirements of Health and Safety Code Section 7050.5.
- **City of Clovis 2017-2018 Budget.** The budget provides information about city services, and objectives, annual spending plan for the 2016-2017 fiscal year, debt obligations, and the five-year Community Investment Program.
- **City of Clovis Economic Development Strategy (Adopted July 14, 2014).** The City of Clovis Economic Development Strategy outlines the City's strategies for the retention, expansion, and attraction of industrial development, commercial development, and tourism.
- **City of Clovis 2010 Urban Water Management Plan.** The Clovis Urban Water Management Plan outlines the City's strategy to manage its water resources through both conservation and source development. The Plan was prepared in compliance with California Water Code Section 10620.
- **Fresno Metropolitan Flood Control District Storm Drainage and Flood Control Master Plan (Adopted January 2006).** The Fresno Metropolitan Flood Control District (FMFCD) is located in the north-central portion of Fresno County between the San Joaquin and Kings rivers. The FMFCD service area includes most of the Fresno-Clovis metropolitan area (excluding the community of Easton), and unincorporated lands to the east and northeast. The Storm Drainage and Flood Control Master Plan includes program planning, structure, service delivery, and financing, for both flood control and local drainage services. The flood control program relates to the control, containment, and safe disposal of storm waters that flow onto the valley floor from the eastern streams. The local drainage program relates to the collection and safe disposal of storm water runoff generated within the urban and rural watersheds.
- **Fresno Metropolitan Flood Control District Notice of Requirements, July 27, 2017,** An evaluation of project impacts on FMFCD facilities.
- **Fresno Metropolitan Flood Control District Notice of Requirements Updated Letter, November 6, 2017,** An evaluation of project impacts on FMFCD facilities
- **Fresno Metropolitan Flood Control District Letter, July 27, 2017,** A letter from the District stating that their facilities can accommodate the Project.
- **Staff Report on Burrowing Owl Mitigation (CDFG 1995).** This report provides CEQA Lead Agencies and Project proponents the context in which the Department of Fish and Game will review Project specific mitigation measures. The report also includes pre-approved mitigation measures which have been judged to be consistent with policies, standards and legal mandates of the State Legislature, the Fish and Game Commission, and the Department's public trust responsibilities.
- **San Joaquin Valley Air Pollution Control District, Regulation VIII - Fugitive PM10 Prohibitions.** The purpose of Regulation VIII (Fugitive PM10 Prohibitions) is to reduce ambient concentrations of fine particulate matter (PM10) by requiring actions to prevent, reduce or mitigate anthropogenic fugitive dust emissions. Regulation VIII is available for download at <http://www.valleyair.org/rules/1ruleslist.htm#reg8>. A printed copy may be obtained at the District's Central Region offices at 1990 E. Gettysburg Ave., Fresno, CA 93726.
- **Fresno Irrigation District Letter, August 3, 2017,** An evaluation of project impacts on Fresno Irrigation District facilities.
- **City of Clovis Wastewater Collection System Master Plan Modification Review, October 23, 2017,** An evaluation of impacts to the Master Sewer Collection System.
- **Biological Assessment from Argonaut Ecological Consulting, Inc., October 4, 2017,** An evaluation of biological impacts.
- **Cultural Resource Assessment from Peak & Associates, Inc., dated October 2, 2017,** An evaluation of cultural resources.

- **Air Quality & Greenhouse Gas Analysis Report from Mitchell Air Quality Consulting**, September 8, 2017, An evaluation of the impacts related to Air Quality & Green House Gas.
- **Clovis Unified School District Letter**, July 27, 2017, An evaluation of project impact to school facilities.
- **Water Assessment from Provost and Pritchard**, November 28, 2017, An evaluation of impacts related to water resources.
- **Traffic Impact Study** by Peters Engineering Group for TM6193, Dated October 30, 2017, An evaluation of potential difference in traffic generation between the existing general plan land use and the proposed land use.
- **Department of Transportation District 6 Email**, July 13, 2017, An evaluation of state highway impacts.
- **San Joaquin Valley Air Pollution Control District Letter**, September 27, 2017, An evaluation of project impact to air quality.
- **Fresno County Department of Public Health**, letter dated July 20, 2017, providing standards for health related impacts.

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

Project Description

The project consists of a request to approve a general plan amendment, prezone and vesting tentative tract map on approximately 38.65 acres of property located at the southwest corner of Ashlan and Highland Avenues in the City of Clovis Sphere of Influence, County of Fresno. The request includes acquisition of right-of-way along the corridors of Ashlan and Highland Avenues and providing connectivity to City services when available. The request also includes detaching the entire 38.65 acres from the Fresno County Fire Protection District and the Kings River Conservation District. Furthermore, the Project includes the Fresno Local Agency Formation Commission (LAFCo) as a responsible agency.

General Plan Amendment GPA2017-03 is requesting to amend the General Plan and Loma Vista Specific Plan to re-designate from Low Density Residential (2.1 to 4.0 DU/AC) classification to Medium Density Residential (4.1 to 7.0 DU/AC) classification.

Prezone R2017-10 is prezoning approximately 38.65 acres from the County AE-20 Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District. Vesting Tentative Tract Map TM6193 includes a 204-lot single-family planned residential development with public streets.

The Project also includes demolition of structures, well and septic systems, grading, improvement of streets, and infrastructure to accommodate the tentative map.

The Project will be completed in accordance with the California Building Code; City of Clovis Municipal Code; and 2017 City of Clovis Standards.

Project Location

The proposed Project is located within the City of Clovis Sphere of Influence in the County of Fresno (see Figure 1). The proposed Project site is located at the southwest corner of Ashlan and Highland Avenues (see Figure 2).



Figure 1 - Regional Location



Figure 2 - Project Location

Figure 3 shows proposed site plan.



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

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

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

- Noise-generating construction activities, Unless otherwise expressly provided by permit, construction activities are only permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday.

From June 1st through September 15th, permitted construction activity may commence after 6:00 a.m. Monday through Friday. Extended construction work hours must at all times be in strict compliance with the permit.

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

Environmental Measure 2: Erosion Control Measures to Protect Water Quality

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

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

Environmental Measure 3: Dust Control Measures to Protect Air Quality

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

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

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

Environmental Measure 4: Measures to Control Construction-Related Emissions

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

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

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

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

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

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

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

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

Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources

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

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

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

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

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

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

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

Required Project Approvals

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

- San Joaquin Unified Air Pollution Control District
- Fresno Metropolitan Flood Control District
- Fresno Local Agency Formation Commission (Fresno LAFCo) for consideration and approval of the proposed reorganization.

ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Introduction

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

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

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

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

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

Environmental Setting

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

Impacts

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

- The proposed Project will not obstruct federal, state or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The City of Clovis is located in a predominantly agricultural area at the base of the Sierra Nevada Mountain Range, which provides for aesthetically pleasing views and open spaces. The project site is currently a rural residential and agricultural use. The Project site proposes an R-1 zoning which permits two-story development, consistent with that allowed in urban development zoning. As such, the implementation of the Project using current zoning standards, would result in a less than significant impact to scenic vistas.
- The Project is located in a predominately urban area. The development of these parcels with single-story and two-story development would have a less than significant impact on scenic resources.
- The project site has rural residential homes and various accessory structures. The implementation of the Project, consistent with the existing and proposed zoning would not substantially degrade the visual character or quality of the site and its surroundings.
- The Project will include on-site project and off-site street lighting, which would introduce a new source of light to the area. The lighting is necessary to provide enough illumination at night for security and traffic purposes. All lighting will be installed per City and PG&E standards. With the inclusion of the following Mitigation Measure, impacts in this category will be reduced to a less than significant impact.

Mitigation Measure 3.1

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

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

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

precursors)?				
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

SAN JOAQUIN VALLEY AIR BASIN

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

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

Climate

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

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

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

Ambient Air Quality Standards

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

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

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

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

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

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

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

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

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

Attainment Status

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

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

Impacts

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

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

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

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

- a. The Project site is located within the San Joaquin Valley Air Basin (SJVUAPCD), which is a "nonattainment" area for the federal and state ambient air quality standards for ozone and PM₁₀. The Federal Clean Air Act and the California Clean Air Act require areas designated as nonattainment to reduce emissions until standards are met. The proposed Project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. The proposed Project would not create a significant impact over the current levels of ozone and PM₁₀ or result in a violation of any applicable air quality standard. The Project is not expected to conflict with the SJVUAPCD's attainment plans. The Project will be subject to the SJVUAPCD's Regulation VIII to reduce PM₁₀ emissions and subject to Environmental Measure 3: Dust Control Measures to Protect Air Quality. With the incorporation of these existing measures, the Project will have a less than significant impact.

- b. The proposed Project would result in short-term construction related emissions (dust, exhaust, etc.). The SJVAB currently exceeds existing air quality standards for ozone and the State Standard for PM₁₀. However, as with all construction projects, the Project will be subject to the rules and regulations adopted by the SJVUAPCD to reduce emissions throughout the San Joaquin Valley and will be subject to Environmental Measure 4: Measures to Control Construction-Related Emissions. Therefore, the Project would create a less than significant impact with existing measures incorporated.
- c. See responses to 3.3a and b above.
- d. The existing sensitive receptors near the proposed Project include residences. The proposed Project may subject sensitive receptors to pollutant concentrations due to construction activities. The use of construction equipment would be temporary and all equipment is subject to permitting requirements of the SJVUAPCD. This impact is considered less than significant.
- e. Objectionable odors are possible during site preparation and construction. However, the odors are not expected to be persistent or have an adverse effect on residents or other sensitive receptors in the Project's vicinity. No objectionable odors are anticipated after constructions activities are complete; therefore, the Project is expected to have a less than significant impact.

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

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Environmental Setting

The Project site is currently a rural residential and agricultural use. The site is bounded by urban development to the west and south, agricultural and rural residential to the north, and vacant land to the east.

Impacts

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

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

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

- a. According to an assessment of the site performed by Argonaut Ecological Consulting, Inc., the study area does not support aquatic habitat, wetlands, or waters of the U.S. Additionally, no evidence of any raptor nest(s) was observed on the property. Impacts in this category may be mitigated to a less than significant level with the mitigation measure listed below.
- b. There is no riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service within the project area. Therefore, the proposed project would not have a substantial adverse effect on riparian or other sensitive natural habitat.
- c. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means.
- d. The project would not interfere 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.
- e. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

Mitigation Measure

- **Mitigation Measure 3.4a:** If any landscape trees or shrubs are to be removed during the nesting season (Feb – Aug) then a preconstruction survey should be conducted within 30-15 days of commencement of construction. If vegetation removal occurs outside the nesting period then no preconstruction survey is needed.

The project is not expected to create any significant impacts to biological resources with the inclusion of a mitigation measure.

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

Environmental Setting

Mitigation Measures in the Clovis General Plan Program Environmental Impact Report, requires evaluation of the site for archaeological, paleontological, and historical structure sensitivity. These mitigation measures, which identify archaeological and paleontological levels of sensitivity, list historically important sites identified by the Fresno County Library. The Project is not anticipated to impact any cultural resources; however, the Project could lead to the disturbance of undiscovered archaeological and paleontological resources. General Plan Conservation Element Goal 2, acts to preserve historical resources, and mitigation measures adopted in association with the General Plan PEIR help to reduce potential impacts to a less than significant level. The project was evaluated by Peak & Associates, Inc. who concluded that no archeological resources or historic properties exist on the property. However, if artifacts, bone, stone, or shell are discovered, an archeologist should be consulted for in field evaluation of the discovery.

Pursuant to requirements of SB18 and AB52, a notification was sent to the Native American Heritage Commission for review with local tribes for cultural significance.

Impacts

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

- b. The proposed Project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines or directly or indirectly destroy a unique paleontological resource or site or unique geological features. There

are no known archaeological or paleontological resources located in the areas of construction. These areas have been previously disturbed; however with ground disturbance there is chance that previously undiscovered archaeological and/or paleontological resources could be uncovered. The Project is subject to Environmental Measure 6: Measures to Protect Undiscovered Cultural Resources. Therefore, impacts will be less than significant.

c&d. The site has not been identified as containing areas where human remains may be located. However, Public Resources Code PRC Section 5097.98, provides procedures in case of accidental finds. Should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

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

Environmental Setting

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

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

Environmental Setting

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

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

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large

forest fires, and more drought years.¹ Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

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

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

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

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

In December 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted guidance for addressing GHG impacts in its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA*. The guidance relies on performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific GHG emissions on global climate change during the environmental review process. Projects can reduce their GHG emission impacts to a less than significant level by implementing BPS. Projects can also demonstrate compliance with the requirements of AB 32 by demonstrating that their emissions achieve a 29%

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

reduction below “business as usual” (BAU) levels. BAU is a projected GHG emissions inventory assuming no change in existing business practices and without considering implementation of any GHG emission reduction measures.

Significance Criteria

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

The effects of project-specific GHG emissions are cumulative, and therefore climate change impacts are addressed as a cumulative, rather than a direct, impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32. The guideline addresses the potential cumulative impacts that a project’s GHG emissions could have on climate change. Since climate change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

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

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

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

An Air Quality and Greenhouse Gas Analysis Report was performed by Mitchell Air Quality Consulting, dated September 8, 2017. The evaluation concluded that the project is consistent with the goals of the ARB and impact is less than significant.

Impacts

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8 Hazards and Hazardous Materials <i>Will the Project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

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

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

Impacts

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

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

flood flows?				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

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

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

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

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

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

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

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

Groundwater

Clovis is underlain by the Kings Groundwater Basin that spans 1,530 square miles of central Fresno County and small areas of northern Kings and Tulare counties. Figure 5.9-4, Kings Groundwater Basin, shows that the basin is bounded on the north by the San Joaquin River, on the west by the Delta-Mendota and Westside Subbasins, the south by the Kings River South Fork and the Empire West Side Irrigation District, and on the east by the Sierra Nevada foothills. Depth to groundwater in 2016 ranged from 196.5 feet at the northwest City boundary to 69.5 feet at the southeast City boundary (Clovis 2016), 25 feet at the southeast SOI boundary, and about 20 feet at the eastern Plan Area boundary (FID 2013). The Kings Subbasin has been identified as critically overdrafted (Provost & Pritchard 2011).

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

Groundwater Recharge

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

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

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

Executive Order to Reduce Water Use

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

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

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

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

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

Impacts

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

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

- a. Development of the Project site would be required to comply with all City of Clovis ordinances and standard practices which assure proper grading and storm water drainage into the approved storm water systems. The Project would also be required to comply with Fresno County Health Department requirements, FMFCD regulations, and all local, state, and federal regulations to prevent any violation of water quality standards or waste discharge requirements. This project would not violate any water quality standards or waste discharge requirements.
- b. The Project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level due to the Project. The General Plan Program EIR identified a net decrease in

ground water aquifer throughout the region, however, because the City's domestic water system is primarily served through surface water via existing water entitlements, the loss of aquifer is less than significant. The City has developed a surface water treatment plant (opened in June, 2004) that reduces the need for pumped groundwater, and has also expanded the municipal groundwater recharge facility. The Projects impacts to groundwater are less than significant.

- c. The Project would not alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site. Therefore, impacts are less than significant.
- d. The Project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site. Therefore, impacts are less than significant.
- e, f. The proposed Project would add insignificant amounts of new impervious surfaces. These new surfaces would not significantly change absorption rates or drainage patterns that would result in a significant impact. Construction-related activities could result in degradation to water quality. Construction activities typically involve machines that have the potential to leak hazardous materials that may include oil and gasoline.
- g. The Project would not place housing within a 100-year flood hazard area as mapped on the latest federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The Fresno Metropolitan Flood Control District has policies in place to address projects within a 100-year flood hazard area. The FMFCD has noted that this project is not located in a 100-year flood area.
- h. The Project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. The Fresno Metropolitan Flood Control District has policies in place to address projects within a 100-year flood hazard area. The FMFCD has noted that this project is not located in a 100-year flood area.
- i. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

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

Environmental Setting

The Project is consistent with the land use policies of the City, including the Clovis General Plan and Zoning Ordinance; therefore impacts in this category are avoided.

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

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

Environmental Setting

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

Impacts

- a. The construction of the proposed Project may result in temporary construction-related noise impacts. Construction noise would be short-term in nature and only occur for a limited duration. These impacts have been addressed in the General Plan and with the Clovis Municipal Code restrictions on hours of construction, temporary noise would be less than significant.
- b. Potential groundborne vibration or groundborne noise levels would most likely occur as part of construction activities associated with the Project. The construction activities would be temporary in nature and no persons would be exposed for extended periods of time. Therefore, impacts associated with exposure to, or generation of, groundborne vibration or noises are considered to be less than significant.
- c. The proposed Project could result in a permanent increase in the ambient noise levels due to increased traffic, population and equipment related to single-family development, but the impacts are less than significant.
- d. A temporary increase in ambient noise levels would occur in association with construction activities. However, construction noise would be short-term in nature and only occur for a limited duration. Therefore, impacts are considered less than significant.
- e. The proposed Project site is not located within an airport land use plan area. The proposed Project site is approximately 4.03 miles east of the Fresno Yosemite International Airport. The project site sits outside of the 60-65 CNEL noise contour of the airport. Therefore, the Project would not expose people to excessive airport or airstrip noise.

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

Environmental Setting

The proposed Project will generate or result in increased population in the area. The project includes a 204-lot single-family planned residential development. The number of new residents in the area would equal approximately 551 residents.

Impacts

- a. The Project could add 204 units to the area equating to approximately 551 new residents. It is anticipated that this development would introduce a number of new citizens to the City of Clovis, however it is considered to be less than significant.

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

Environmental Setting

The Project would not result in a significant increased demand for public services. The Project is consistent with the Clovis General Plan and associated utility planning documents; therefore impacts in this category are not anticipated to be significant.

Impacts

- a. The Project would have a less than significant increase in demand for fire protection services. In the event that a fire occurs during construction, the Clovis Fire Department would respond. However, no additional personnel or equipment would be needed as a result of the Project. Therefore, impacts to fire services are considered less than significant.
- b. The proposed project would not result in substantial adverse physical impacts associated with the provision of police protection. This Project will be located within the City of Clovis and police protection services will be provided by the City of Clovis Police Department. No significant impacts to police services are anticipated as a result of this project.
- c. The Project site is located within the Clovis Unified School District. The Clovis Unified School District levies a per square foot school facilities fee to help defray the impact of residential development. The project is subject to the fees in place at the time fee certificates are obtained. The school facility fee paid by the developer to the school district reduces any potential impact to a less than significant level.
- d. Development of this site with 204 single-family homes will introduce new residents to the community. The Parks and Recreation Element of the General Plan requires a specific ratio of park area to residents. A park impact fee is required for each new unit and is then used to construct community parks to meet these goals. The impacts in this category are less than significant since all units built in this Project will contribute to the park funds.

- e. The Project would have a less than significant impacts on other public facilities.

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

Environmental Setting

The project includes a 204-lot single-family planned residential development.

Impacts

- a. The proposed Project would not create new demand for any type of recreational facilities that were no already identified in the parks and recreation Element of the General Plan. The General Plan requires that all development contribute a proportionate share toward the development of parks throughout the community. The Project would have a less than significant impact to recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16 Transportation/Circulation <i>Will the proposal result in:</i>				
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designed in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

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

Impacts

- The Project area is currently a rural residential use. The Project proposal includes a 204-unit single-family planned residential development. New traffic will be introduced to the area as a result of the Project. The City Engineer has analyzed the Project and concluded that the current and proposed improvements with the project can accommodate the additional traffic, and that impacts are considered less than significant.
- The City Engineer analyzed the Project and concluded that the current and proposed improvements with the project can accommodate the additional traffic, and that impacts are considered less than significant.
- The proposed Project may result in a temporary change in traffic patterns due to construction; however, the Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings will reduce impacts to a less than significant level.
- The City Engineer states that the location of drive access points are adequate in addressing the City Standards and has determined that impacts in this category are less than significant.
- The Project will not result in inadequate emergency access. The Project will be required to comply with Section 7.15 Traffic Control, Public Convenience, and Safety of the Clovis Standard Specification and Standard Drawings, which requires contractors to keep emergency services informed of the location and progress of work.
- The Project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

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

Environmental Setting

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

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

Impacts

- A cultural resource assessment was prepared by Peak & Associates, Inc. (submitted October 2, 2017), for the project area. The analysis concluded that the Project is not listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- The General Plan EIR includes existing measures which provide procedures in the case where resources are discovered. Therefore, impacts in this category are considered less than significant.

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

Environmental Setting

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

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

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

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

Impacts

- a. The wastewater impacts were evaluated in accordance with the Waste Water master Plan. The City Engineer concludes that the Project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts are considered less than significant.
- b. The Project will not directly result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The Project may result in the construction of new storm water drainage facilities. The Fresno Metropolitan Flood Control District has policies for this type of project. According to a letter from the FMFCD dated July 27, 2017, the district can accommodate the proposed project.
- d. The Project will not require new or expanded entitlements and resources. The site is also within the Fresno Irrigation District and will turn over the water rights to the City of Clovis upon development.
- e. The Project will not require a determination by a wastewater treatment provider (see item b above).
- f. According to the Solid Waste Division, the Project will contribute to the landfill, however, the impacts are less than significant.
- g. The Project will comply with federal, state, and local statutes as well as regulations related to solid waste by the City of Clovis.

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

Environmental Setting

The project includes a 204-lot single-family planned residential development located at the southwest corner of Ashlan and Highland Avenues, in the County of Fresno.

Impacts

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

CUMULATIVE IMPACTS

This section addresses the Project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor yet collectively significant projects taking place over a period of time.

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

Aesthetics

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

Agriculture and Forest Resources

The proposed Project will convert prime agricultural land to a non-agricultural use. The Clovis General Plan identified loss of prime farm land in its Program EIR and considered the impacts substantial and unavoidable. Mitigation measures were incorporated for areas outside of Loma Vista. Therefore, impacts in this category for this specific project are less than significant.

Air Quality

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

Biological Resources

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

Cultural Resources

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

Geology and Soils

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

Greenhouse Gas Emissions

As discussed under Section 3. Greenhouse Gas Emissions, implementation of the proposed Project would contribute to GHG emissions, which is inherently a cumulative issue. The emissions from construction would be short-term (during construction) as a result of various fossil fuel-based construction equipment. Since these impacts are short-term and the contributions to GHG emissions would be minor when compared to the State's GHG emissions target of 427 MMTCO₂-eq by 2020, the construction related greenhouse gas emissions of this Project would be considered a less than significant cumulative impact.

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

Hazards & Hazardous Materials

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

Hydrology/Water Quality

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

Land Use Planning & Population/Housing

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

Mineral Resources

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

Noise

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

Public Services

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

Recreation

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

Transportation/Circulation

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

Tribal Cultural

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

Utilities and Service Systems

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

Environmental Factors Potentially Affected

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

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

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

Determination Findings

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

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

- This Initial Study, prepared pursuant to CEQA Section 15063, has identified potentially significant environmental effects that would result from the project.
- The City has reviewed the proposed project impacts and has determined the following mitigation measures will address the identified impacts and reduce impacts to the level required by applicable standards:
 - **3.1-d** The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.
 - **3.4a:** If any landscape trees or shrubs are to be removed during the nesting season (Feb – Aug) then a preconstruction survey should be conducted within 30-15 days of commencement of construction. If vegetation removal occurs outside the nesting period then no preconstruction survey is needed.
- The City finds that the cumulative impacts of this project are less than significant as described in Section 4.0 (Cumulative Impacts). As such, this project would not generate significant cumulative impacts.
- Feasible mitigation measures have been incorporated to revise the project before the Mitigated Negative Declaration and Initial Study is released for public review pursuant to CEQA Section 15070 in order to avoid or mitigate the identified effects to a point where clearly no significant effects on the environment will occur.
- The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

- As required by CEQA Section 21081.6 et seq., a mitigation monitoring program (Section 6.0) will be adopted by incorporating mitigation measures into the project plan (CEQA Section 21081.6(b)).
- There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Section 21064.5(2)).
- Based on the above-referenced Initial Study and feasible mitigation measures incorporated to revise the proposed project in order to avoid the effects or mitigate the effects to the point where clearly no significant effect on the environment will occur, staff finds that a Mitigated Negative Declaration should be adopted pursuant to CEQA Section 15070 for the proposed project.

Signature _____ Date: November 29, 2017
George González, Associate Planner

Applicant's Concurrence

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

Signature _____ Date: _____

EXHIBIT B

City of Clovis Mitigation Monitoring and Reporting Program General Plan Amendment GPA2017-03, Prezone R2017-10 and Vesting Tentative Tract Map TM6193 Dated November 29, 2017

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

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

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

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

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
3.1 Aesthetics				
3.1-d	The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	
3.4 Biological				
3.4a	If any landscape trees or shrubs are to be removed during the nesting season (Feb – Aug) then a preconstruction survey should be conducted within 30-15 days of commencement of construction. If vegetation removal occurs outside the nesting period then no preconstruction survey is needed.	City of Clovis Planning	<i>Prior to Permits and During Construction</i>	

DRAFT RESOLUTIONS

ATTACHMENT 2

**DRAFT
RESOLUTION 17-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING
A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA2017-
03, PREZONE R2017-10 AND VESTING TENTATIVE TRACT MAP TM6193, PURSUANT TO
CEQA GUIDELINES**

WHEREAS, the project proponent, Tri-Wilson, LP., 7550 North Palm Avenue, Suite 102, Fresno, CA 93711, has submitted various files including a General Plan Amendment GPA2017-03, Prezone R2017-10 and Vesting Tentative Tract Map TM6193 for property located at the southwest corner of Ashlan and Highland Avenues, in the County of Fresno; and

WHEREAS, the City of Clovis ("City") caused to be prepared an Initial Study (hereinafter incorporated by reference) in November 2017, for the Project to evaluate potentially significant adverse environmental impacts and on the basis of that study it was determined that no significant environmental impacts would result from this Project with mitigation measures included; and

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

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

NOW, THEREFORE, the Planning Commission of the City of Clovis resolves as follows:

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

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

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Clovis held on December 21, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

CLOVIS PLANNING COMMISSION RESOLUTION NO. 17-____

Date: December 21, 2017

Paul Hinkle, Chair

Dwight Kroll, AICP, Secretary

EXHIBIT “B”

Mitigation Monitoring and Reporting Program

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
3.1 Aesthetics				
3.1-d	The developer shall direct all lighting downward and provide physical shields to prevent direct view of the light source from adjacent residential properties.	City of Clovis Planning Division	<i>Prior to Permit and During construction</i>	
3.4 Biological				
3.4-a	If any landscape trees or shrubs are to be removed during the nesting season (Feb – Aug) then a preconstruction survey should be conducted within 30-15 days of commencement of construction. If vegetation removal occurs outside the nesting period then no preconstruction survey is needed.	City of Clovis Planning Division	<i>Prior to Permits and During Construction</i>	

**DRAFT
RESOLUTION 17-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
GENERAL PLAN AMENDMENT AS PART OF THE FIRST GENERAL PLAN AMENDMENT CYCLE
OF 2018, INCLUDING GENERAL PLAN AMENDMENT GPA2017-03 AMENDING THE LAND USE
ELEMENT FOR APPROXIMATELY 38.65 ACRES LOCATED AT THE SOUTHWEST CORNER OF
ASHLAN AND HIGHLAND AVENUES**

WHEREAS, Tri-Wilson, LP., 7550 North Palm Avenue, Suite 102, Fresno, CA 93711, has applied for a General Plan Amendment GPA2017-03; and

WHEREAS, The Applicant submitted an application for a General Plan Amendment to amend the General Plan and Loma Vista Specific Plan to change the land use designation from Low Density Residential (2.1 – 4.0 DU/Ac) to Medium Density Residential (4.1 – 7.0 DU/Ac), for approximately 38.65 acres of property located at the southwest corner of Ashlan and Highland Avenues, in the County of Fresno, California; and

WHEREAS, the proposed General Plan Amendment GPA2017-03, was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

WHEREAS, staff does recommend adoption of a Mitigated Negative Declaration for GPA2017-03; and

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

WHEREAS, a duly noticed hearing was held on December 21, 2017; and

WHEREAS, on December 21, 2017, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to General Plan Amendment GPA2017-03 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 proposed amendment is internally consistent with the goals, policies, and actions of the General Plan; and
- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and
- c. If applicable, the parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated project.
- d. There is a compelling reason for the amendment.

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of General Plan Amendment GPA2017-03.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on December 21, 2017, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 17-_____

DATED: December 21, 2017

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

**DRAFT
RESOLUTION 17-___**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING
APPROVAL TO PREZONE APPROXIMATELY 38.65 ACRES FROM THE COUNTY AE-20 ZONE
DISTRICT TO THE CLOVIS R-1-PRD (PLANNED RESIDENTIAL DEVELOPMENT) ZONE
DISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ASHLAN AND
HIGHLAND AVENUES**

LEGAL DESCRIPTION:

See the attached Exhibit "One."

WHEREAS, Tri-Wilson, LP., 7550 North Palm Avenue, Suite 102, Fresno, CA 93711, has applied for a Prezone R2017-10; and

WHEREAS, this is a request to prezone approximately 38.65 acres from the County AE-20 Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District for property located at the southwest corner of Ashlan and Highland Avenues, in the County of Fresno, California; and

WHEREAS, the Commission does approve a Mitigated Negative Declaration pursuant to CEQA guidelines.

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

WHEREAS, the Prezoning is in keeping with the intent and purpose of the Zoning Ordinance; and

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

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of Prezone R2017-10.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on December 21, 2017, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 17-_____
DATED: December 21, 2017

Paul Hinkle, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

**DRAFT
RESOLUTION 17-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
VESTING TENTATIVE TRACT MAP FOR A 204-LOT SINGLE-FAMILY PLANNED RESIDENTIAL
DEVELOPMENT ON 38.65 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF
ASHLAN AND HIGHLAND AVENUES**

WHEREAS, Tri-Wilson, LP., 7550 North Palm Avenue, Suite 102, Fresno, CA 93711, has applied for a Vesting Tentative Tract Map TM6193; and

WHEREAS, Vesting Tentative Tract Map TM6193, was filed on July 12, 2017, 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 800 feet of said property boundaries twenty-one days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on December 21, 2017; 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 December 21, 2017, and does approve a Mitigated Negative Declaration for the project.

NOW, THEREFORE, BE IT RESOLVED that Vesting Tentative Tract Map TM6193, attached and labeled Exhibit "B," be and is hereby approved, subject to the attached conditions labeled Exhibit "A-1."

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on December 21, 2017, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 17-_____

DATED: December 21, 2017

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

APPLICANT'S JUSTIFICATION FOR GPA2017-03

ATTACHMENT 3

Wilson Homes, Inc.
General Plan Amendment Justification Tentative Tract No. 6193
October 25, 2016

Applicant: Wilson Homes, Inc.
Mr. Leo Wilson
7550 N. Palm Avenue, Suite 102
Fresno, CA 93711

Property Owner: Mc Farlane & Mc Farlane
P.O. Box 1079
Clovis, CA. 93613

Stanley & Colette Mc Kiearnan
3735 N. Highland Ave.
Clovis, CA. 93719

Representative: Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite No. 200
Fresno, CA 93721

APN: 310-300-11/12/13

Current Zoning: AE-20

Area: 37.81 gross acres

Plan Area: Loma Vista Community Plan

REQUEST

The applicant, Wilson Homes, Inc. proposes to change the City of Clovis General Plan designation from Low Density Residential (2 to 4 units/per acre) to Medium Density Residential (4 to 7 units/per acre) for a 37.81 gross acre parcel located at the southwest corner of Highland and Ashlan Avenues. The site will be zoned R-1-PRD to allow the Wilson Homes, Inc. *Regent Park* project which is currently successfully marketed in Clovis. Annexation into the City of Clovis is also required.

The applicant has submitted Tentative Tract No. 6193, prepared by Harbour & Associates of Clovis to the city which proposes development of 204 single-family lots.

JUSTIFICATION

The proposed General Plan Amendment should be granted based on the reasons provided below. The *Regent Park* product is an upscale residence with a focus on the more traditional buyer who desires a somewhat larger lot and perhaps a larger home. Please see the attached Tentative Subdivision Map No. 6193 and the City of Clovis adopted Loma Vista land Use Plan.

The existing Low Density Residential designation would allow a theoretical maximum of 154 single family homes (38.71 acres X 4 units = 154 homes). The proposed modification to allow a Medium Density Residential land use designation on the Wilson Homes, Inc. site which is *one* general plan classification more intense would allow a *theoretical* maximum of 270 single family homes. (63.69 acres X 7 units = 270 homes). As illustrated on Tentative Subdivision Map No. 6193 proposes 204 single family lots.

The proposed project will develop at 5.53 units to the acre. As illustrated on the proposed tentative map, a paseo trail/walkway system will also be constructed to facilitate interconnectivity of uses on and off the subject site. The paseo trail will provide a reciprocal connection from the project's housing, and create connectivity to the proximate to the planned school and community business center as well as connectivity.

A. Compatible with Specific Plan Layout and Design Directives

As with all Wilson Homes, Inc. projects, the proposed development will be built with high quality homes incorporating a variety of attractive housing types and designs.

B. The project represents a reasonable increase in residential density

The proposed modification is an increase of *one* general plan land use designation category. The project proposes an overall density of approximately 5.53 units per acre. Said density is slightly under target densities established in the City of Clovis General Plan. The density is also consistent with adjacent municipalities who also recognize the advantages of reasonable increases in residential densities. Said density is justified for other reasons described below.

C. The project represents an opportunity for greater efficiencies in the delivery of municipal services.

A variety of studies including testimony during the recent City of Clovis General Plan Update indicate that moderate density increases reduce service delivery costs of municipalities particularly police, fire services expenses. The aforementioned studies also suggest the downward pressure on costs to public infrastructure such as sewer, water and other similar services.

Fresno COG's Fresno County Blueprint promotes new regional development patterns to combat the loss of prime agricultural land, improve air quality, reduce traffic congestion, and provide more affordable housing. For new residential development, the Blueprint establishes an *average* density goal of 9.0 housing units per acre for Fresno and Clovis. As part of California's AB 32 effort to address climate change, SB 375 will fund new transportation investments to those

communities who comply with regional plans that the California Air Resources Board certifies meet total vehicle miles traveled reduction targets.

Taken together, the Fresno County Blueprint and SB 375 have necessitated new development patterns, including among other things more compact, higher density mixed-use development. Studies show that among other benefits, slightly higher densities increase public transit ridership and expand non-motorized travel that also help implement SB375's goal of reducing vehicle-miles-travelled and improving regional air quality.

Below please see the summary of infrastructure and service delivery costs as identified in the United States Environmental Protection Agency dated December, 2012 report entitled *SMART GROWTH AND ECONOMIC SUCCESS: BENEFITS FOR REAL ESTATE DEVELOPERS, INVESTORS AND LOCAL GOVERNMENTS*. The aforementioned report summarizes financial advantages to the public and private sector due to reasonable increases in residential densities.

D. Consistent with General Plan Housing Goals

Housing Goals/Policies

Policy 3.3 Completion of Loma Vista. The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

One of the *Guiding Principles* of the Loma Vista Community Centers Master Plan document is to “approve development predicated on the ability to provide adequate water supply, sewer and storm water infrastructure, public services, and transportation system connections in a comprehensive and timely manner”. The proposed project’s enhanced residential component will facilitate the earlier development of the Loma Vista Community Center and the planned community business hub to the north. Further, the project will complement the planned higher density residential units proximate to the aforementioned planned business center by providing increased “roof tops” of potential customers and increasing the potential work force of the business center.

Adequate infrastructure is generally available adjacent to the subject site and will be installed in accordance with all applicable standards and pay substantial mitigation fees described below. accommodate vehicular and pedestrian travel with the proposed residential project and the proposed church.

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

The proposed project will provide housing and lifestyle opportunities for all ages. The proposed Regent Park product focus on meeting varied housing lifestyle and income demands of the Clovis market. In addition, the proposed open space will provide an opportunity for relaxation, public gatherings and recreation.

Policy 5.1 Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation.

The proposed product type focuses on meeting varied housing lifestyle categories. The *Regent Park* product was designed to address distinct elements of the Clovis residential market. The product contributes to the diversity of housing sizes and types while still delivering the decade's long tradition of a quality Wilson Home. Market research and product sales history accumulated by the developer indicates that the project has a wide appeal to a varying age group and economic and demographic diversity.

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

The proposed project is intended to provide ownership opportunities based on market demand. Market research performed by the developer indicates the project appeal to a varying economic demographic diversity.

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

The *Regent Park* product is currently offered in the Clovis market. Over time, the product has been modified to improve its design to better adapt to changing market demand. The *Regent Park* product has been widely accepted by a broad range of the market with a greater range of demographic, income and lifestyle appeal.

The *Regent Park* product is also an upscale residence with a focus on the more traditional buyer who desires a somewhat larger lot and perhaps a larger home and attracts a substantial portion of current Clovis residents.

Policy 6.1 Amendment Criteria

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

A. The proposed change is and will be fiscally neutral or positive.

The proposed change can be adequately served by public facilities and will not negatively impact service on existing development or the ability to service future development. In fact, all of the information available suggests that a slight increase in residential densities has a positive downward influence on service delivery costs.

C. The proposed change is consistent with the Urban Village Neighborhood Concept when within an Urban Center.

The proposed project is complementary to the Loma Vista Specific Plan. The project provides quality residential development proximate to the plan area's major job

producing area. The proposed densities are reasonable and consistent with studies that suggest such densities reduce public and private cost of residential development. The proposed project will accelerate the completion of the plan area and provide “roof tops” to be served by the planned urban Village Center.

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

A. Create a range of housing opportunities and choices.

As described above, the proposed project offers a distinct housing product that appeals to a wide market base.

B. Create walkable neighborhoods.

The project will incorporate trails and pedestrian linkage to enhance walk ability and reduce the reliance on fossil fueled transportation sources to schools, the planed business campus and the Village Center.

C. Encourage community and stakeholder collaboration.

The project developer has committed to an appropriate outreach to the community to define the project characteristics and related compatibility.

D. Foster distinctive, attractive communities with a strong sense of place.

The project developer has a long history of developing attractive communities with a strong identity. This Wilson Homes Inc. project will not be an exception to historic high quality and design standards by integrating the project with its surroundings and linking with the proposed open space areas that will create an attractive, distinctive project.

E. Make development decisions predictable, fair, and cost-effective.

The proposed project will install a variety of public improvements and pay a variety of fees and mitigation measures often not acknowledged but are described below:

1. School Fees of \$2.644 million to Clovis Unified School District

a. Regent Park-2,800 sq. ft. average size

204 units x 2,800 sq. ft. = 571,200 sq. ft. x \$4.22 per sq. ft. = \$2,644,656

2. Regional Mitigation Fees of \$1,000,000

a. Reginal Transportation Mitigation Fee \$1,662/unit x 204 units = \$339,048

b. San Joaquin Unified Air Pollution Control Air District- \$1,000/unit x 204 units x \$1,000/unit = \$204,000

3. Clovis Community Facility District Public Safety Annual Assessments \$46,308

204 x \$227/unit = \$46,308 per year for Clovis Public Safety (fire/police)

F. Provide a mix of land uses.

The proposed project supports and implements the general plan goal by creating a mix of densities and housing types. As mentioned above, one of the project proponent's principle concepts is to blend residential, recreational open space and lifestyle opportunities in one master planned project.

G. Preserve open space, farmland, natural beauty, and critical environmental areas.

The proposed project will incorporate a trail connection to the regional trail system and open space. The applicant's market studies and buyer interviews indicate a strong buyer preference for useable open space. Slight increases in densities such as proposed reduce pressure to convert productive agricultural land from production.

H. Provide a variety of transportation choices.

As mentioned above, the project will incorporate trails and pedestrian linkage to enhance walk ability and reduce the reliance on fossil fueled transportation sources.

I. Strengthen and direct development toward existing communities.

The proposed project is part of the Loma Vista Specific Plan area. The proposed project will strengthen the commitment to this plan area by providing a market sensitive product with exceptional master plan qualities.

J. Take advantage of compact building design.

The project proposes to construct homes that exceed energy efficiency standards. In addition, the proposed residences have evolved to be more efficient and still meet market demand.

K. Enhance the economic vitality of the region.

Development of the proposed project will contribute to the completion of the Loma Vista Specific Plan area which demonstrates the demand for Clovis housing. Demand for such housing is an indicator of an economically healthy community. As mentioned above, the proposed project will accelerate the completion of the plan area and provide "roof tops" to be served by the planned urban Village Center.

L. Support actions that encourage environmental resource management.

The proposed project seeks to create greater service delivery efficiencies, consume less fossil fuels which improves the quality of life and air quality. The proposed ample open and the church site provide important quality of life spiritual components.

Conclusion

For the reasons detailed above, Wilson Homes, Inc. respectfully requests support of the proposed project.

SMART GROWTH AND ECONOMIC SUCCESS: BENEFITS FOR REAL ESTATE DEVELOPERS, INVESTORS, BUSINESSES, AND LOCAL GOVERNMENTS

United States Environmental Protection Agency, Office of Sustainable Communities Smart Growth Program December 2012 www.epa.gov/smartgrowth

B. Infrastructure and Service Delivery Cost Savings

Extensive research has found that compact development patterns, higher density, mixed uses, and other characteristics of smart growth development can reduce the costs of providing public infrastructure and delivering services. Many communities with conventional low-density, single-use development patterns are financially burdened by the cost of maintaining, and ultimately replacing, their existing infrastructure given the tax revenue this development generates. Smart growth strategies can help create vibrant and diverse communities in which public infrastructure investments yield returns that cover long-term financial obligations. Several examples illustrate how smart growth strategies can reduce short- and long-term costs of development for local governments:

- An analysis of alternative growth scenarios for the Salt Lake City region showed that the region's modeled growth strategy, which included transportation investments, zoning changes, land preservation policies, and water conservation incentives, could save \$4.5 billion over 20 years in transportation, water, sewer, and utility infrastructure compared to the baseline scenario based on existing plans and trends
- The Maryland Department of Planning estimated the amount of road infrastructure needed between 2010 and 2030 under both the current (as of 2010) statewide growth pattern and a Smart Growth scenario. The department estimated that the current growth scenario would require about 2.5 times more new road infrastructure than the smart growth scenario, at a cost of \$29 billion.¹⁷
- An infrastructure cost model analyzing base case and smart growth alternative development patterns in Sacramento, California, found that the smart growth alternative would save \$14 billion. Savings came from reduced service costs for water, sewer, roads, flood control, drainage, and other utilities and from fewer land purchases needed to mitigate the loss of farms and wildlife habitat.
- A study in Rhode Island found that the state could save more than \$1.4 billion over 20 years if its next 20,000 housing units were built in a compact configuration instead of a low-density, large-lot, scattered pattern of development. The study showed savings on roads, schools, and utilities and calculated the benefits of conserving farms and forest lands.

- A comparison of the coverage areas and relative costs of fire protection service between two neighborhoods in Charlotte, North Carolina, found that a fire station in a neighborhood with a well-connected street pattern typical of smart growth development covered 4.5 times more addresses at a much lower annual per capita cost than a station in a less connected area (\$159 versus \$740).
- A cost-simulation model found that increasing lot size can affect the cost of providing water and sewer service, as can increasing distance from existing water and wastewater treatment plants. Annual costs for water and sewer service for households on small lots less than half a mile from an existing water and wastewater treatment plant are less than 25 percent of the costs for households on large lots four to five miles from an existing treatment plant.

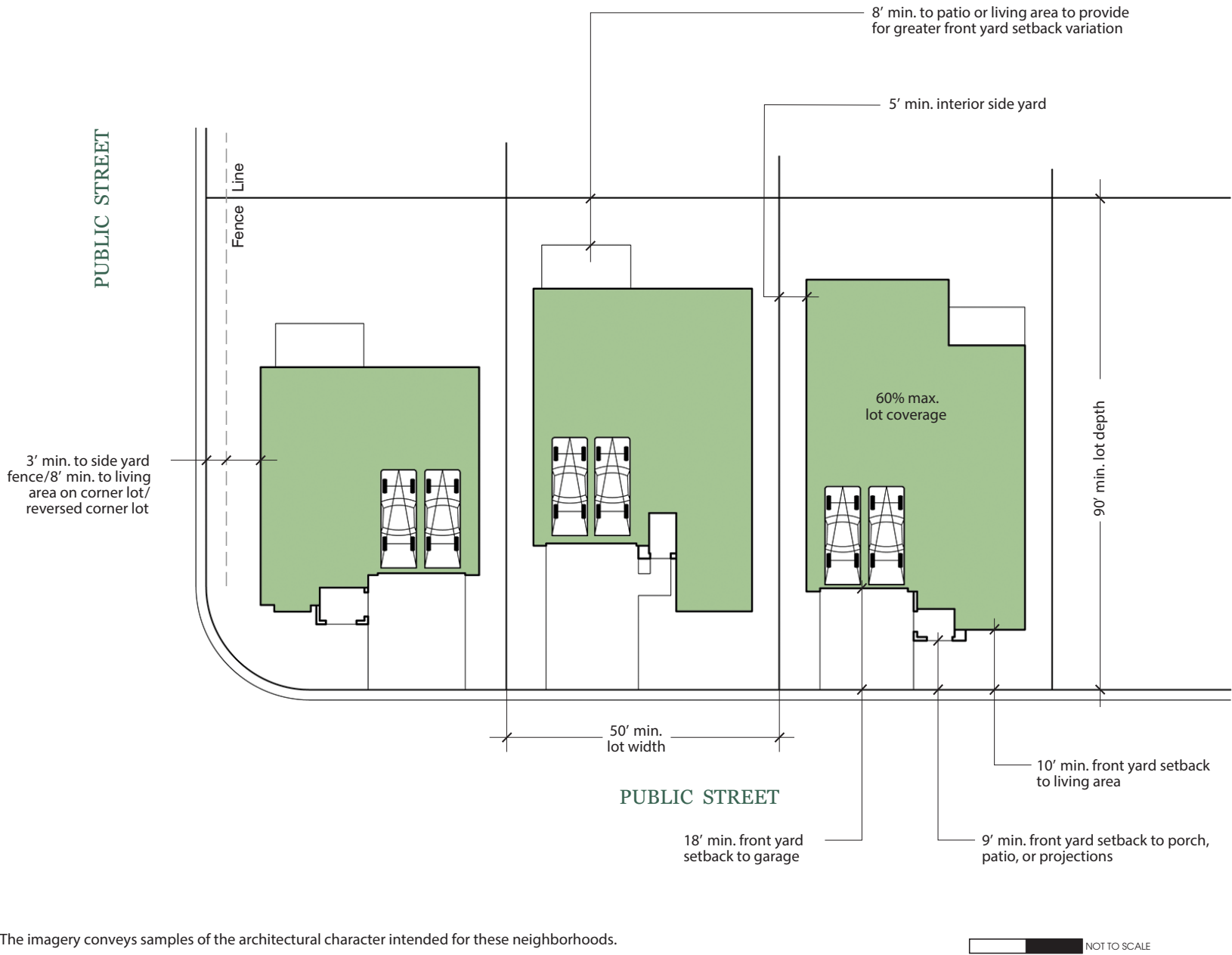
Developers also benefit from infrastructure efficiencies in smart growth projects. Higher densities and compact development patterns that require shorter utility runs and less roadway area can translate to significant cost savings on the construction of utilities and streets, costs often paid by developers.

A case-study comparison examined the infrastructure costs of traditional neighborhood development versus conventional suburban development. The study considered variables that drive infrastructure costs, including lot size, product type, residential density, thoroughfare cross section, and thoroughfare network pattern, to quantify and compare the impact on the total infrastructure cost. The study found that infrastructure costs for traditional neighborhood development scenarios were consistently less than conventional suburban development scenarios, ranging from 32 percent to 47 percent less, with the traditional neighborhood development cost savings based principally on density. Lower-density conventional suburban development also has greater land acquisition costs compared to a compact traditional neighborhood development accommodating the same number of homes.

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Residential Land Use Development Standards

LAND USE	DEVELOPMENT STANDARDS	
SINGLE-FAMILY RESIDENTIAL		
	STANDARD	NOTES
DESIGNATION		
Zone District	R-1-PRD	
GP Density Range	4.1 - 7.0 du/ac	Medium Density Residential
Dwelling Units	204	Lots @ 50' x 90' min.
BUILDING INTENSITY		
Minimum Lot Area	4,500 sqft	
Minimum Lot Width	50'	
Minimum Lot Depth	90'	
Maximum Height	35'	
Curved/Cul-de-sac	25' min	For street frontage
Corner/Reversed Corner	53' min	Lot width
BUILDING SETBACKS		
		All setbacks measured from PL.
Front Yard (Local)	18' min/10' min/9' min	To garage/To living area/To projections and/or porch/patio
Side Yard	5' min	
Corner/Reversed Corner	3' min/8' min	To side yard fence/To living area
Rear Yard	8' min	
GARAGES/STREETS/PARKING		
Garages	2-car	20'x20' min.
	3-car	20'x20' min w/tandem 9'x15.5' min.
Streets (Public)	50'/54' wide	
On-Street Parking	Yes	
ACCESSORY USES		
		General list of requirements and restrictions.
Walls/Fences	6' min - 8' high max	
Trellises	12' high max	
Pools and Spas	5' min	Water portion to rear and side PLs. Pool and spa may not be located in front yard.
Equipment	Pool, spa and fountain equipment allowed in side yard easement.	
Covered Structures	12' high max	Covered structures and building additions are allowed subject to review by the City of Clovis, provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs.
Accessory Buildings		



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

CORRESPONDENCE

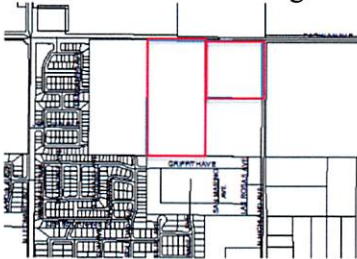
ATTACHMENT 5



July 27, 2017

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

SUBJECT: APN 310-300-11 & 12
TM-6193
SWC of Ashlan and Highland Avenues



Dear Mr. González:

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

In regards to this project with TM6193 the district has concern regarding the re-designation of the Loma Vista specific plan. Currently this project site has a designation of Low Density Residential (2.1 to 4.0 DU/AC), the district does not feel confident in the ability to accommodate students associated with a re-designation to Medium Density Residential (4.1 to 7.0 DU/AC). The district would like to bring this concern to the attention of the planning department and owner/sub divider.

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: *Reagan Elementary*
Address: *3701 Ashlan Ave Clovis CA 93619-9221*
Telephone: *(559) 327-8900*
Capacity: *858*

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

- Enrollment: 559 (CBEDS enrollment 2016-17 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.

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1600*
Enrollment: *1351 (CBEDS enrollment 2016-17 school year)*

3. High School Information:


School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *3100*
Enrollment: *2335 (CBEDS enrollment 2016-17 school year)*

3. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
4. The District currently levies a school facilities fee of \$4.63 per square foot (as of July 1, 2017) 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

George Gonzalez

From: Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>
Sent: Thursday, September 21, 2017 9:11 PM
To: George Gonzalez
Cc: Kevin Peterson; Lussy Vang
Subject: RE: Request for Comments GPA2017-03

Clovis Unified's original comments dated July 27th still stand. Please let me know if you have any questions or need another copy of the letter.

Andrew Nabors

(559) 327-9264

From: George Gonzalez [mailto:georgeg@ci.clovis.ca.us]
Sent: Thursday, September 21, 2017 4:24 PM
To: Amy Hance <AmyH@ci.clovis.ca.us>; Andrew Haussler <andrewh@ci.clovis.ca.us>; Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>; Andrew Nabors <AndrewNabors@clovisusd.k12.ca.us>; Bernard Jimenez <Bjimenez@co.fresno.ca.us>; Bryan Araki <BryanA@ci.clovis.ca.us>; Chad Fitzgerald <ChadF@ci.clovis.ca.us>; Cherie Clark <Cherie.Clark@valleyair.org>; Christina Monfette <cmonfette@co.fresno.ca.us>; Curt Fleming <curtf@ci.clovis.ca.us>; Curtis Shurtliff <curtiss@ci.clovis.ca.us>; Dave Bell <db1452@att.com>; Dave Fey <dfey@co.fresno.ca.us>; Dave Padilla <dave.padilla@dot.ca.gov>; David Gonzalez <davidg@ci.clovis.ca.us>; Debbie Campbell <debbiec@fresnofloodcontrol.org>; Denise Wade <denisew@fresnofloodcontrol.org>; Douglas Stawarski <dougs@ci.clovis.ca.us>; Drew Esquer, Postmaster <ralph.a.esquer@usps.gov>; Dwight Kroll <DwightK@ci.clovis.ca.us>; Eric Zetz <ericz@ci.clovis.ca.us>; FID <Engr-Review@fresnoirrigation.com>; FMFCD <developmentreview@fresnofloodcontrol.org>; Gary Sawhill <Sawhill@ci.clovis.ca.us>; Gene Abella <genea@ci.clovis.ca.us>; Geneva H. McJunkin <gr7434@att.com>; George Gonzalez <georgeg@ci.clovis.ca.us>; George Uc <guc@co.fresno.ca.us>; Georgia Stewart <Georgia.Stewart@valleyair.org>; Gerald Conley <geraldc@ci.clovis.ca.us>; Glenn Allen <glallen@co.fresno.ca.us>; Iri Guerra <IriG@ci.clovis.ca.us>; Janice Yoshioka <Janice.yoshioka@wildlife.ca.gov>; Jared Binford <JaredB@ci.clovis.ca.us>; Jason C. <jasonc@fresnofloodcontrol.org>; Jeff Heidinger <jwhb@pge.com>; John Willow <JohnWi@ci.clovis.ca.us>; Juan Lara <jlara@co.fresno.ca.us>; Kevin Peterson <KevinPeterson@clovisusd.k12.ca.us>; Kevin Tsuda <KTsuda@co.fresno.ca.us>; Lily Cha <lilyc@ci.clovis.ca.us>; Linda Moua <linda.moua@wildlife.ca.gov>; Lisa Koehn <lisak@ci.clovis.ca.us>; Luke Serpa <lukes@ci.clovis.ca.us>; Max Garces <MaxG@ci.clovis.ca.us>; Mel Gonzalez Sanchez <melg@ci.clovis.ca.us>; Michael Maxwell <michaelm@fresnofloodcontrol.org>; Michael Navarro <michael_navarro@dot.ca.gov>; Mike Harrison <mikeh@ci.clovis.ca.us>; Monique Chaidez <MKR4@pge.com>; Neda Shakeri <Nedas@fresnofloodcontrol.org>; Nicholas Torstensen <nicholast@ci.clovis.ca.us>; Orlando Ramirez <OrlandoR@ci.clovis.ca.us>; Paul E. Porter <pp7324@att.com>; Randy Ishii <rishii@co.fresno.ca.us>; Richard Andersen <richard.l.andersen@usps.gov>; Rick Fultz <rickf@ci.clovis.ca.us>; Robert J. Howard <R3Hd@pge.com>; Robert Villalobos <robertv@fresnofloodcontrol.org>; Ryan Burnett <RyanB@ci.clovis.ca.us>; Ryan Nelson <ryann@ci.clovis.ca.us>; Scott Redelfs <scottr@ci.clovis.ca.us>; Sean Smith <SeanS@ci.clovis.ca.us>; Sharla Yang <Sharla.Yang@valleyair.org>; Shawn Miller <ShawnM@ci.clovis.ca.us>; SJVAPCD <CEQA@valleyair.org>; Tricia Wathen <tricia.wathen@waterboards.ca.gov>; Trina Vietty <trina@ci.clovis.ca.us>
Cc: George Gonzalez <georgeg@ci.clovis.ca.us>
Subject: RE: Request for Comments GPA2017-03

**** This is an EXTERNAL EMAIL ****

This Project was originally distributed on July 13, 2017 to redesignate approximately 28.88 acres from Low Density Residential to Medium Density Residential. The applicant has added 9.77 acres to **GPA2017-03** for a total of **38.65 acres**. Thank you.

George

George González, MPA, Associate Planner

Long Range Planning

City of Clovis | Planning Division

Department of Planning and Development Services

georgeg@cityofclovis.com

P. 559.324.2383 | F. 559.324.2844

Mailing: 1033 Fifth Street | Clovis, CA 93612



From: George Gonzalez

Sent: Thursday, July 13, 2017 11:21 AM

To: Amy Hance; Andrew Haussler; Andrew Nabors; Bernard Jimenez; Bryan Araki; Chad Fitzgerald; Cherie Clark; Christina Monfette; Curt Fleming; Curtis Shurtliff; Dave Bell; Dave Fey; Dave Padilla; David Gonzalez; Debbie Campbell; Denise Wade; Don Ulrich; Douglas Stawarski; Drew Esquer, Postmaster; Dwight Kroll; Eric Zetz; FID; FMFCD; Gary Sawhill; Gene Abella; Geneva H. McJunkin; George Gonzalez; George Uc; Georgia Stewart; Gerald Conley; Glenn Allen; Hector Franco (Santa Rosa Rancheria Tachi Tribe); Iri Guerra; Janice Yoshioka; Jared Binford; Jason C.; Jeff Heidinger; John Willow; Jon Tenorio; Juan Lara; Kevin Tsuda; Lily Cha; Linda Moua; Lisa Koehn; Luke Serpa; Max Garces; Mel Gonzalez Sanchez; Michael Maxwell; Michael Navarro; Mike Harrison; Monique Chaidez; Neda Shakeri; Nicholas Torstensen; Orlando Ramirez; Paul E. Porter; Randy Ishii; Richard Andersen; Rick Fultz; Robert J. Howard; Robert Villalobos; Ryan Burnett; Ryan Nelson; Scott Redelfs; Sean Smith; Shana Powers (Santa Rosa Rancheria Tachi Tribe); Sharla Yang; Shawn Miller; SJVAPCD; Tricia Wathen; Trina Vietty

Cc: George Gonzalez

Subject: Request for Comments GPA2017-03

****This General Plan Amendment is associated with a Reorganization/Annexation request****

Please see attached. Thank-you.

George

George González, MPA, Associate Planner

Long Range Planning

City of Clovis | Planning Division

Department of Planning and Development Services

georgeg@cityofclovis.com

P. 559.324.2383 | F. 559.324.2844

Mailing: 1033 Fifth Street | Clovis, CA 93612



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

July 20, 2017

LU0019056
2604

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

Dear Mr. Gonzalez:

PROJECT NUMBER: **GPA2017-03, R2017-10, TM6193**

GPA2017-03, A request to amend the General Plan and Loma Vista Specific Plan to redesignate approximately 28.88 acres of land from Low Density Residential (2.1 to 4.0 DU/Ac) to Medium Density Residential (4.1 to 7.0 DU/Ac). **R2017-10**, a request to approve a prezone of approximately 28.88 acres of land from the County AE-20 Zone District to the Clovis R-1-PRD (Planned Residential Development) Zone District. **TM6193**, A request to approve a vesting tentative tract map for a 160-lot single-family planned residential development for property located on the south side of Ashlan Avenue, between Leonard and Highland Avenues.

APN: 310-300-11 & -12

ADDRESS: SWC of Ashlan Avenue and Highland Avenue

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.
- 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

Promotion, preservation and protection of the community's health

1221 Fulton Mall /P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

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the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

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

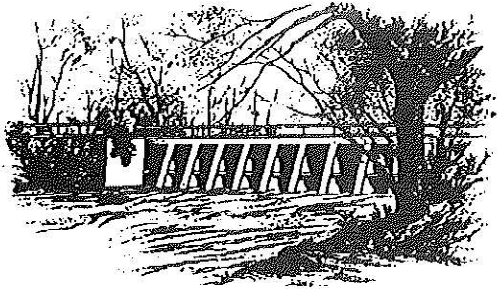
REVIEWED BY:

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

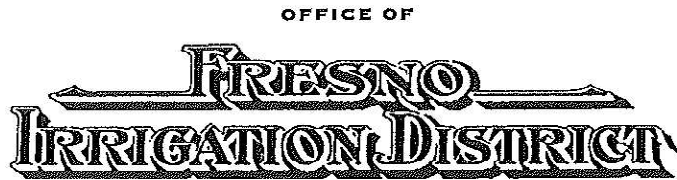
(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT. 59.12)
Jeff Harris- Applicant (jharris@wilsondevelopment.com)
Lorren Smith - Representative (lorrens@harbour-engineering.com.)



YOUR MOST VALUABLE RESOURCE - WATER



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

October 5, 2017

George Gonzalez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Vesting Tentative Tract Map TM6193
S/W Ashlan and Highland avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map TM6193 for which the applicant request approval for a 204 lot single family planned residential development, APN's: 310-300-11, 12 and 13. TM6193 is being processed concurrently with GPA2017-03 and R2017-03. Previously, APN: 310-300-13 was not included as part of the development. FID has the following comments:

1. This site was previously reviewed and commented on by FID on August 3, 2017 as Tentative Tract Map No. 6193 concurrently with a General Plan Amendment Application No. 2017-03 and Rezone Application No. R2017-10 and again on July 28, 2017 as DRC 2017-33. Those comments and conditions still apply and a copy is attached for your reference.

FID has the following additional comments:

1. Due to the addition of APN:310-300-13, FID requires the applicant pipe across the subject properties with an additional 700 feet of 30-inch inside diameter ASTM C-361 B-25 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards for a total of approximately 1,400 feet and that the Developer enter into an agreement with FID for that purpose.
2. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more details become available.

George Gonzalez
RE: TM 6193
October 5, 2017
Page 2 of 2

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

DUE 10/12/17
DRAFT 2
JL

October 3, 2017

OK

George Gonzalez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Vesting Tentative Tract Map TM6193
SW Ashlan and Highland avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map TM6193 for which the applicant request approval for a 204 lot single family planned residential development, APN's: 310-300-11, 12 and 13. TM6193 is being processed concurrently with GPA2017-03 and R2017-03. Previously, APN: 310-300-13 was not included as part of the development. FID has the following comments:

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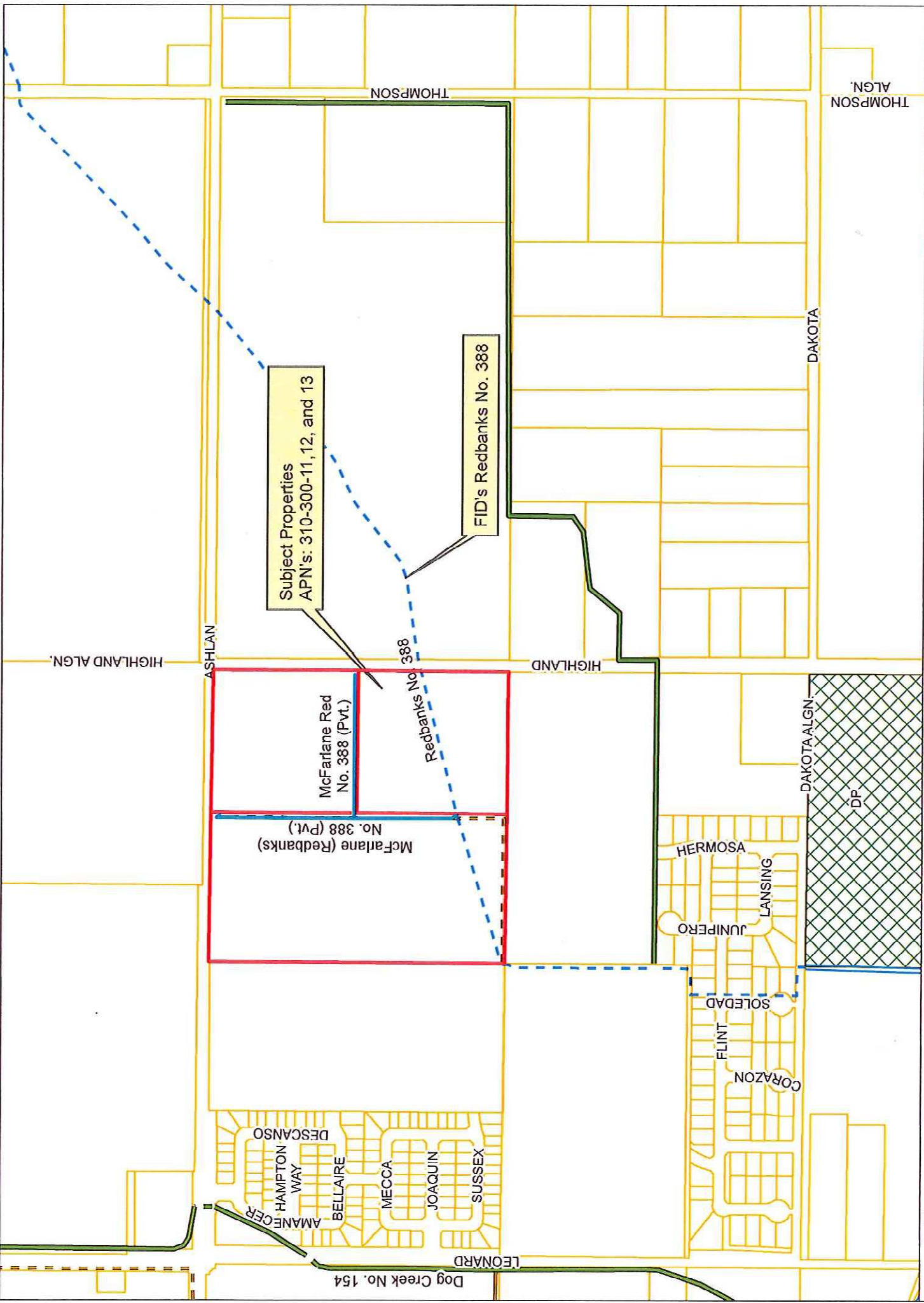
George Gonzalez
RE: TM 6193
September 29, 2017
Page 2 of 2

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,

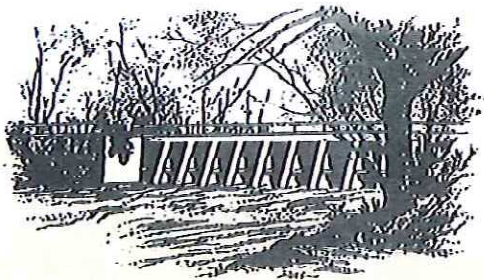
Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.





YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

August 3, 2017

George Gonzalez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Tentative Tract Map No. 6193, GPA 2017-03, R2017-10
SW Ashlan and Highland avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map No. 6193 for which the applicant request approval for a 160 lot single family planned residential development, APN: 310-300-11 and 12. This request is being processed concurrently with GPA 2017-03 and R2017-10 FID has the following comments:

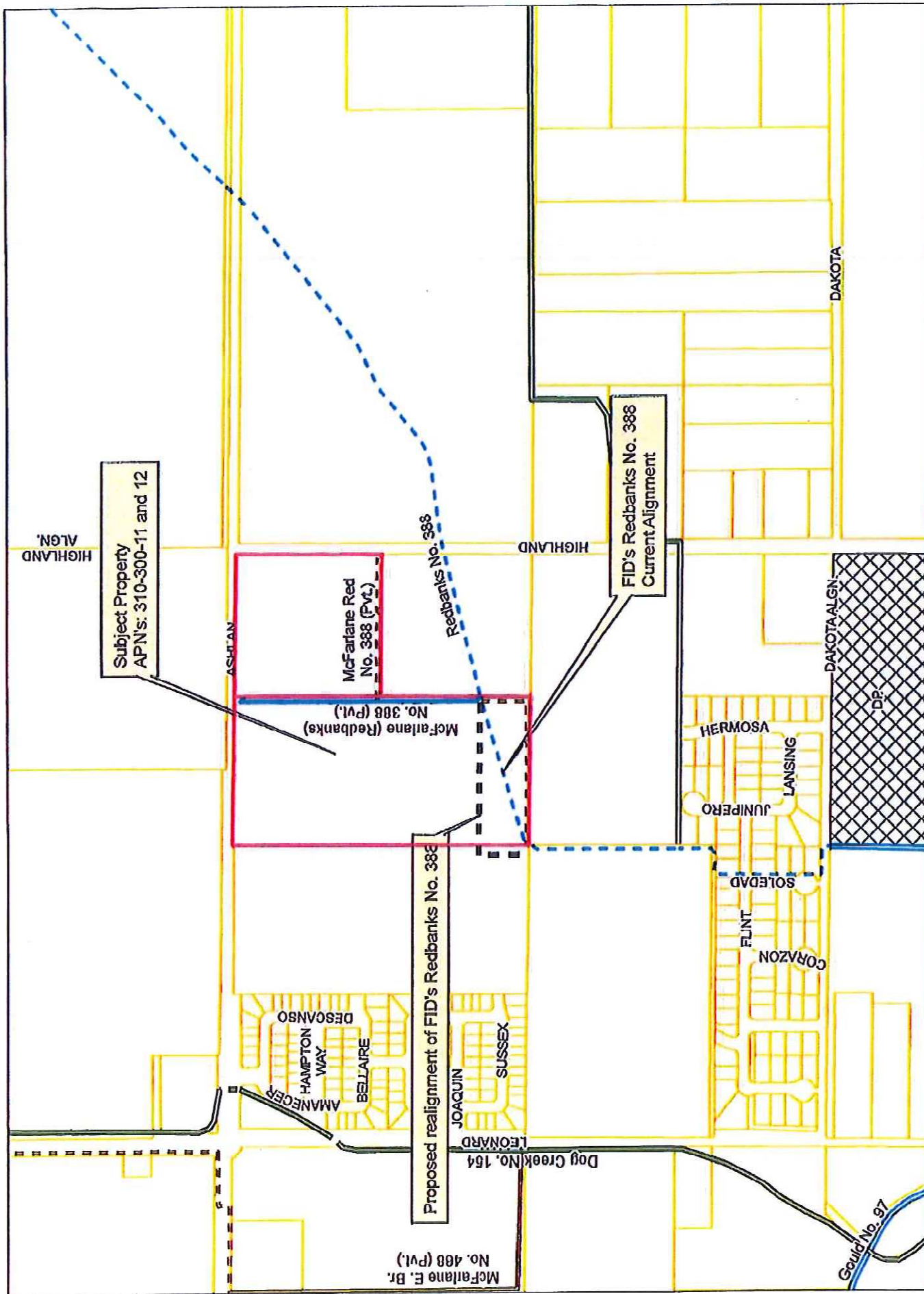
1. This site was previously reviewed and commented on by FID on July 28, 2017 as DRC 2017-33. Those comments and conditions still apply and a copy is attached for your reference.

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



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7151 for further information on FID facilities.

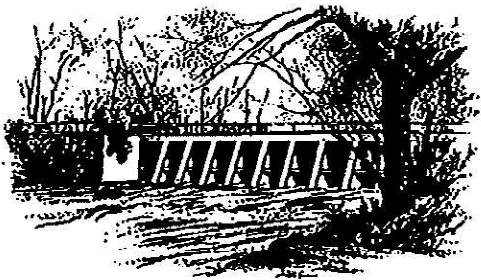
Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Grasp
- Open-Creek/river
- Other Pipeline
- FID Boundary
- Railroad
- Streets & Highways
- Parcel
- FURCD Acquired Basins
- FURCD Proposed Basins

Scale: 1 inch = 540.96 feet
 0 275 550 Feet

North Arrow

Date Saved: 08/12/2017 2:02:12 PM
 Path: C:\Figs\water_AC10.mxd



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

July 28, 2017

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

RE: Development Review Committee Application No. 2017-33
SW Ashlan and Highland avenues
FID's Redbanks No. 388

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed Development Review Committee Application No. 2017-33 regarding Tract 6174 located southwest of Ashlan and Highland avenues, APNs; 310-300-11 & 12. FID has the following comments and conditions are as follows:

1. FID's Redbanks Pipeline No. 388 runs southwesterly and traverses the subject property, approximately 600 feet west of Highland Avenue, in a 30 feet wide easement recorded on January 19, 1961, as Document No. 4934 in Book 4495 Page 667, Official Records of Fresno County.
2. The attached plans for the Redbanks Pipeline indicate that a portion of the pipeline was installed in 1960 (56 years old) as 30-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leaks, and does not meet FID's current standards for developed (residential, industrial, commercial) parcels or urban areas and will need to be improved as part of the proposed project.
3. Pipe Requirement – FID requires the applicant realign the pipeline across Outlot C of Tract 6143 and through Tract 6174 adjacent to the subject property, approximately 200 feet, with 30-inch inside diameter ASTM C-361 B-25 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.

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

4. **Pipe Requirement** – FID requires the applicant pipe across the subject property, approximately 700 feet, with 30-inch inside diameter ASTM C-361 B-25 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.
 - a. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID requires external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
 - b. FID requires its pipeline to be placed outside the backyards of the future parcels. Past experiences have shown that having pipe in residential backyards creates unexpected encumbrances to the property owners and results in unhappy home owners. In many cases, the new owners have not been able to construct swimming pools or landscape as they desire. A pipeline through the backyard also requires FID to remove fences and other surface features at the landowners expense in order for FID to gain access to the pipeline for inspections and/or repairs
5. **Easement Requirements** – FID requires the applicant grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be 30 feet wide.
6. **FMFCD requires a storm break over channel** which will traverse across FID's Redbanks No. 388. FMFCD, the City of Clovis, and FID have been working to address issues and execute agreements for the developments impacted. It should be noted that additional agreements for the subject property and the adjacent property will be required prior to FID's signature on any plans.

7. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
8. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.
9. FID does not allow FID owned property or easements to be in common use with public utility easements but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
10. FID requires the Applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
11. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
12. Footings of retaining walls shall not encroach onto FID property/easement areas.
13. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
14. For informational purposes, FID's Gould No. 97 crosses Highland Avenue approximately 3,000 feet southeast of the subject property as shown on the attached FID exhibit map. Should any street improvements be required along Highland Avenue and in the vicinity of the pipeline crossing, FID requires it review and approval of all plans.
15. For informational purposes, the Private McFarlane Red No. 388 Pipeline joins the Redbanks Pipeline at the southwest corner of the subject property, as shown on the attached FID exhibit map. FID does show this pipeline as active and should be treated as such.
16. The proposed development may negatively impact local groundwater supplies. The area is currently agricultural land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing

groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

17. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

18. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

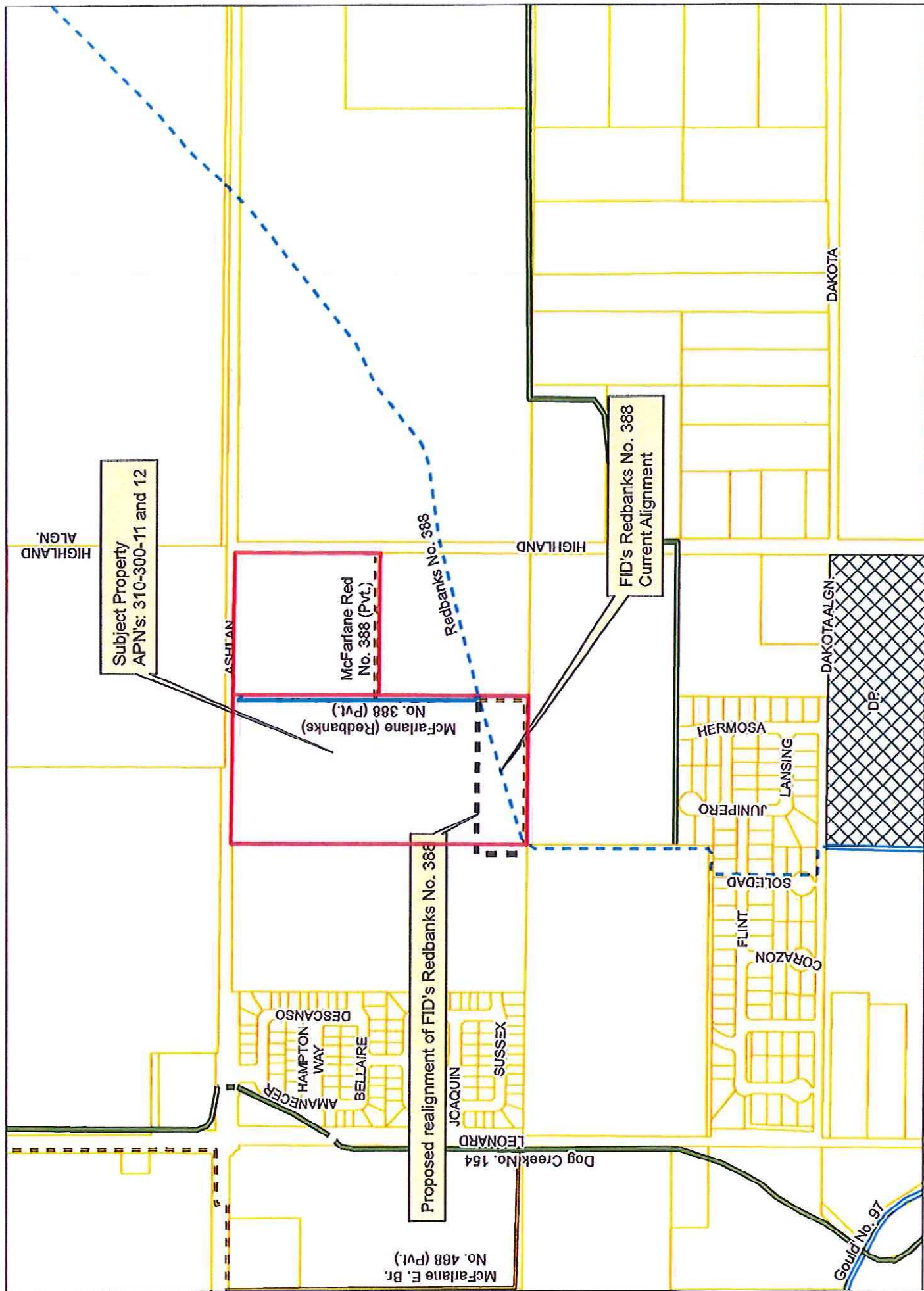
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of the map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 232-7161 for further information on FID facilities.

0 275 550 Feet
1 inch = 540.96 feet

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Legend

FID Canal	FID Pipeline	Stream Group	Parcel
Private Canal	Private Pipeline	Other-Creek/River	FMFCD Acquired Basins
Abandoned Canal	Abandoned Pipeline	Other-Pipeline	FMFCD Proposed Basins
		Railroad	
		Streets & Highways	

Redbook # 388

4934

I. D. No. 238

GRANT OF EASEMENT AND RIGHT
OF WAY

THIS INDENTURE, Made and entered into this 19th day of January,
1961, by and between

J. F. McFarlane and DALLAS McFarlane

as Grantors, and FRESNO IRRIGATION DISTRICT, a public corporation in the
County of Fresno, State of California, as Grantee,

W I T N E S S E T H:

That Grantors, for good and valuable consideration, do hereby grant
to Grantee the perpetual and exclusive right and easement to construct,
install, operate, maintain, repair, and reconstruct a pipeline, and to flow
and conduct water through said pipeline, across, over, through and under
the following described real property in the County of Fresno, State of
California, to-wit:

West one-half of the Northeast Quarter of the
Northeast Quarter of Section 24, Township 13 South,
Range 21 East, M.D.B. & M.

in, along, and through a right of way therefor thirty feet wide lying
equally on each side of the following described centerline, to-wit:

Commencing at a point approximately 1050 feet South
and 640 feet West of the Northeast Corner of Section
24, Township 13 South, Range 21 East, M.D.B. & M.; running
thence Southwesterly approximately 700 feet more or less
to a point which is located approximately 1320 feet South
and 1320 feet West of the Northeast Corner of said
Section 24,

together with all rights necessary, convenient or incidental thereto, in-
cluding the right of ingress to and egress from said right of way and
pipeline over and across said real property of Grantors for the construction,
installation, operation, maintenance, repair and reconstruction of said
pipeline.

IN WITNESS WHEREOF, Grantors have executed this grant the day and year
first above written.

J. F. McFarlane
J. F. McFarlane

Dallas McFarlane
Dallas McFarlane

Subscribing Witness:

Grantors

4445 663

STATE OF CALIFORNIA }
COUNTY OF FRESNO } ss.

On this 18th day of January, in the year
one thousand nine hundred and sixty one, before me,
Paul H. Willison, a Notary Public in and for the County of
Fresno, State of California, personally appeared

Jerald Butchert, personally known to
me to be the person whose name is subscribed to the within
instrument as a subscribing witness thereto, who, being by
me first duly sworn, deposed and said that he resides in the
County of Fresno, State of California that he was present when

J. F. McFarlane

Dallas McFarlane

4934
RECORDED AT REQUEST OF
FRESNO IRRIGATION DIST.
AT 50 MIN. PAST 3 PM

JAN 19 1961

4445 663
FRESNO COUNTY, CALIFORNIA
J. L. BROWN, COUNTY RECORDER
J. Richardson
BY DEPUTY RECORDER

FEE
\$7.00

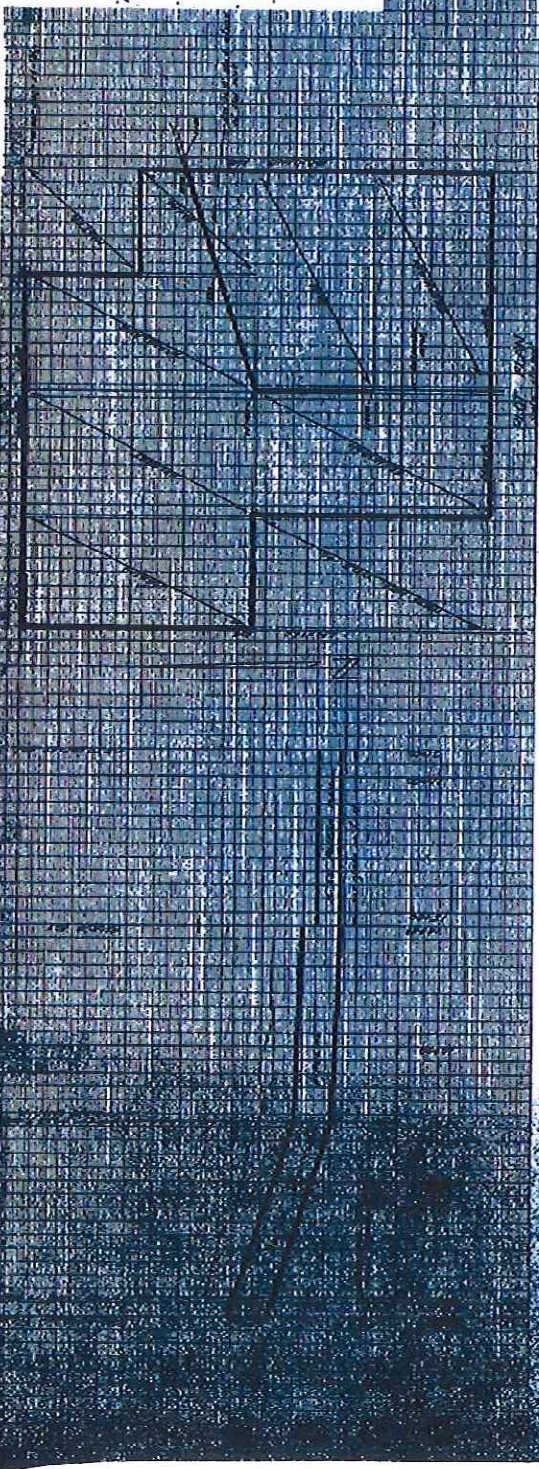
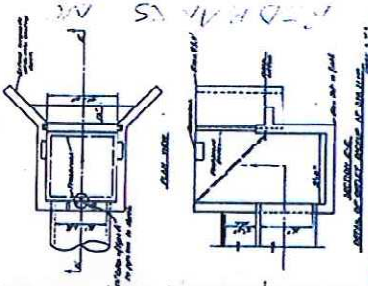
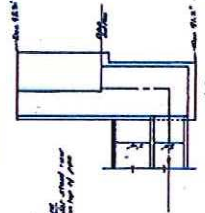
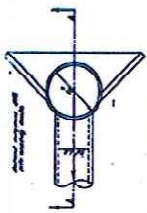
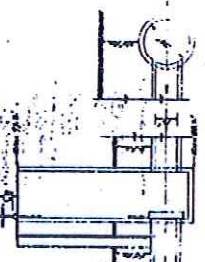
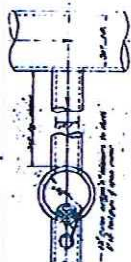
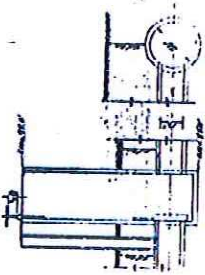
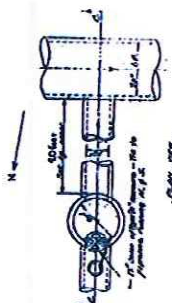
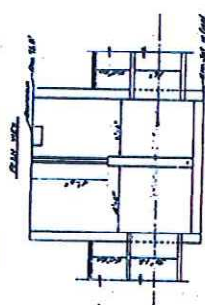
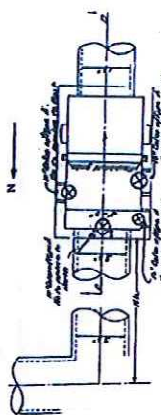
known to him to be the persons described in said instrument,
executed said instrument, that he saw each of said persons
subscribe and execute said instrument, and that he subscribed
his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this Certificate
first above written.

(My commission expires
November 19, 1961.)

(Seal)

Paul H. Willison
Notary Public in and for the County
of Fresno, State of California
Paul H. Willison





FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.434
210.45 "6193"
400.11
550.10 "DP"

July 27, 2017

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

Dear Mr. Gonzalez,

Rezone Application No. R2017-10
General Plan Amendment GPA 2017-03
Drainage Area "DP"

The proposed rezone/general plan amendment lies within the District's Drainage Area "DP". Based on information submitted at this time, the District's system can accommodate the proposed rezone. The proposed Master Plan system has been designed for runoff from a Medium Density Residential land use at this location. Lot coverage must be provided to the District prior to submittal of improvement plans for this project and should the density of the project be commensurate with a density higher than the system design, mitigation may be required.

Please contact us if you need further information at (559) 456-3292.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Denise Wade', written over a horizontal line.

Denise Wade
Engineer III

DW/lrl

k:\letters\rezone letters\clovis\2017\2017-010(dp)(dw).docx

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

File No. 210.45

Page 1 of 5

PUBLIC AGENCY

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

DEVELOPER

LORREN SMITH, HARBOUR AND ASSOCIATES
389 CLOVIS AVE., SUITE 300
CLOVIS, CA 93612

PROJECT NO: **6193rev**

ADDRESS: **SWC ASHLAN AND HIGHLAND AVE.**

APN: **310-300-11, 12, 13**

SENT: 11/6/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
DP	\$418,344.00	NOR Review	\$1,728.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$4,823.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$418,344.00		Total Service Charge:	\$6,551.00

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 9/21/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

CL TRACT No. 6193rev

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

Page 2 of 5

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☒ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
☐ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☒ Street Plan
☒ Storm Drain Plan
☒ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☒ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

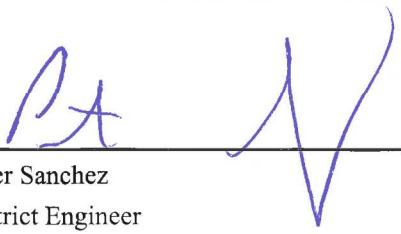
CL TRACT No. 6193rev

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

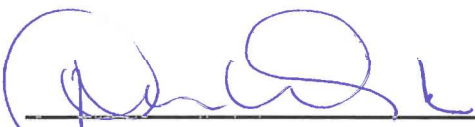
Page 3 of 5

CL TRACT No. 6193rev

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Peter Sanchez
District Engineer



Denise Wade
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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CC:

JEFF HARRIS, TRI-WILSON, LP

7550 N. PALM AVE., SUITE 102

FRESNO, CA 93711

CL TRACT No. 6193rev

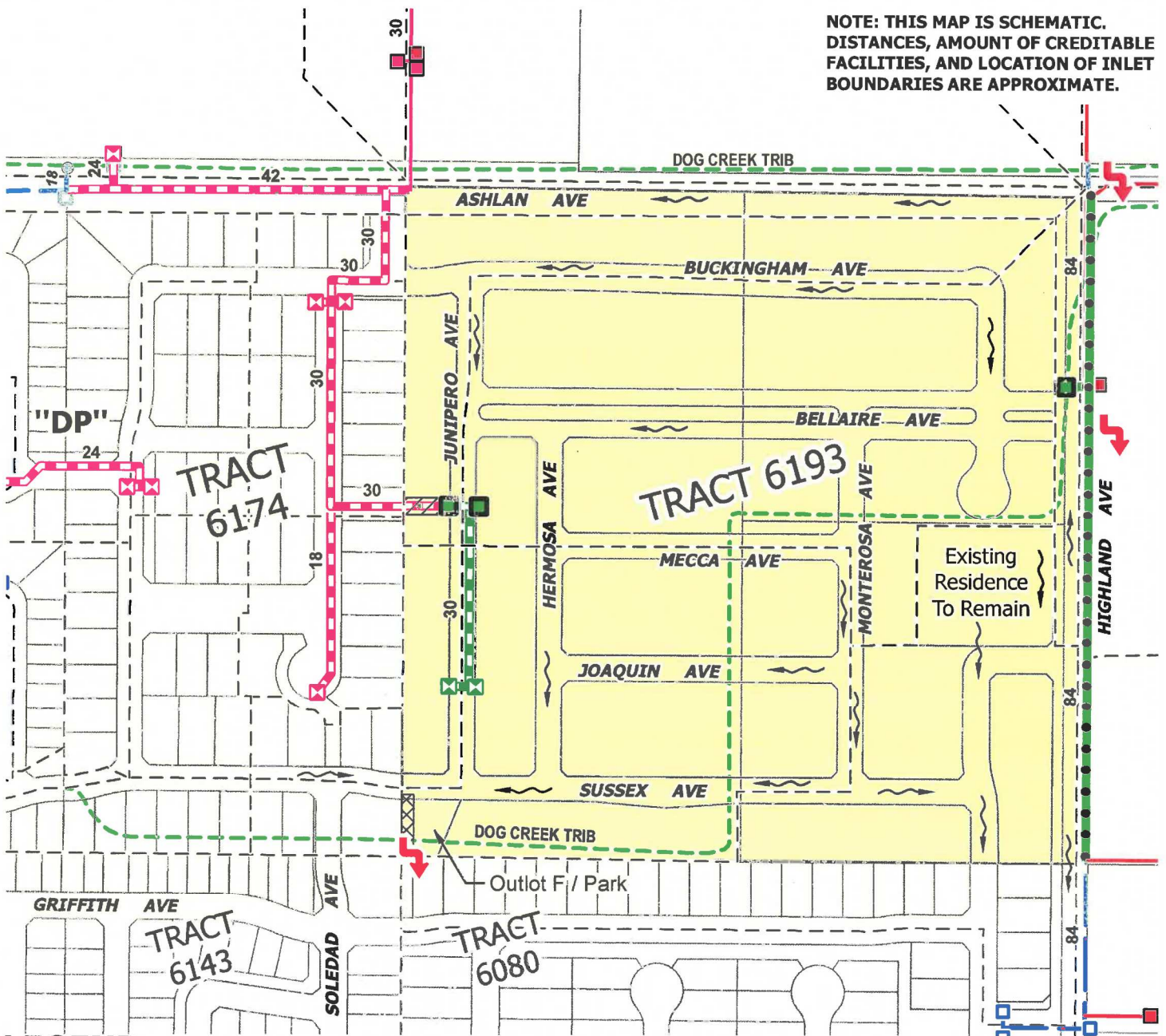
Page 5 of 5

Project Acres (gross)	40.19
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Fence Pad, and Gate \$20.00 LF
Mowstrip \$17.50 LF
Arterial Paving \$70.00 LF
Local Paving \$45.00 LF
Curb and Gutter \$18.25 LF
Sidewalk \$36.00 LF
Sewer Line \$21.00 LF
Water Line \$24.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$375,000.00 EA

CL TRACT No. 6193rev

NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, AMOUNT OF CREDITABLE
FACILITIES, AND LOCATION OF INLET
BOUNDARIES ARE APPROXIMATE.



LEGEND

Existing Master Plan Facilities

Future Master Plan Facilities

Inlet Boundary

Drainage Area Boundary

Rural Facilities

Facilities To Be Constructed By Tract 6174

Non-Master Plan Facilities To Be Constructed By Developer
(Not Eligible For Fee Credit)

Creditable Facilities (Master Plan Facilities To Be Constructed
By Developer) - Pipeline (Size Shown) & Inlet

15' Wide Storm Drain Easement To Be
Dedicated By Developer To District

21.5' Wide Channel Easement To Be
Dedicated By Developer To District

Limits Of Tract 6193

Direction Of Drainage

Direction Of Major Storm Flows



1" = 300'



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

TRACT 6193rev DRAINAGE AREA "DP"

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

Construction of storm drain facilities in Soledad Avenue and Ashlan Avenue is a requirement of Tract 6174 currently under review. Upon completion of these facilities and construction of creditable facilities shown on Exhibit No. 1, permanent drainage service will be available for Tract 6193Rev, otherwise, the District recommends temporary on-site retention of storm water until permanent service is available.

The developer shall dedicate a fifteen-foot (15') wide storm drain easement as shown on Exhibit No. 1 as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The proposed development of Tract 6193Rev is located in an area that has historically provided a passage for major storm water flows from the areas north of Sussex Avenue across the proposed site to Griffith Avenue. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water from Sussex Avenue to Griffith Avenue.

The developer shall dedicate a twenty-one and one-half foot (21.5') Channel Easement to the District along the west property line of Outlot F/Park as shown on Exhibit No. 1 as a condition of the final map. No objects shall be placed in the Channel Easement that reduce the design capacity of the channel.

The area of the subject Tract 6193Rev shall not block the historical drainage pattern of the existing residence to remain within the related project. The developer shall provide improvements to allow run-off from the existing residence to reach adjacent streets.

Development No. Tract 6193Rev

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

The developer is required to provide storage in Basin "DP" by excavating 17,020 cubic yards as directed by the District in an excavation permit obtained from the District. If stockpiled within Basin "DP", the developer will be eligible for \$1.40 per cubic yard credit. The District reserves the right to delete this work prior to the developer initiating work. Prior to any work being initiated in the basin, the developer or his Contractor shall obtain an excavation permit from the District. If the work consists solely of stockpiling material excavated from the basin within the basin, there is not a permit fee. However, if any material is removed from the basin (off-site), a permit fee shall be paid prior to receiving the permit. No importing of material is permitted.

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

The proposed development is located in an area that has historically provided a passage for an unnamed Dog Creek tributary from the area east of Tract 6193Rev. The developer shall submit a drainage report indicating the path of the tributary and calculations confirming that there are adequate protections for finished floors.

Development No. Tract 6193Rev

September 27, 2017

George Gonzalez
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Project: GPA17-03, R17-10 & TM6193

District CEQA Reference No: 170-20170001-1

Dear Mr. Gonzalez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 204 dwelling units (Project), located at SWC Ashlan & Highland Avenues in County of Fresno, CA. The District offers the following comments:

1. Significance Impact for Criteria Pollutants - The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. District Rule 9510 (Indirect Source Review) - At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510.

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 mitigation fees. 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 final discretionary approval, and to pay any applicable off-site mitigation fees. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at:

Seyed Sadredin

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
www.valleyair.org

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

<http://www.valleyair.org/ISR/ISRHome.htm>. 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/asbestosbuln.htm>.
4. Nuisance Odors - The Project should be evaluated to determine the likelihood that the Project would result in nuisance odors. Nuisance odors are subjective, thus the District has not established thresholds of significance for nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of project design elements and proximity to off-site receptors that potentially would be exposed objectionable odors.
5. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
6. 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.
7. 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 III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b. Improve Walkability Design - This measure is to improved 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 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
- e. Voluntary Emission Reduction Agreement (VERA) - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent.

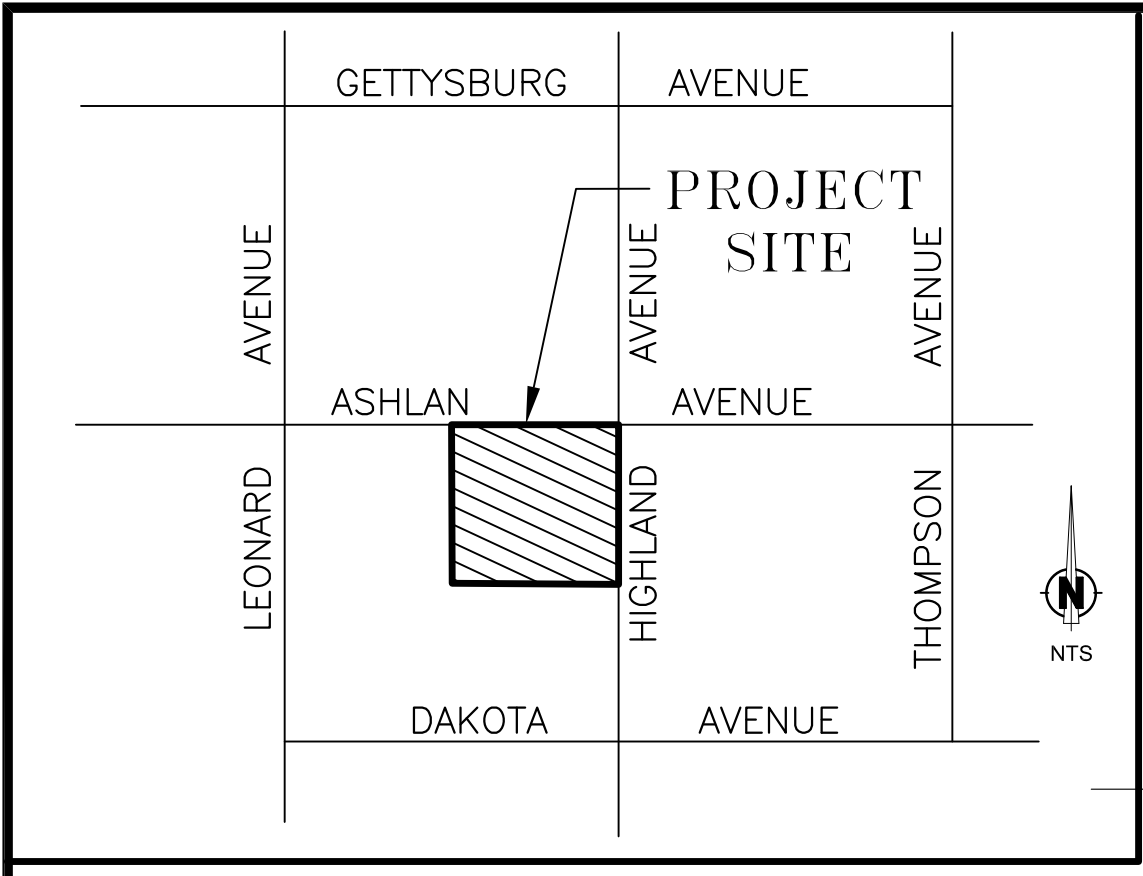
District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 170-20170001-1 .

Sincerely,

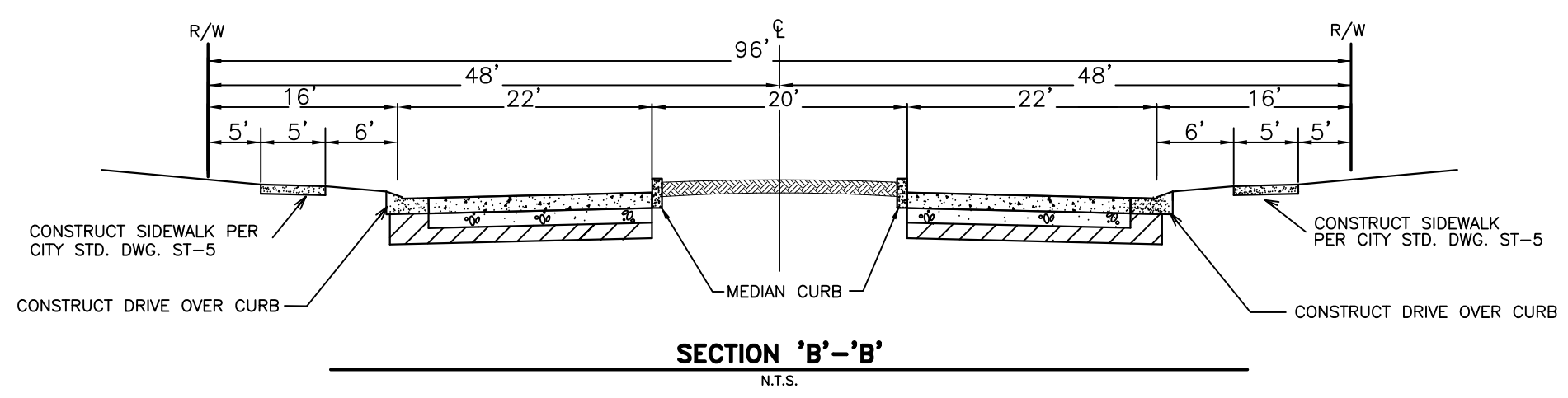
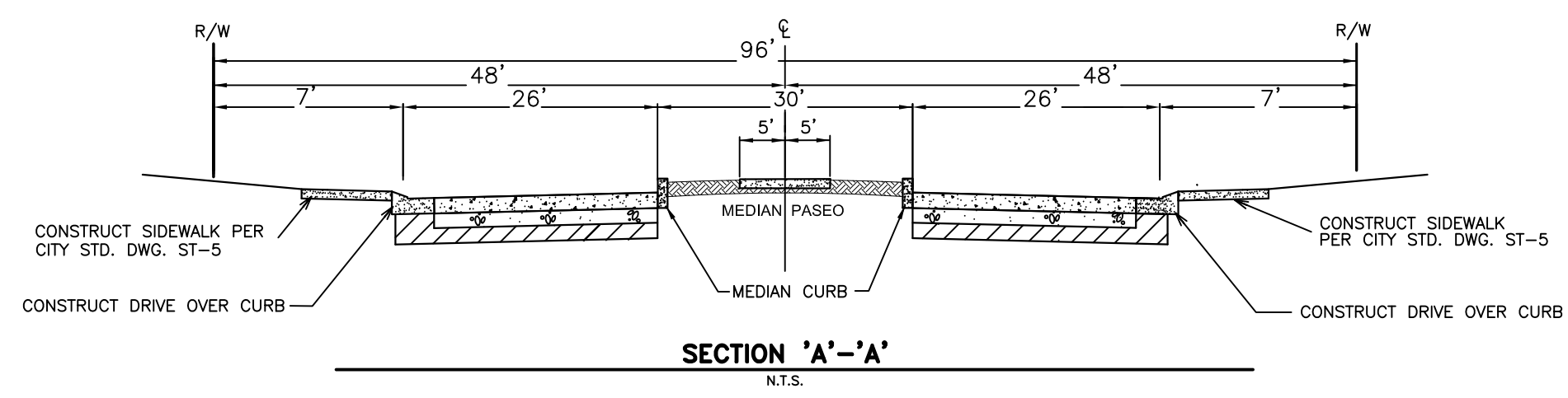
Arnaud Marjollet
Director of Permit Services

A handwritten signature in blue ink that reads "Brian Clements". The signature is written in a cursive, flowing style.

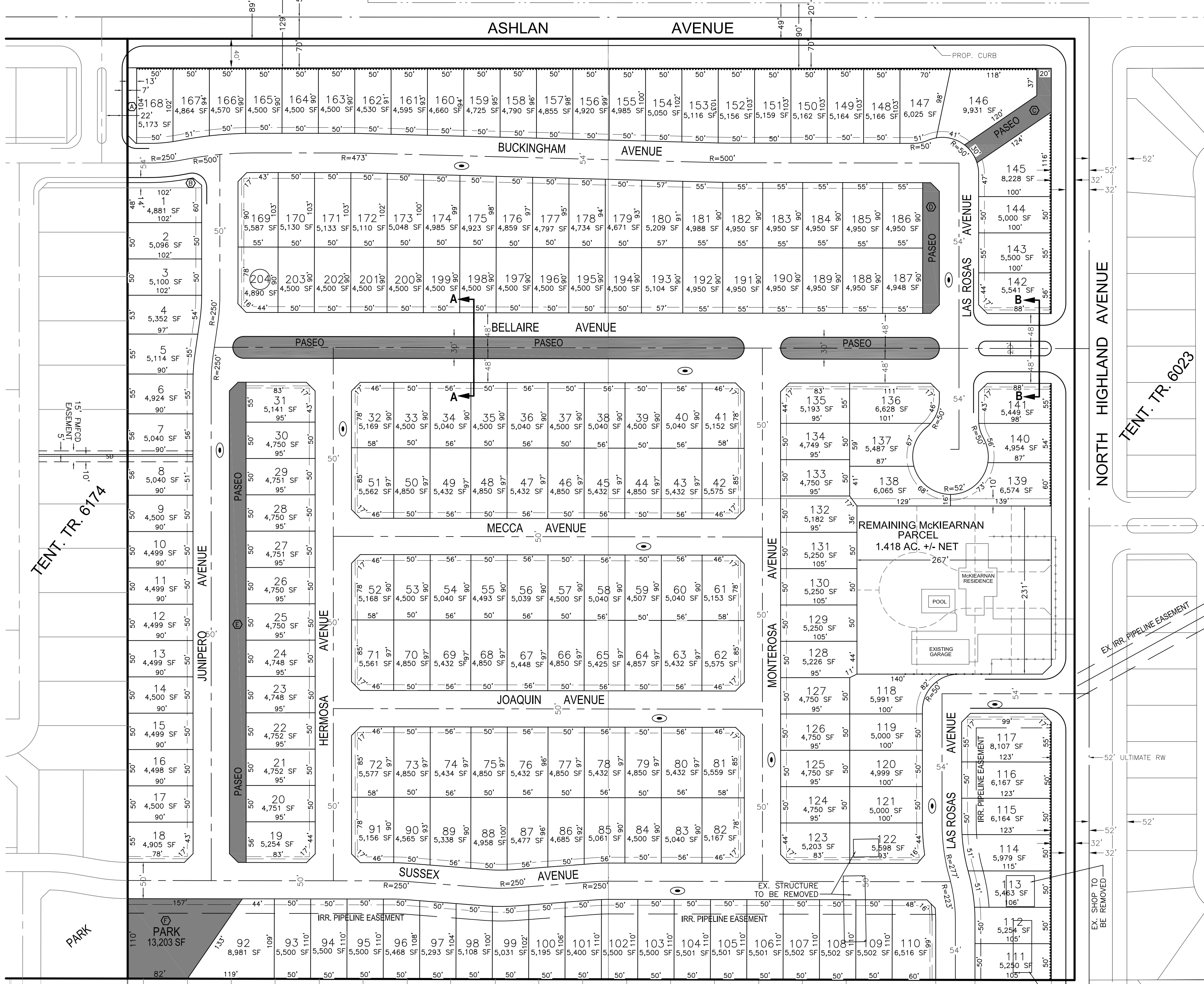
Brian Clements
Program Manager



VICINITY MAP
N.T.S.



AGRICULTURAL



VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6193
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 310-300-11)
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST.
PARCEL TWO: (APN: 310-300-12)
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM:
THAT PORTION LYING WITHIN THE BOUNDARIES OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF CLOVIS, A CALIFORNIA MUNICIPAL CORPORATION, RECORDED OCTOBER, 12 2007, SERIES NO. 2007-0188991, FRESNO COUNTY RECORDS.
PARCEL THREE: (APN: 310-300-13)
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

NOTES:

- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT.

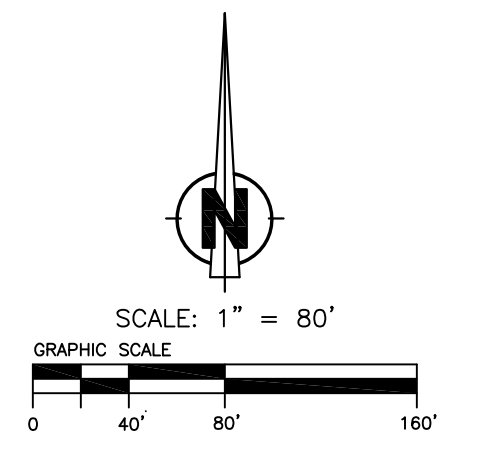
EXISTING BUILDINGS
EXISTING BUILDINGS TO BE REMOVED
EXISTING TREES
EXISTING TREES TO BE REMOVED
EXISTING USE
CITRUS GROVE
EXISTING ZONING
AE-20
PROPOSED ZONING
R-1-PRD
PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
SOURCE OF WATER
CITY OF CLOVIS
SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS
SOURCE OF WASTE DISPOSAL
CITY OF CLOVIS
SOURCE OF ELECTRICITY
PG&E

PARK & PASEO SPACE REQUIRED
0.55 ACRES
PARK & PASEO SPACE PROVIDED
1.47 ACRES

SOURCE OF GAS
PG&E
SOURCE OF CABLE T.V.
COMCAST
SOURCE OF TELEPHONE
AT&T
ASSESSOR'S PARCEL NUMBERS
310-300-11, 12 & 13
SITE AREA
38.71 AC. (GROSS)
36.88 AC. (NET)
NUMBER OF LOTS
204 + 6 OUTLOTS
DENSITY
5.53 UNITS PER ACRE
AVERAGE LOT SIZE
5129 SF
OUTLOT SCHEDULE
• OUTLOTS A & B ARE FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES.
• OUTLOT C, D, & E IS FOR LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
• OUTLOT F IS FOR PARK AREA

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
- OUTLOT IDENTIFIER
- PROPOSED RELINQUISHMENT OF DIRECT ACCESS RIGHTS



OWNERS

MC FARLANE & MCFARLANE
PO BOX 1079
CLOVIS, CA 93613

STANLEY & COLETTE MCKIERNAN
3735 N HIGHLAND AVE
CLOVIS, CA 93619

SITE ADDRESS

8853 E ASHLAN AVE
CLOVIS, CA 93619
3735 N HIGHLAND AVE
CLOVIS, CA 93619

TENTATIVE SUBDIVISION MAP

SUBDIVIDER TRI-WILSON LP 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA 93711 (509) 224-7550		REVISIONS 1 OF 1	
DATE: 9-21-17		SCALE: 1" = 80'	
DRAWN BY: SDH		SHEET NO. 1 OF 1	

FLOOR & ELEVATION PLANS

EXHIBIT C



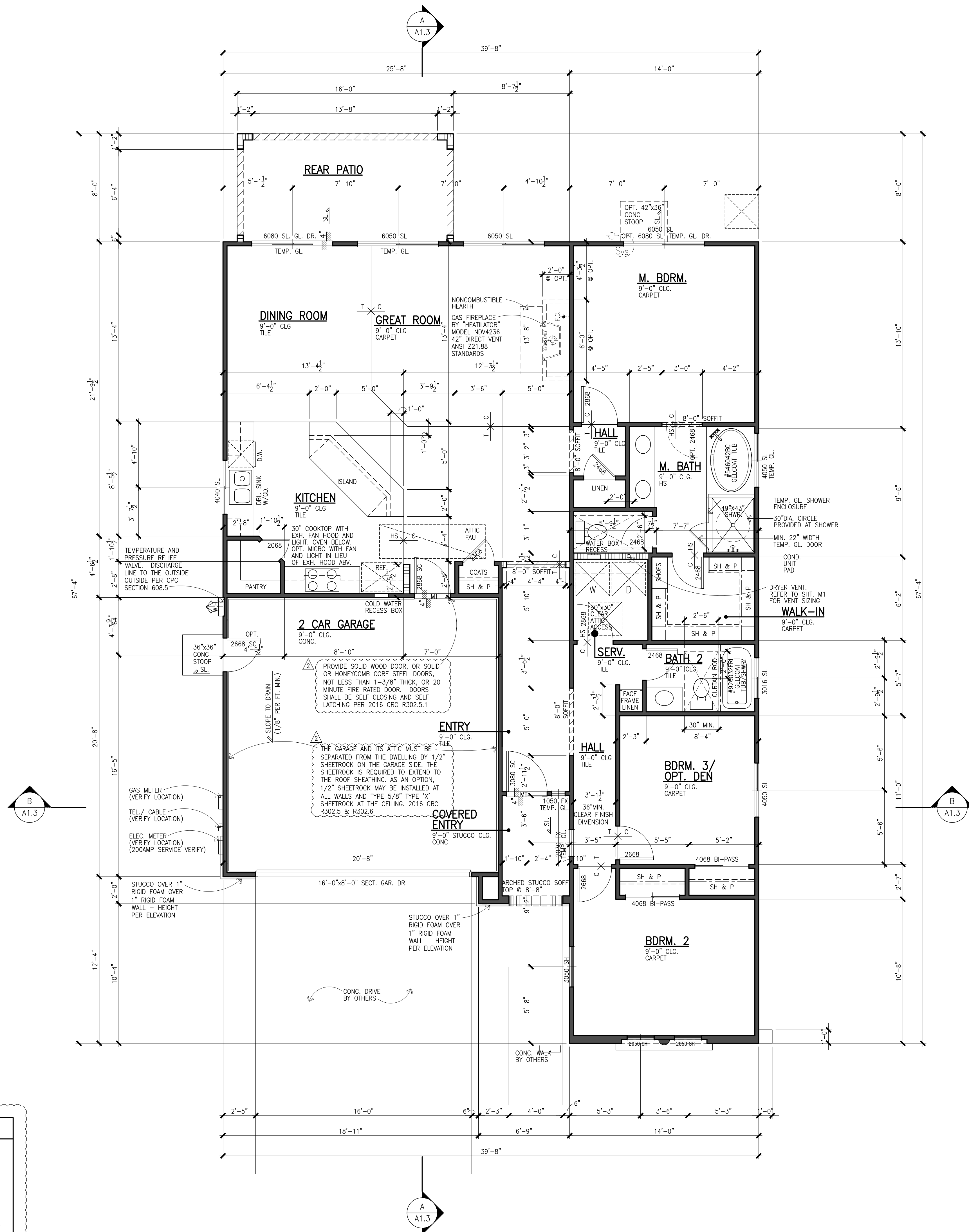
TRACT # 6114/6128
S.F.H.

REGENTS PARK - PLAN 1580

CLOVIS, CA.

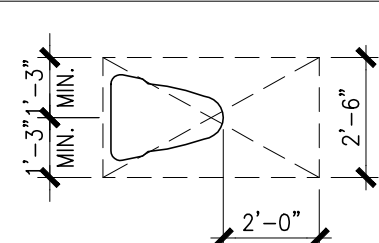
WILSON HOMES
FRESNO, CALIFORNIA

PLAN 1A - EARLY CALIFORNIA/SANTA BARBARA



- FLOOR PLAN NOTES**
1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
 2. ENTRYWAY EGGS AND RESQUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
 3. GLAZING PER CRC R303.1 & R308.
 4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 (CBC SECTION 4.301 & CBC SECTION 150.04).
 5. COMBUSTION AIR TO FORCED AIR UNIT PER CRC CHAPTER 7.
 6. COMBUSTION AIR TO WATER HEATER PER CRC SECTION 507.0.
 7. ENVIRONMENTAL AIR DUCTS PER CBC SECTION 504.
 8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CBC 305 & 308.
 9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CBC SECTION 110.1.
 10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R310.1.
 11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2.
 12. A SHEETROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R109.1.4.2 & 2016 CRC 110.3.5.
 13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. 2016 CRC R309.
 14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24.
 15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2.
 16. A SHEETROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R109.1.1.
 17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF REBAR, CEMENT, FRESH WAT, REINFORCED CEMENT ON GLASS MAT OVERLAP BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. 2016 CRC R102.4.2.
 18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELEASED. 2016 CRC R106.1.1.
 19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CBC 150.04.
 20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

REQUIRED FLOOR CLEARANCES
AT WATER CLOSETS - TYPICAL



PARTIAL FLOOR PLAN 1A - EARLY CALIFORNIA/SANTA BARBARA

EARLY CALIFORNIA/SANTA BARBARA	
FLOOR AREA TABLE	PLAN 1580 A
FLOOR PLAN	1580 SQ. FT.
GARAGE	423 SQ. FT.
COVERED ENTRY	43 SQ. FT.
REAR PATIO	128 SQ. FT.

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

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DO NOT SCALE PLANS

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NO.	DATE	DESCRIPTION
2	02-03-17	2016 CODE UPDATE

PROJECT MANAGER:	
DESIGNER:	WH/AM
DRAWN BY:	MH
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2013052
CAD FILE NAME:	13052A101

DATE:	SHEET:
02-03-17	A1.1

2013052 - 2016 CODE UPDATE - 02-03-17




CRAFTSMAN	
FLOOR AREA TABLE	PLAN 1580 C
FLOOR PLAN	1580 SQ. FT.
GARAGE	423 SQ. FT.
COVERED ENTRY	124 SQ. FT.
REAR PATIO	128 SQ. FT.

TRACT# 6114/6128
S.F.H.

REGENTS PARK - PLAN 1580
CLOVIS, CA.

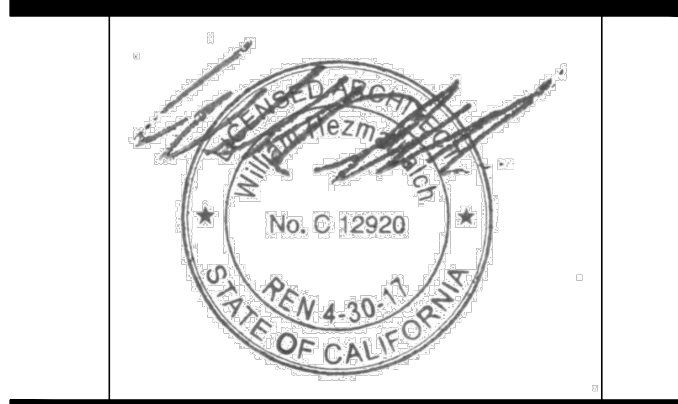
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FRESNO, CALIFORNIA

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DRAWN BY :	MH
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2013052
CAD FILE NAME :	13052A101
DATE :	SHEET :
02-03-17	A1.1.1

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

PLAN 1 - PARTIAL FLOOR PLANS B & C

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PLAN 1A EARLY CALIFORNIA-SANTA BARBARA - EXTERIOR ELEVATIONS & ROOF PLAN

CLOVIS, CA.

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PROJECT MANAGER :	
DESIGNER :	VH/AM
DRAWN BY :	MH
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2013052
CAD FILE NAME :	13052A104

DATE: 02-03-17	SHEET: A1.4
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SCALE: 1/8" = 1'-0"

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CENc SECTION 110.10

1. SEE GENERAL NOTES FOR ROOF NOTES.

2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. A/CIG ACCESS PER CIRC SECTION R807

PROVIDE ATIC & SPLIT VENTILATION PER CIRC SECTION R806, PER CIRC SECTION R809.2. THE MINIMUM NET FREE VENTILATING ATIC AREA SHALL BE 1/50TH OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION SHALL BE 1/100TH OF THE AREA OF THE VENTED SPACE PER CIRC SECTION R806.2.

4. IN CLIMATE ZONES 4 AND 6, A CLASS I OR VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING ASSEMBLY. VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5. MECHANICAL EXHAUST FANS SHALL BE INSTALLED IN THE VENTED SPACE. EXHAUST FANS SHALL BE LOCATED IN THE UPPER PORTION OF THE ATIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET FROM THE EXHAUST FAN. MEASURED VENTILATION SHALL BE PROVIDED BY MEANS OF THE EXHAUST FAN OR MECHANICAL VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF THE ROOF IS PERMITTED.

ROOF ATTIC AREA	A	2050	SQ. FT.	CALCULATION FACTOR:	1/300
		295200	SQ. IN.		
MIN. VENTILATION REQUIRED:	TOTAL	984	SQ. IN.	TOTAL PROVIDED:	1170
					SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	492	SQ. IN.	TOTAL HIGH PROVID	585
					SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	492	SQ. IN.	TOTAL LOW PROVID	585
					SQ. IN.

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X 6	585 SQ. IN
			TOTAL PROVIDED:	585 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X 6	585 SQ. IN
			TOTAL PROVIDED:	585 SQ. IN

ROOF ATTIC AREA	B	128	SQ. FT.	CALCULATION FACTOR:	1/150
		18432	SQ. IN.		

MIN. VENTILATION REQUIRED:	TOTAL	123	SQ. IN	TOTAL PROVIDED:	126	SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA		

		TOTAL PROVIDED:		#REF!	SQ. IN
ALUMINUM STRIP VENT	9	SQ. IN	X	14 FEET	126 SQ. IN
		TOTAL PROVIDED:		126	SQ. IN

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



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



TRACT # 6114/6128
S.F.H.

REGENTS PARK - PLAN 1580

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO NOT SCALE PLANS

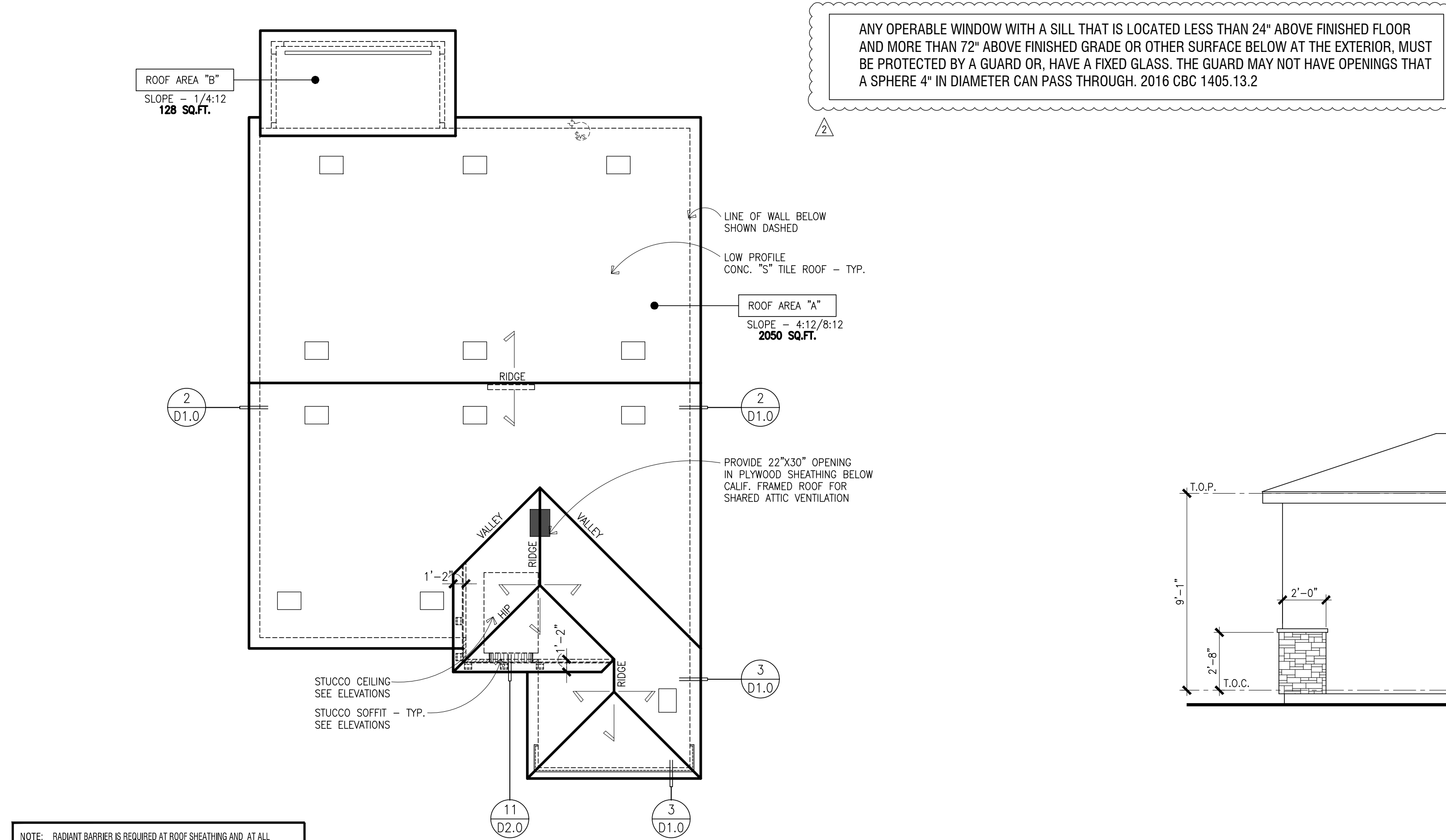
REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT MANAGER:	WH/AM
DESIGNER:	WH/AM
DRAWN BY:	MH
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2013052
CAD FILE NAME:	13052A105


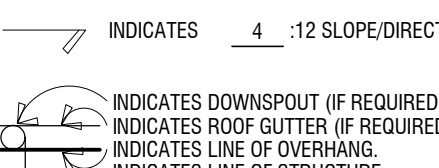
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02-03-17	A1.5

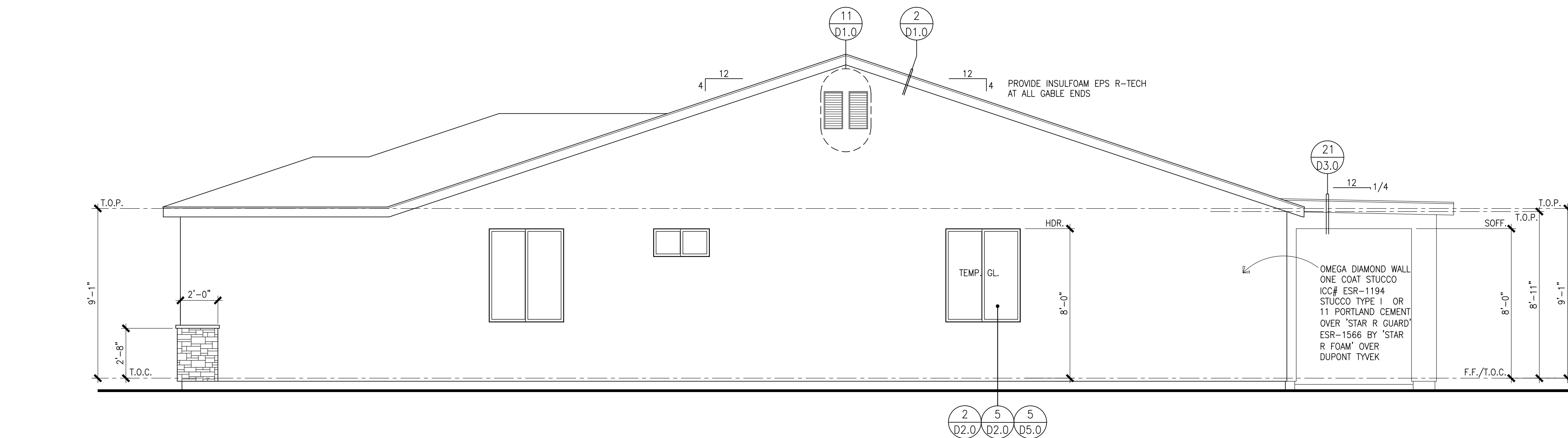
PLAN 1B ITALIAN - EXTERIOR ELEVATIONS & ROOF PLAN



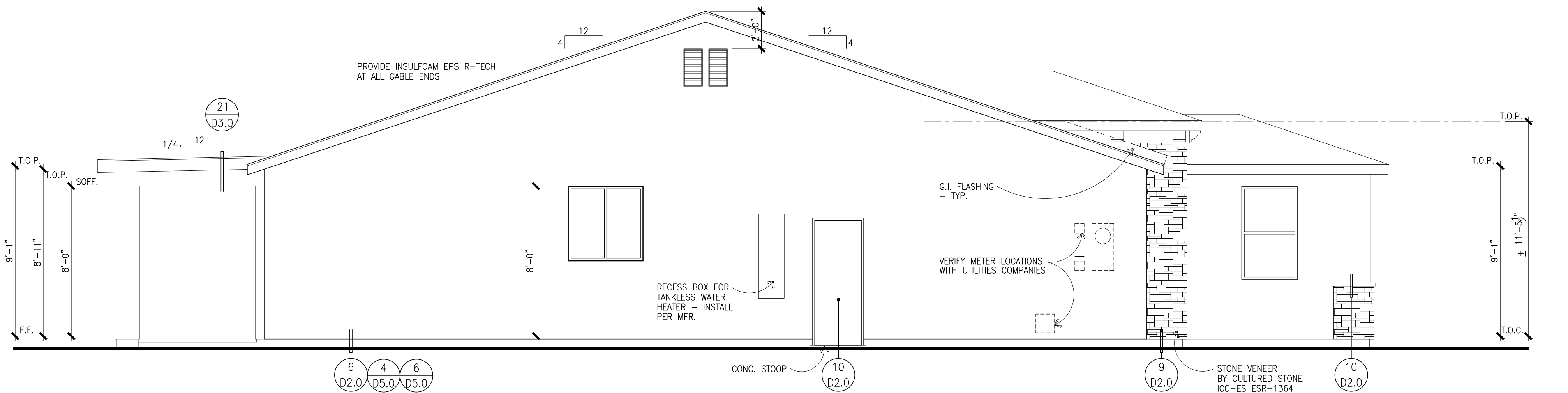
ROOF PLAN

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

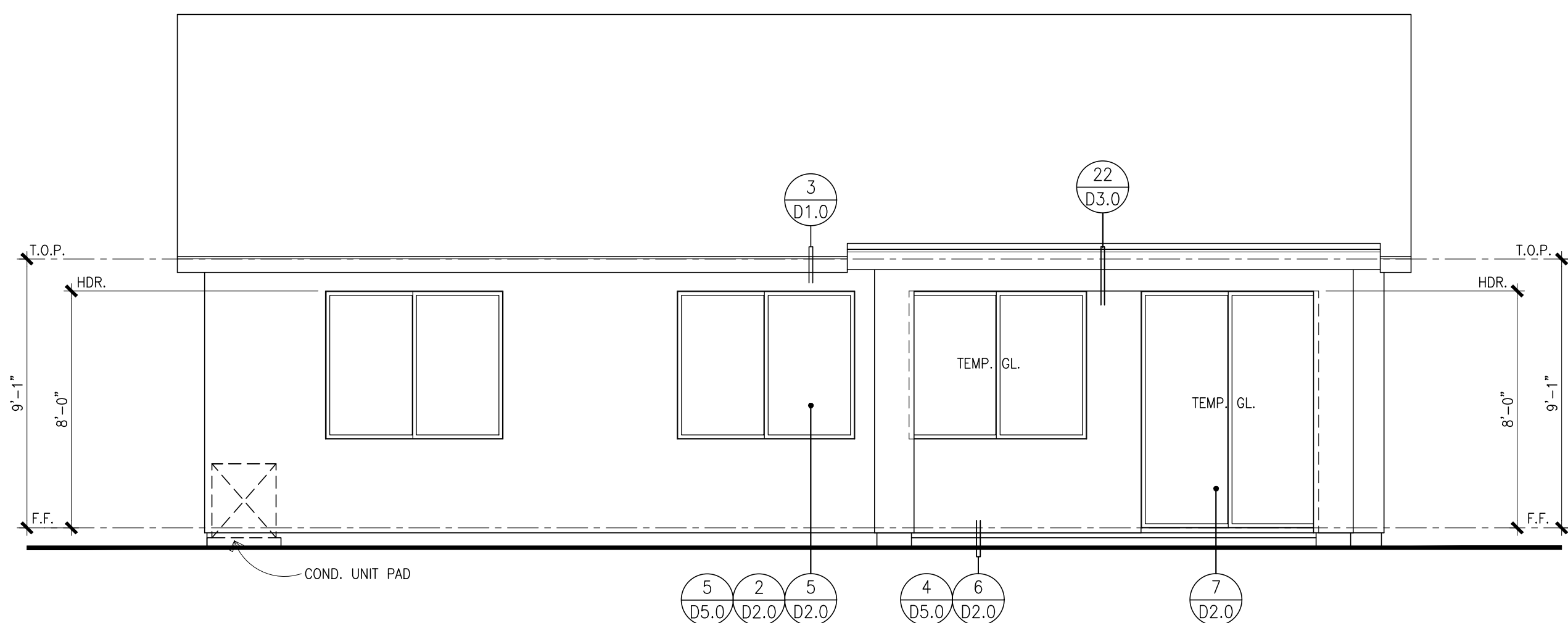
ELEVATION REFERENCE: B		ELEVATION STYLE: ITALIAN		ROOF PLAN LEGEND	
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O.	
LOW PROFILE CONCRETE 'S' TILE "MONIER TILE" ER 4660				EAVE	RAKE
		2X6	2X6	1'-0"	1'-0"
ROOF PLAN NOTES					
NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CENc SECTION 110.10.					
1. SEE GENERAL NOTES FOR ROOF NOTES.					
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.					
3. ATTIC ACCESS PER CRC SECTION R807.					
					
INDICATES 4" - 12 SLOPE/DIRECTION					
INDICATES DOWNSLOPE (IF REQUIRED) INDICATES ROOF GUTTER (IF REQUIRED). INDICATES LINE OF OVERHANG INDICATES LINE OF STRUCTURE.					
INDICATES CHAIN/CLOAKED TILE ROOF VENT WITH INSET SCREEN OF 3/8" IN. NET FREE VENT AREA 22"x30"					
MIN. 22"x30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS					



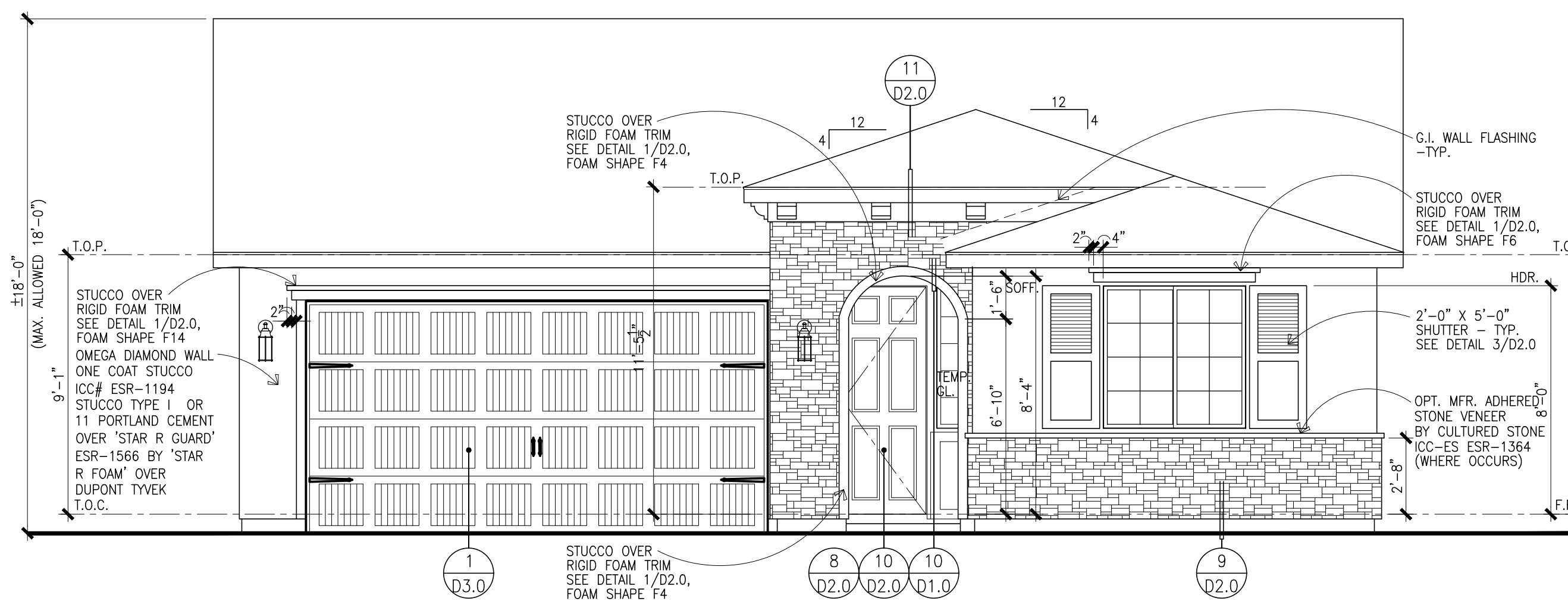
RIGHT



LEFT



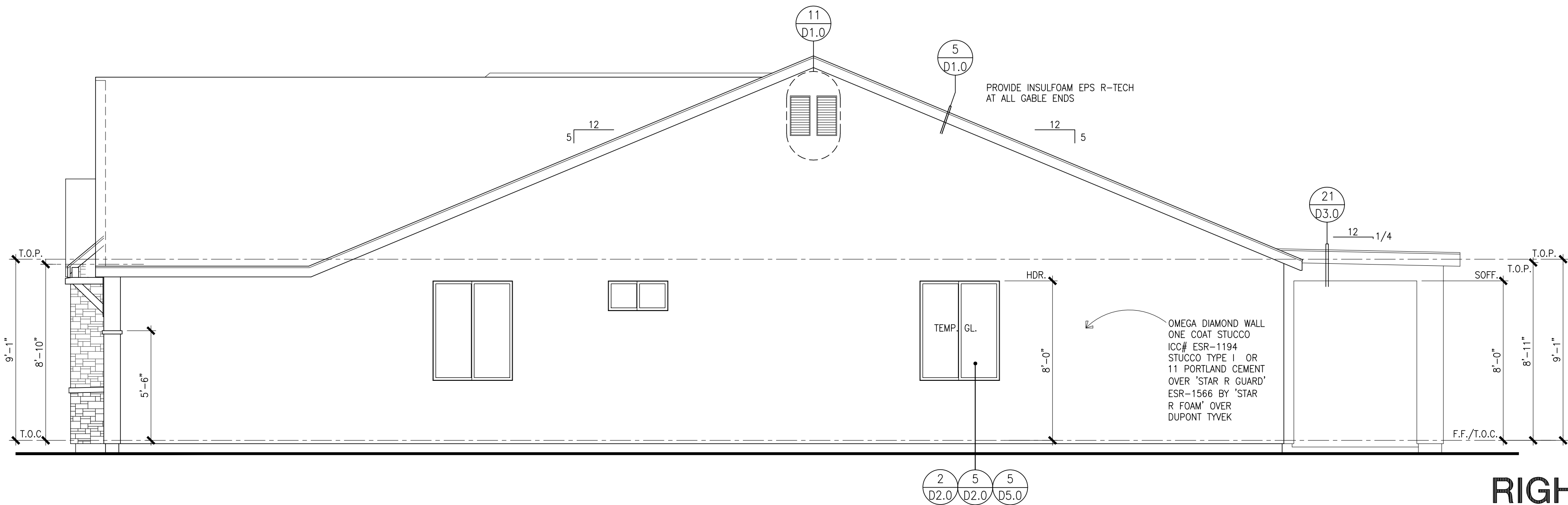
REAR



FRONT






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2013052 - 2016 CODE UPDATE - 02-03-17



NOTE: RADIANT BARRIER IS REQUIRED AT ROOF SHEATHING AND AT ALL VERTICAL SURFACES IN THE ATTIC.

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

ELEVATION REFERENCE: C	ELEVATION STYLE: CRAFTSMAN				ROOF PLAN LEGEND	
ROOF MATERIAL	STANDARD ROOF DETAIL U.O.D.	FASCIA U.O.D.	BARGE U.O.D.	OVERHANG DIM. - U.O.D.		 INDICATES 12 SLOPE/DIRECTION  INDICATES DOWNSLOPE (IF REQUIRED), INDICATES ROOF GUTTER (IF REQUIRED).  INDICATES LINE OF OVERHANG.  INDICATES LINE OF STRUCTURE.
CONCRETE 'FLAT' TILE		2X6	2X6	1'-0"	6"	
'MONIER TILE' * ER 4660						
ROOF PLAN NOTES						
NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CIRC SECTION 110.10. 1. SEE GENERAL NOTES FOR ROOF NOTES. 2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3. ATTIC ACCESS PER CIRC SECTION 8807. 4. PROVIDE ATTIC & SOFT VENTILATION PER CIRC SECTION 8806, PER CIRC SECTION 8800.2. THE MINIMUM NET FREE						

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR REELED BUILDINGS PER CRC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.

2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. ATTIC ACCESS PER CRC SECTION 8807.





4. PROVIDE ATTIC & SLOFT VENTILATION PER CRC SECTION 8806. PER CRC SECTION 8806, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

A. THE VENTED SPACE IS NOT LESS THAN 10 FEET HIGH.

B. THE VENTED SPACE IS NOT LESS THAN 10 FEET HIGH AND THE VENTED SPACE IS NOT LESS THAN 10 FEET HIGH AND THE CEILING IS NOT LESS THAN 10 FEET HIGH.

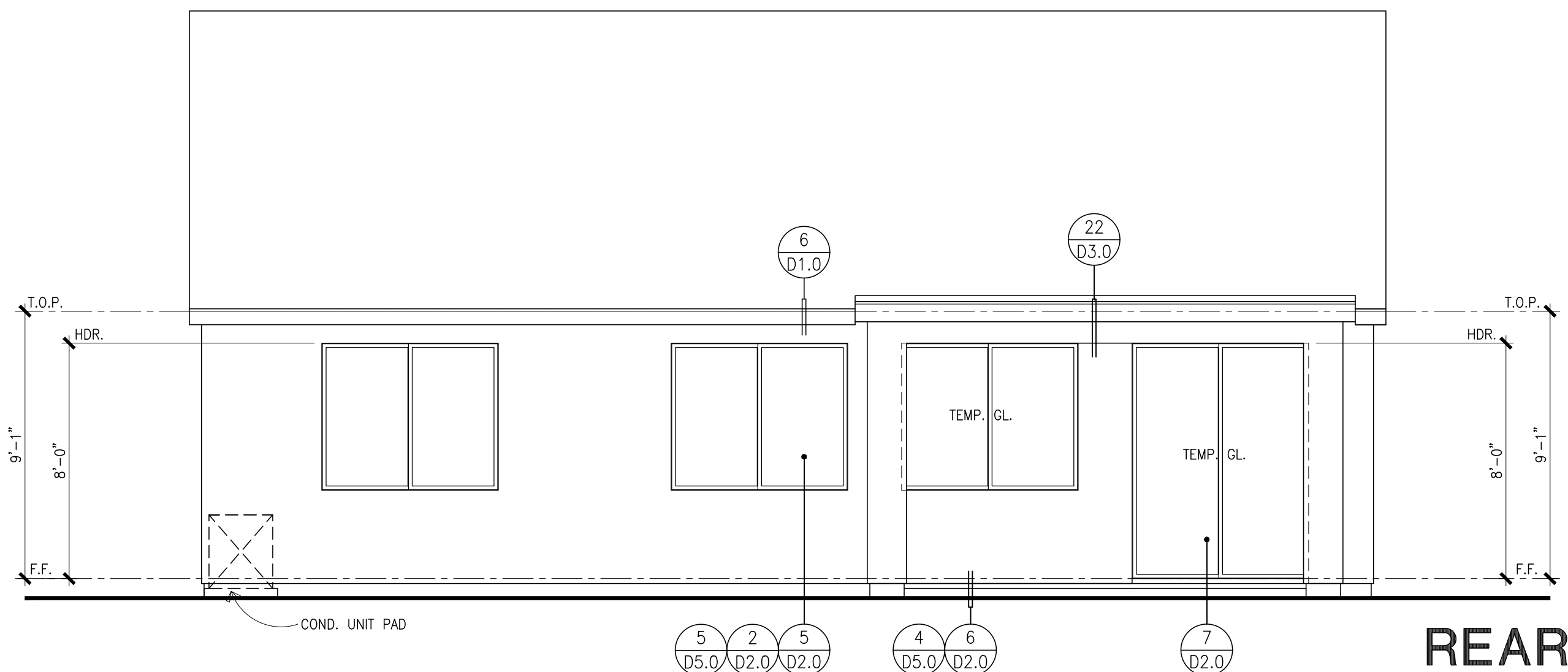
C. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 10 FEET FROM THE TOP OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF THE VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR EAVE LINE OF THE SPACE SHALL BE PERMITTED.

ATTIC VENTILATION CRITERIA

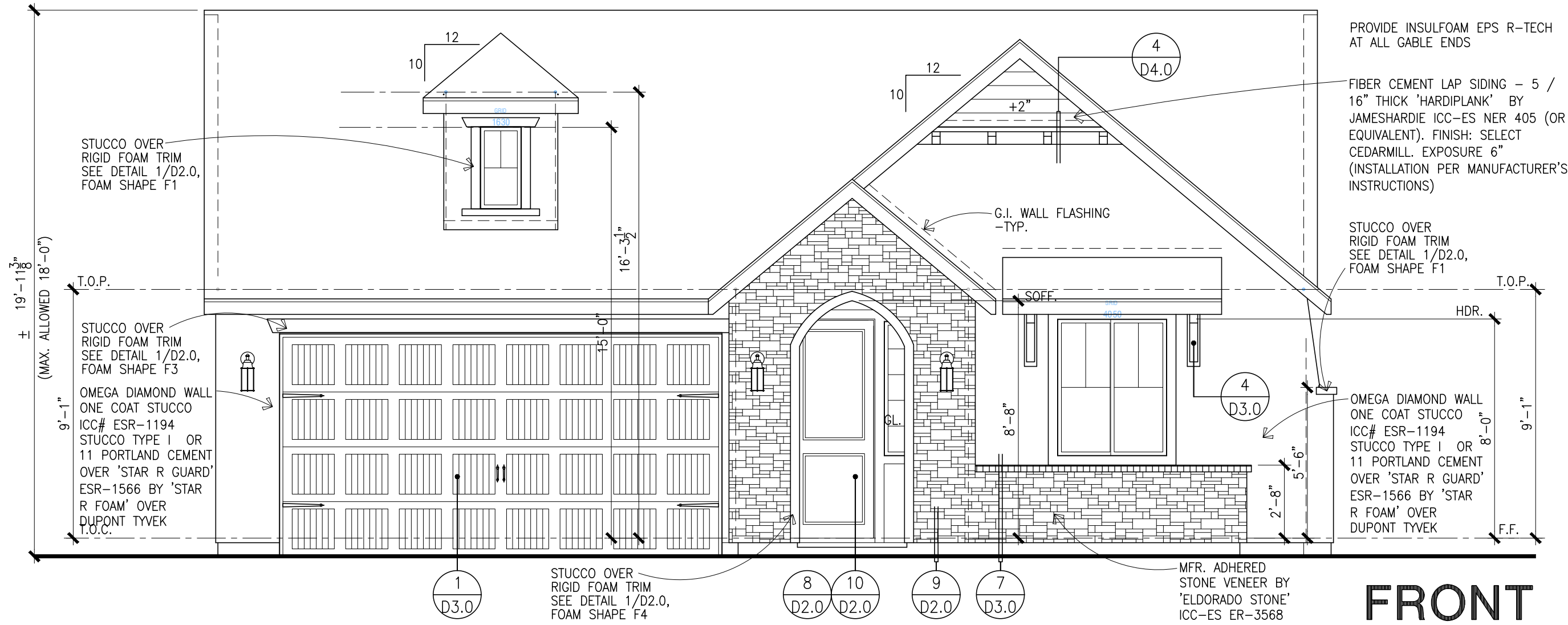
ROOF ATTIC AREA		 2128 SQ. FT. 306144		CALCULATION FACTOR:		 1/300	
MIN. VENTILATION REQUIRED:		TOTAL		1020		SQ. IN.	
TOTAL PROVIDED:		1185				SQ. IN.	
MIN. VENTILATION REQUIRED:		HIGH		510		SQ. IN.	
TOTAL HIGH PROVIDED:		593				SQ. IN.	
MIN. VENTILATION REQUIRED:		LOW		428		SQ. IN.	
TOTAL LOW PROVIDED:		593				SQ. IN.	
HIGH VENTILATION METHOD		SIZE		FREE AREA		QUANTITY	
CLOAKED VENT - CONC.FLAT TILE -		99		SQ. IN. X		 6	
						TOTAL PROVIDED:	
						593	
						SQ. IN.	
LOW VENTILATION METHOD		SIZE		FREE AREA		QUANTITY	
CLOAKED VENT - CONC.FLAT TILE -		99		SQ. IN. X		 6	
						TOTAL PROVIDED:	
						593	
						SQ. IN.	

ROOF ATTIC AREA	B	128 SQ. FT. 18432 SQ. IN	CALCULATION FACTOR:	1/150
MIN. VENTILATION REQUIRED:	TOTAL	123 SQ. IN	TOTAL PROVIDED:	126 SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
			TOTAL PROVIDED:	#REF! SQ. IN
ALUMINUM STRIP VENT	9	SQ. IN X	14 FEET	126 SQ. IN
			TOTAL PROVIDED:	126 SQ. IN

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



REAR



FRONT

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

PLAN 1C CRAFTSMAN - EXTERIOR ELEVATIONS & ROOF PLAN

REGENTS PARK - PLAN 1580

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO	NOT	SCALE	PLANS
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DO	NOT	SCALE	PLANS
REVISIONS			
NO.	DATE	DESCRIPTION	
PROJECT MANAGER :			
DRAWN BY :		WHAM	
REVIEWED BY :		MH	
ISSUED FOR CONSTRUCTION :		-	
JOB NUMBER :		2013052	
CAD FILE NAME :		13052A16	
DATE: 02-03-17		SHEET: A1.6	

2013052 - 2016 CODE UPDATE - 02-03-17



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925 463 1700 fax 925 463 1725



TRACT # 6114/6128
S.F.H.

REGENTS PARK - PLAN 1870

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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REVISIONS

NO.	DATE	DESCRIPTION
2	02-03-17	2016 CODE UPDATE

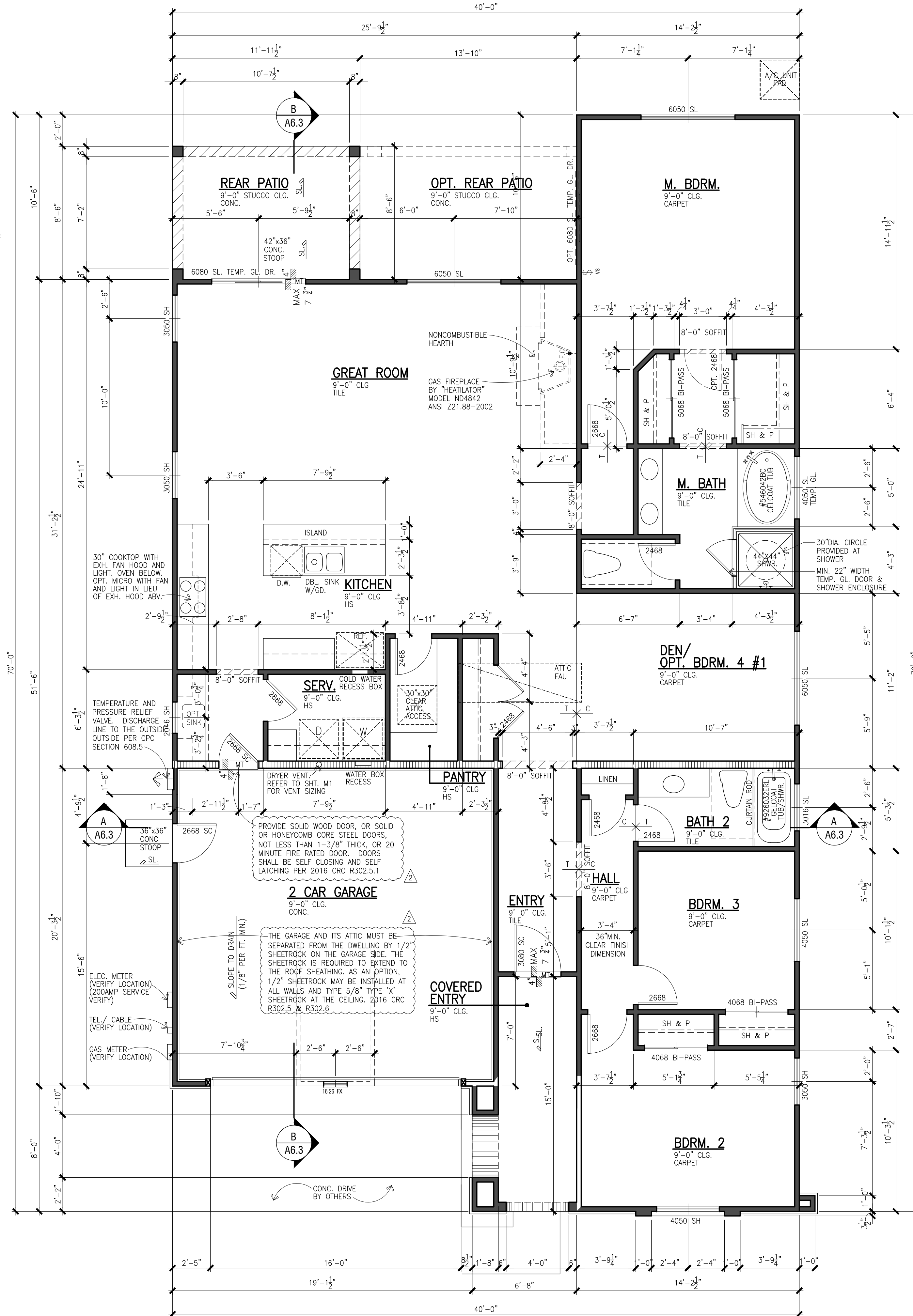
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DESIGNER: WHAM
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ISSUED FOR CONSTRUCTION:
JOB NUMBER: 2013052
CAD FILE NAME: 13052A601

DATE: 02-03-17
SHEET: A6.1

2013052 - REGENTS PARK 0216 CODE UPDATE - 02-03-17

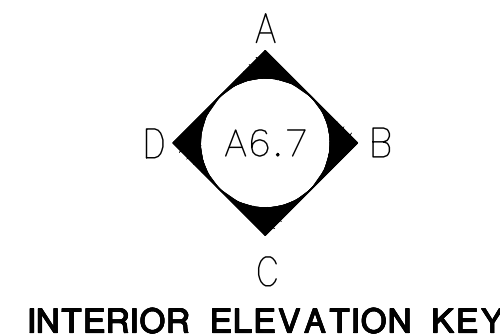
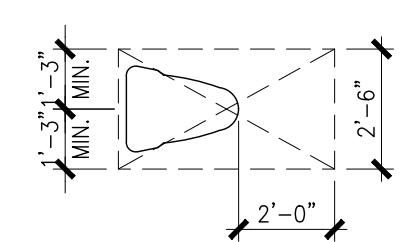
PLAN 1870A EARLY CALIFORNIA/SANTA BARBARA

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

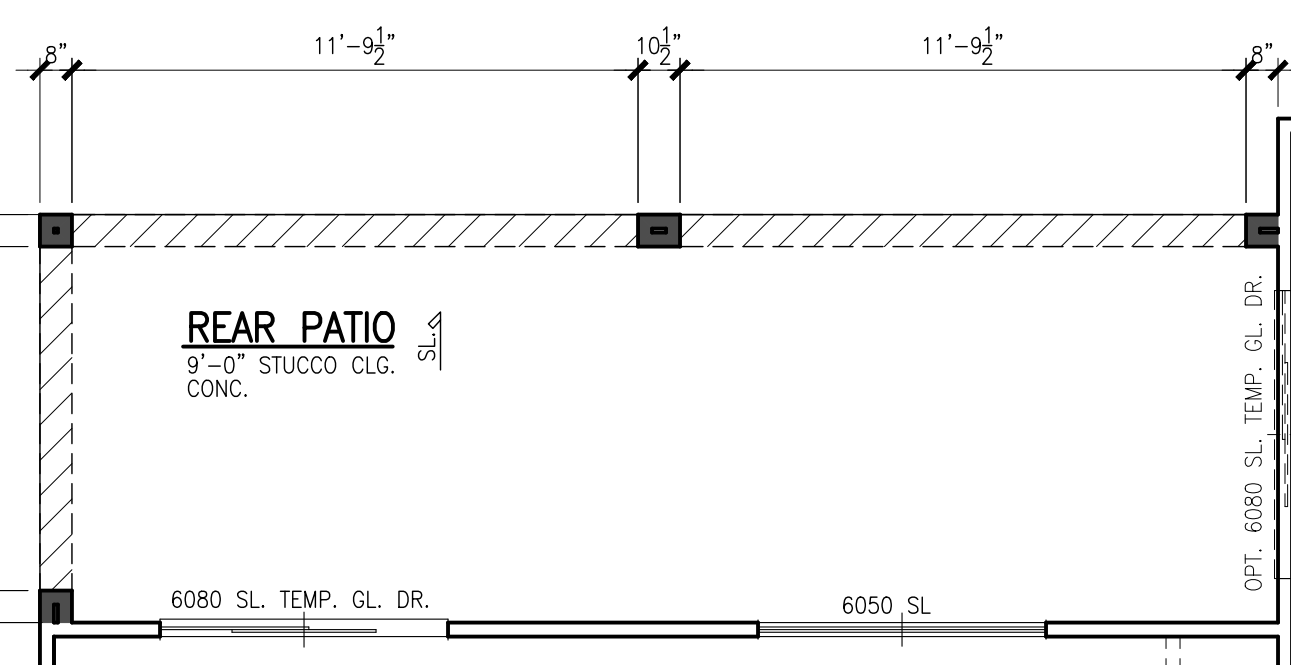


FLOOR PLAN 1870A - EARLY CALIFORNIA/SANTA BARBARA

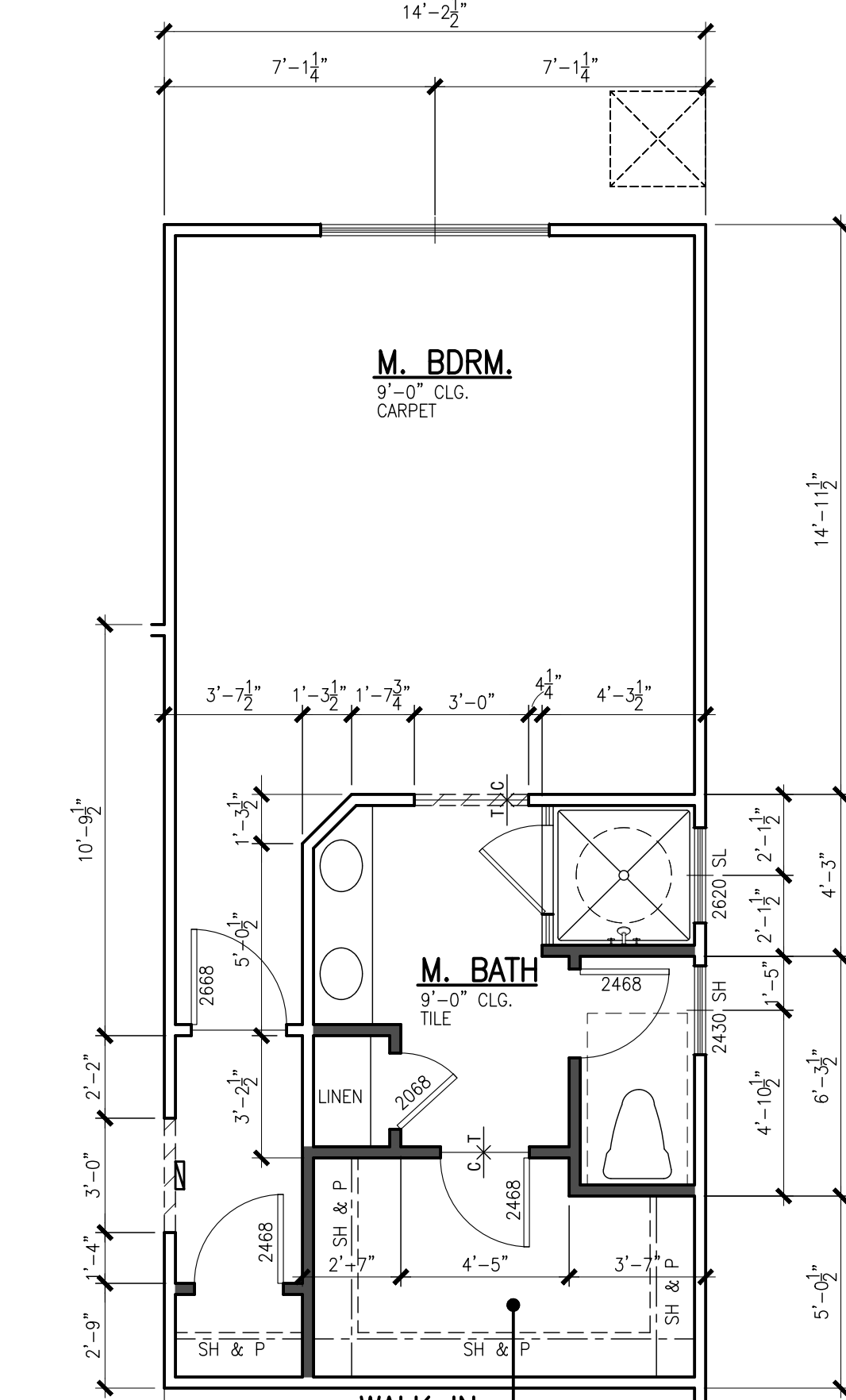
REQUIRED FLOOR CLEARANCES
AT WATER CLOSETS - TYPICAL



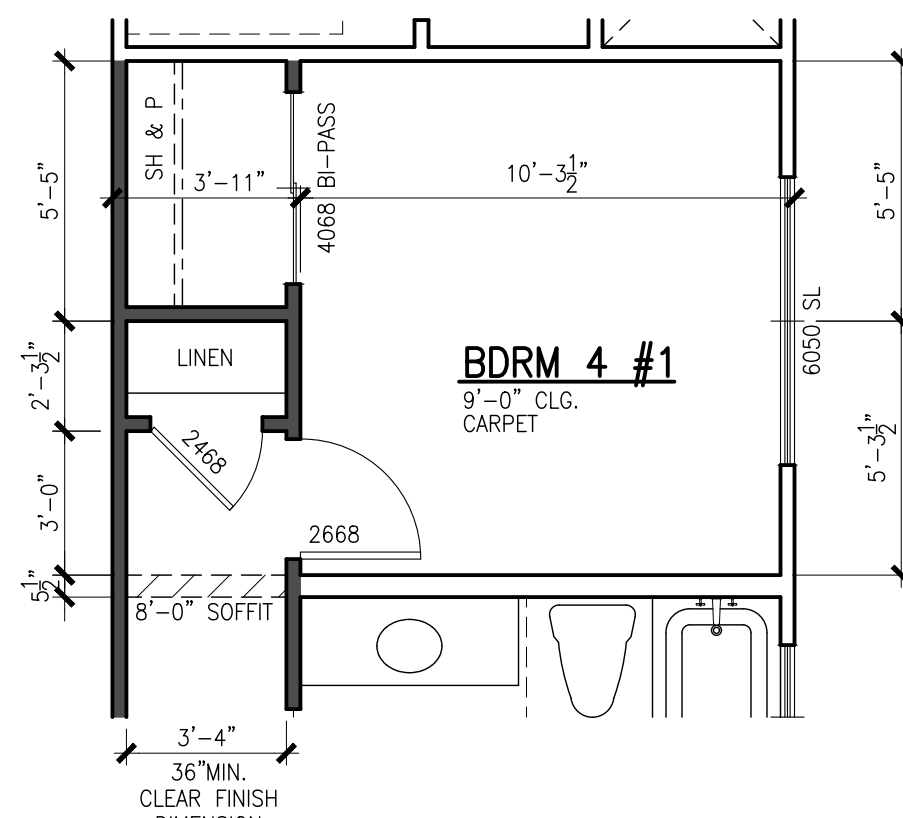
FLOOR AREA TABLE	PLAN 1870A
FLOOR PLAN	1870 SQ. FT.
GARAGE	418 SQ. FT.
COVERED ENTRY	88 SQ. FT.
REAR PATIO	102 SQ. FT.



OPT. REAR PATIO



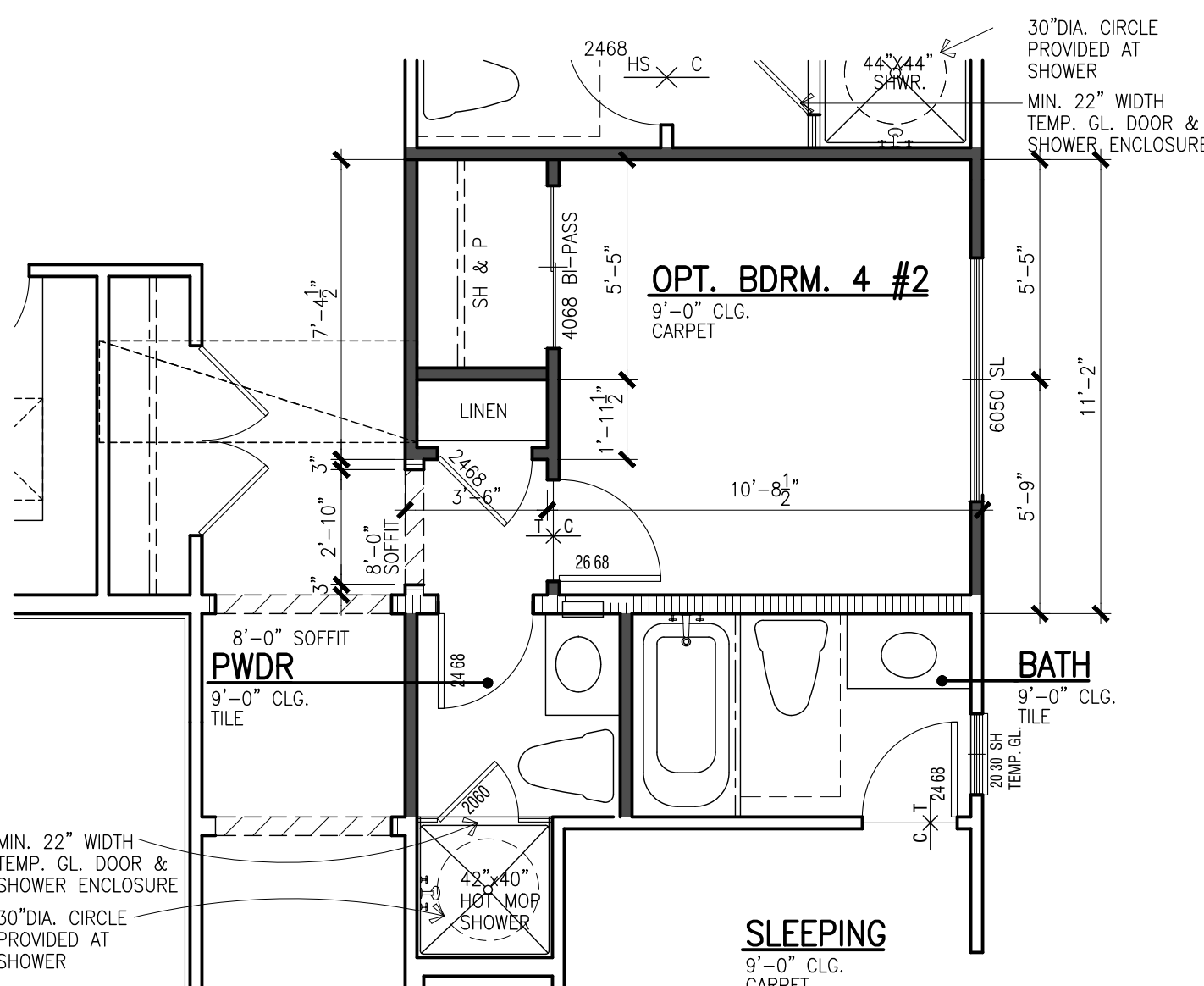
OPT. M. BDRM.W/ WALK IN



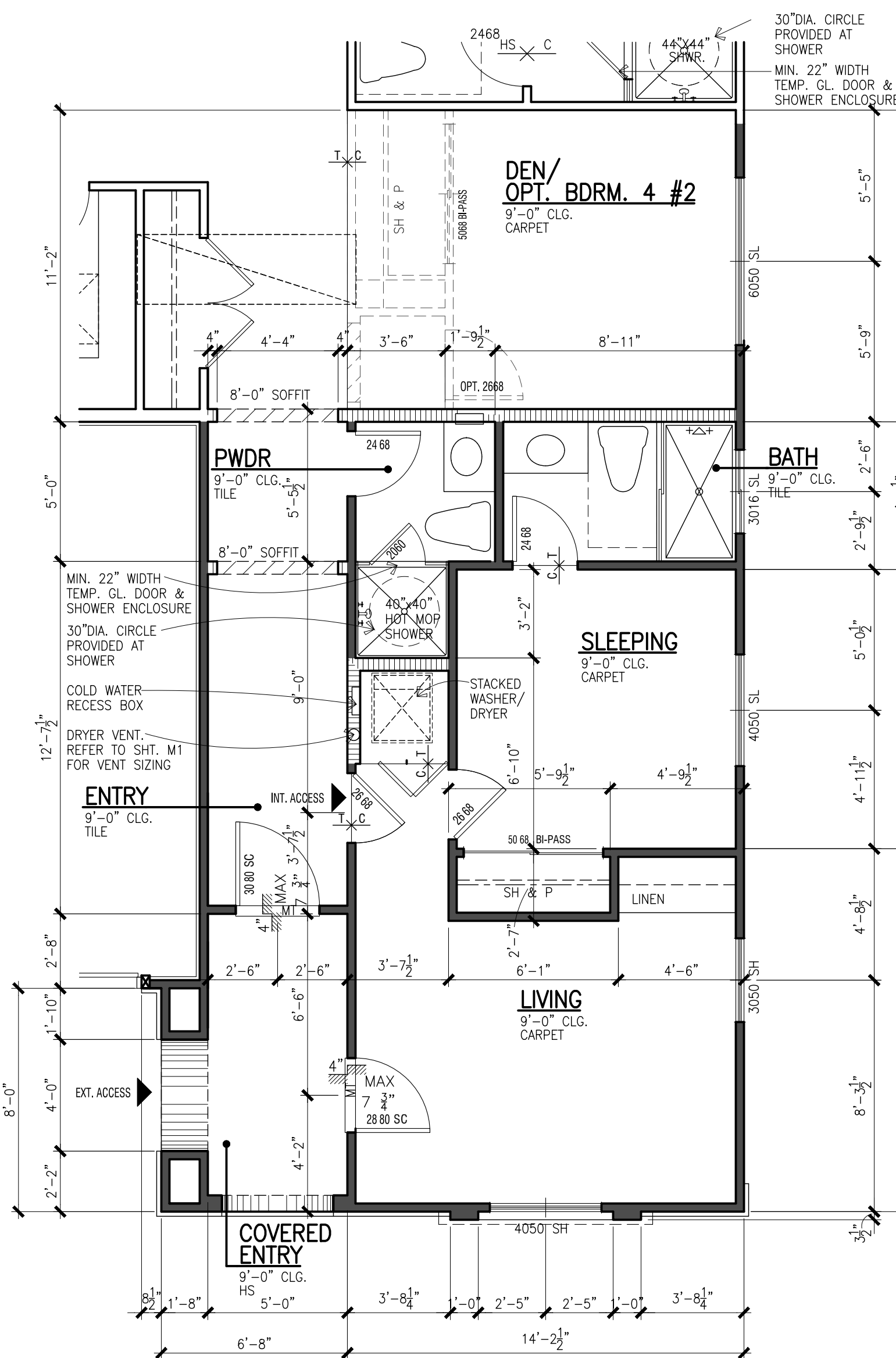
OPT. BDRM. 4 #1

FLOOR PLAN NOTES

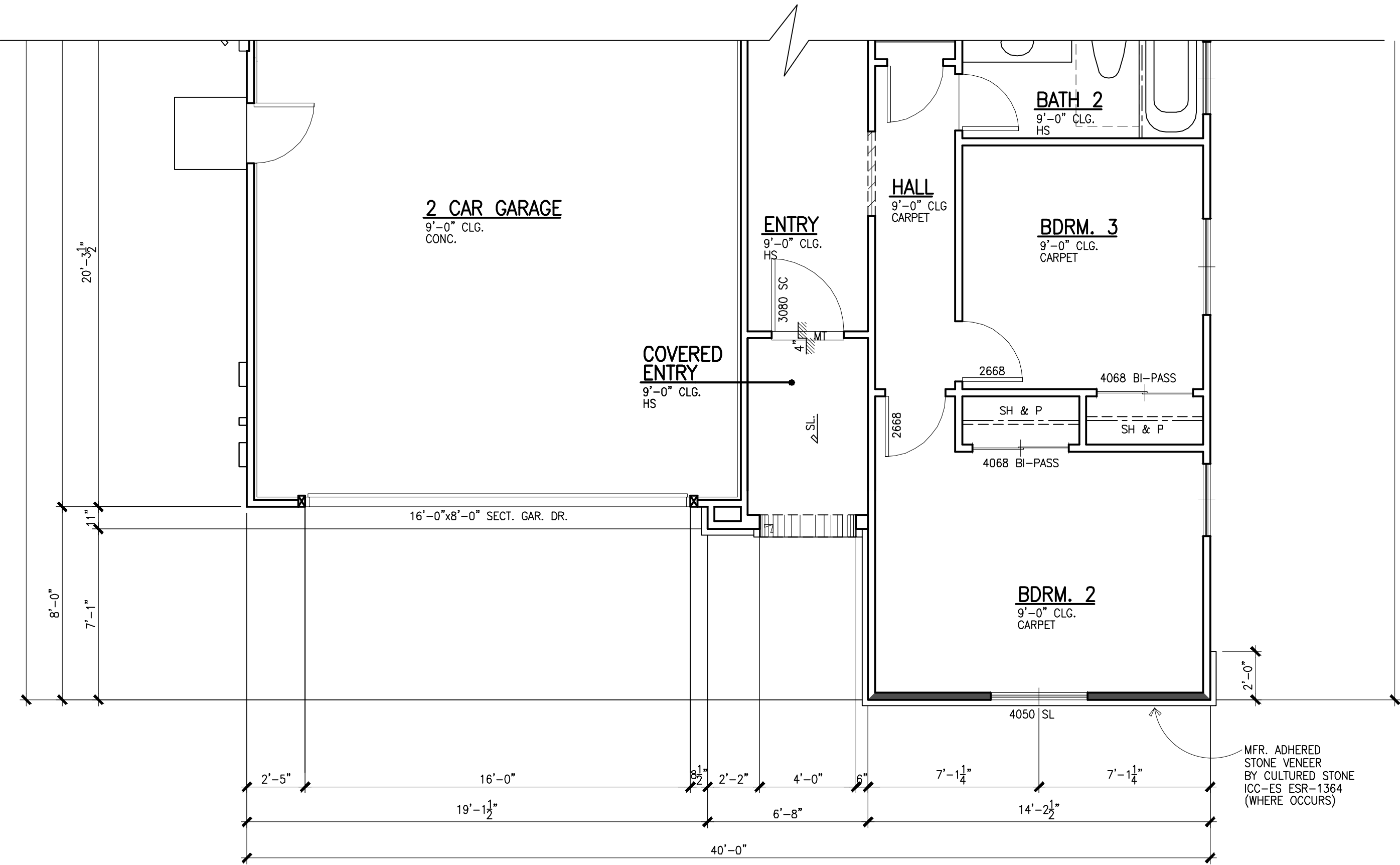
- ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R808.
- EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
- GLAZING PER CRC R303.1 & R308.
- FACILITY BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1006, R1008, R1009, R1010 & R1011.
- COMBUSTION AIR TO FORCED AIR UNIT PER CRC CHAPTER 7.
- COMBUSTION AIR TO WATER HEATER PER CRC SECTION 507.0.
- ENVIRONMENTAL AIR DUCTS PER CRC SECTION 504.
- MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CRC 305 & 308.
- MANDATORY REQUIREMENTS FOR APPLIANCES PER CRC SECTION 110.1.
- THE SILL HEIGHT IS NOT TO EXCEED 4" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R510.1.
- IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 12" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R512.2.
- A SHEETROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R109.1, 4.2 & 2016 CRC 110.3.5.
- GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. 2016 CRC R308.
- PROVIDE A 5' SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 1-3.4.
- VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED. AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CRC 516.1 & 516.2.
- A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1.
- THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPRAY ARE TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. - 2016 CRC R102.4.2.
- THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEWALK SETBACKS MAY NOT BE RELEASED. 2016 CRC R104.1.1.
- NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(iii).
- A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CRC 408.6.



OPT. BDRM. 4 #2



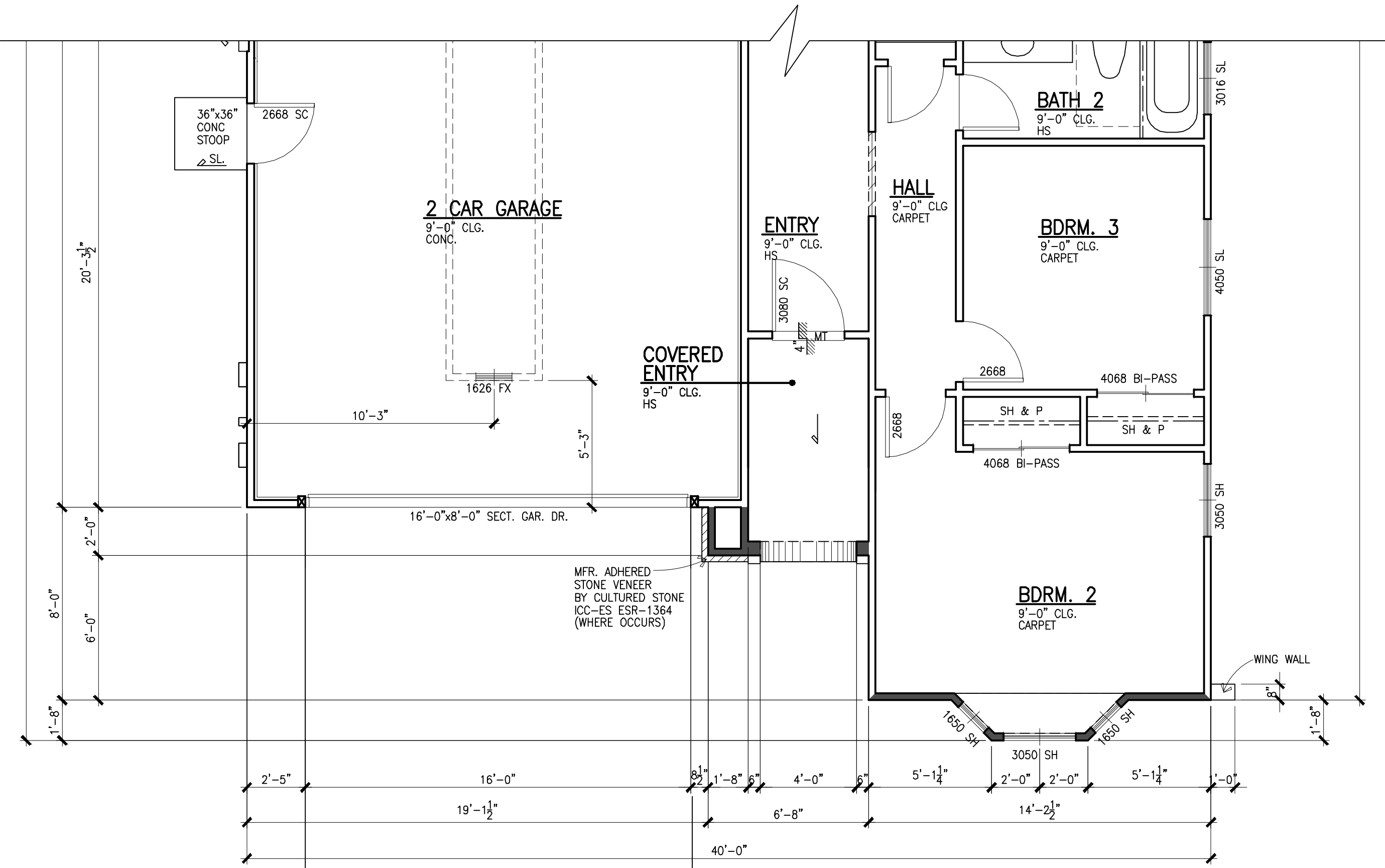
OPT. MULTI-GENERAL SUITE



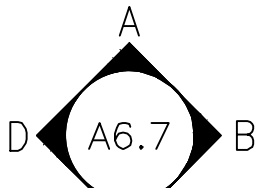
PARTIAL FLOOR PLAN 1870B - ITALIAN

ITALIAN

FLOOR AREA TABLE	PLAN 1870B
FLOOR PLAN	1870 SQ. FT.
GARAGE	418 SQ. FT.
EXTERIOR ENTRY	42 SQ. FT.
REAR PATIO	102 SQ. FT.



PARTIAL FLOOR PLAN 1870C - CRAFTSMAN



INTERIOR ELEVATION KEY

CRAFTSMAN

FLOOR AREA TABLE	PLAN 1870C
FLOOR PLAN	1870 SQ. FT.
GARAGE	418 SQ. FT.
EXTERIOR ENTRY	48 SQ. FT.
REAR PATIO	102 SQ. FT.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.

2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.

3. GLAZING PER CRC R303.1 & R308.

4. FACTORY-BUILT PREPARED AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBCS SECTION 4.303 & CRC SECTION 150.0(a).

5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.

6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.

7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.

8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 306.

9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CMC SECTION 110.1.

10. THE SILL HEIGHT IS NOT TO EXCEED 4" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS, 2016 CRC R31.0.1.

11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 3" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE FROD GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2.

12. A SHEETROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R106.1.4.2 & 2016 CRC 110.3.5.

13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. 2016 CRC R308.

14. PROVIDE 4" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24.

15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CRC R106.1.1.

16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1.

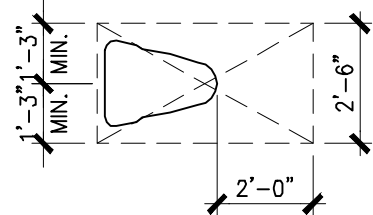
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. 2016 CRC R702.4.2.

18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEWALL SETBACKS MAY NOT BE RELEASED. 2016 CRC R106.1.1.

19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a).

20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



PLAN 1870 - PARTIAL FLOOR PLANS B & C

REGENTS PARK - PLAN 1870
CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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NO.	DATE	DESCRIPTION
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PROJECT MANAGER:	WH/AM
DESIGNER:	MH
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2013052
CAD FILE NAME:	13052A001

DATE:	SHEET:
02-03-17	A6.1.1

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

TRACT # 6114/6128
S.F.H.

2013052 - REGENTS PARK 0216 CODE UPDATE - 02-03-17



TRACT # 6114/6128
S.F.H.

PLAN 1870A EARLY CALIFORNIA-SANTA BARBARA - EXTERIOR ELEVATIONS & ROOF PLAN

REGENTS PARK - PLAN 1870

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO NOT SCALE PLANS

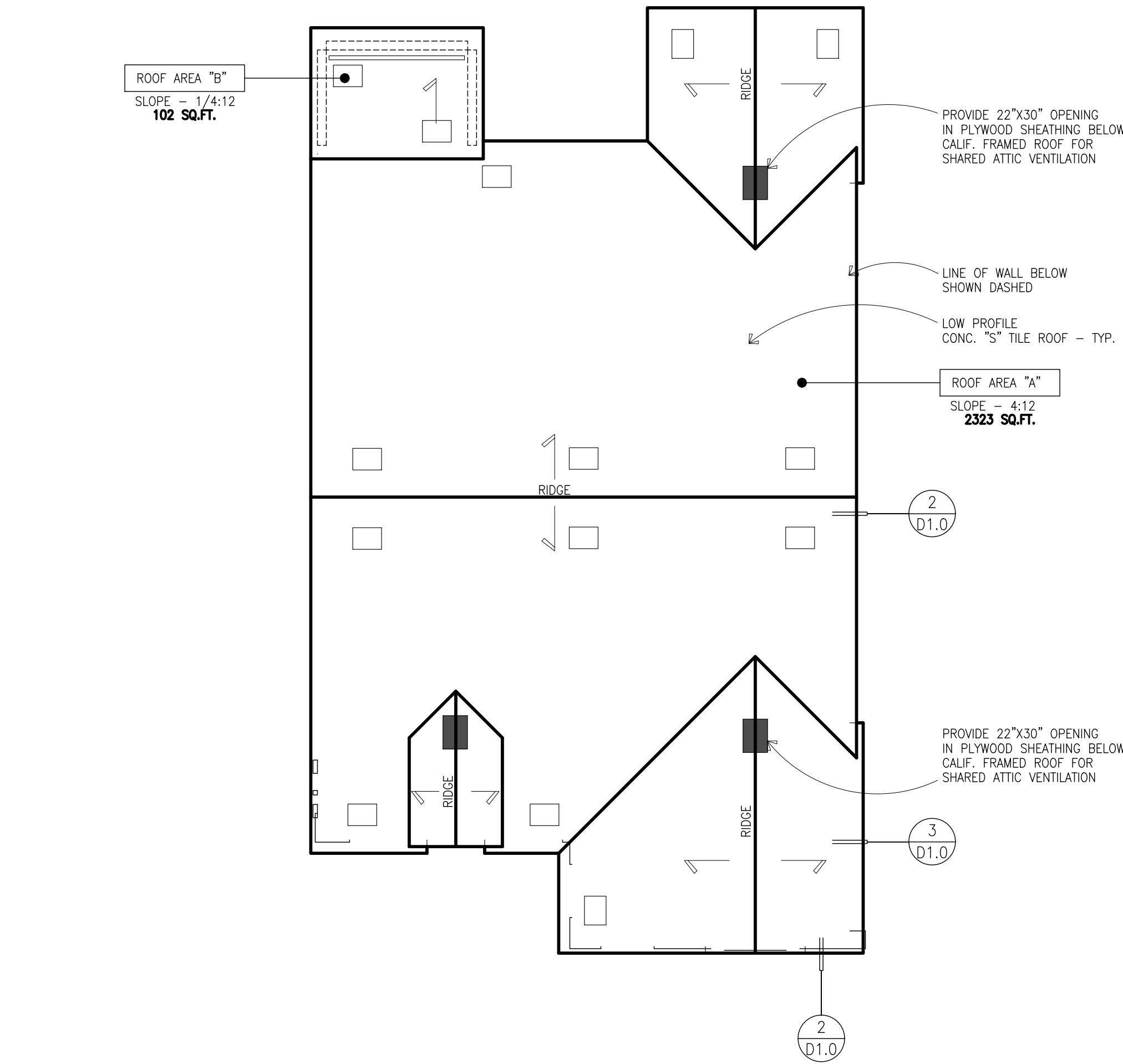
REVISIONS

NO.	DATE	DESCRIPTION
2	02-03-17	2016 CODE UPDATE

PROJECT MANAGER:	WHAM
DESIGNER:	WHAM
DRAWN BY:	MH
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
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02-03-17	A6.4

2013052 - REGENTS PARK 0216 CODE UPDATE - 02-03-17



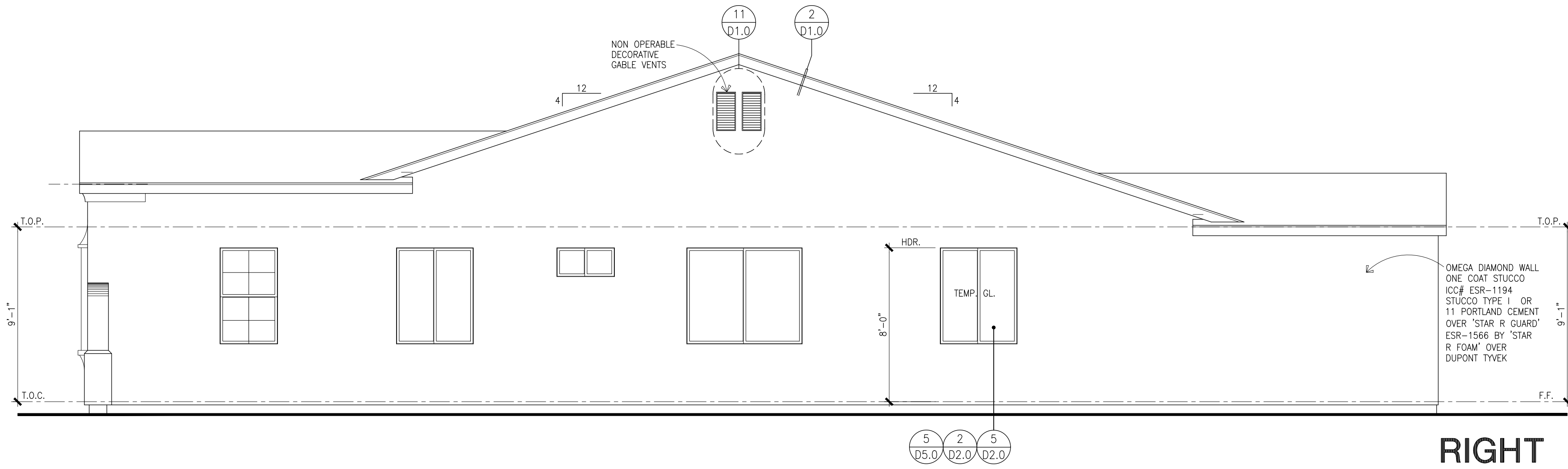
ROOF PLAN

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

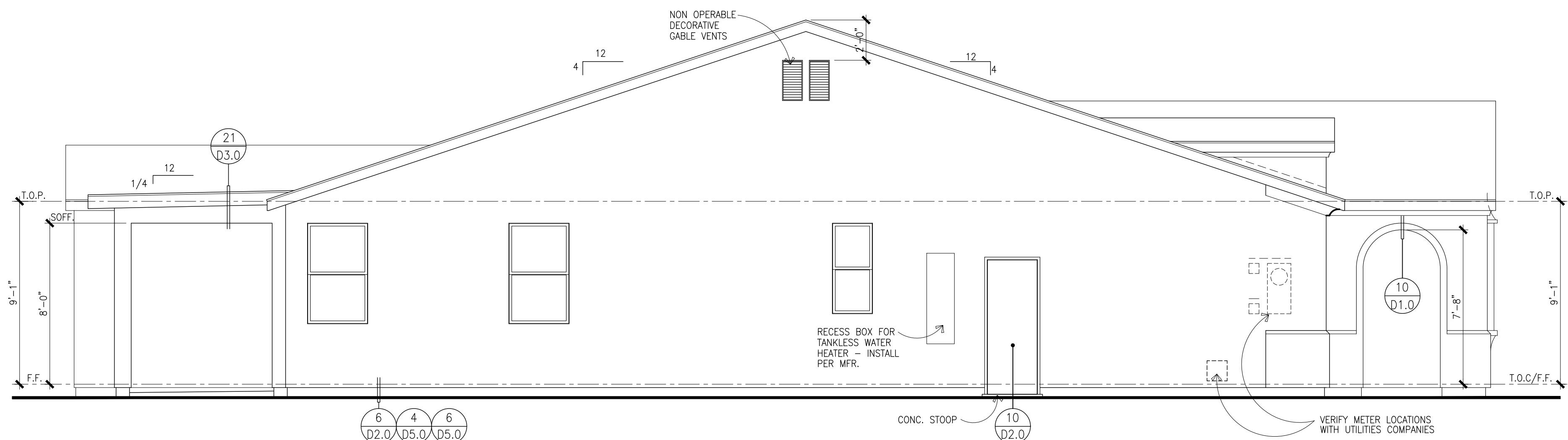
ELEVATION REFERENCE:	A	ELEVATION STYLE:	EARLY CALIFORNIA/SANTA BARBARA	ROOF PLAN LEGEND
ROOF MATERIAL	LOW PROFILE CONCRETE S-TILE	STANDARD ROOF DETAIL U.N.O.	FASOIA - U.N.O. 2X6 2X6 1'-0" 6"	INDICATES 4-12 SLOPE DIRECTION
ROOF PLAN NOTES	NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CBC SECTION 110.10. 1. SEE GENERAL NOTES FOR ROOF NOTES. 2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3. ATTIC ACCESS PER CRC SECTION R807. 4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R808. PER CRC SECTION R808.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/200 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 1. IN CLIMATE ZONES 14 AND 16, A CLASS 1 OR 1 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.			

ROOF ATTIC AREA	A	2323	SQ. FT.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	1115	SQ. IN.	TOTAL PROVIDED:	1170
MIN. VENTILATION REQUIRED:	HIGH	558	SQ. IN.	TOTAL HIGH PROVIDED:	585
MIN. VENTILATION REQUIRED:	LOW	558	SQ. IN.	TOTAL LOW PROVIDED:	585
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X 6	585	SQ. IN.
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X 6	585	SQ. IN.

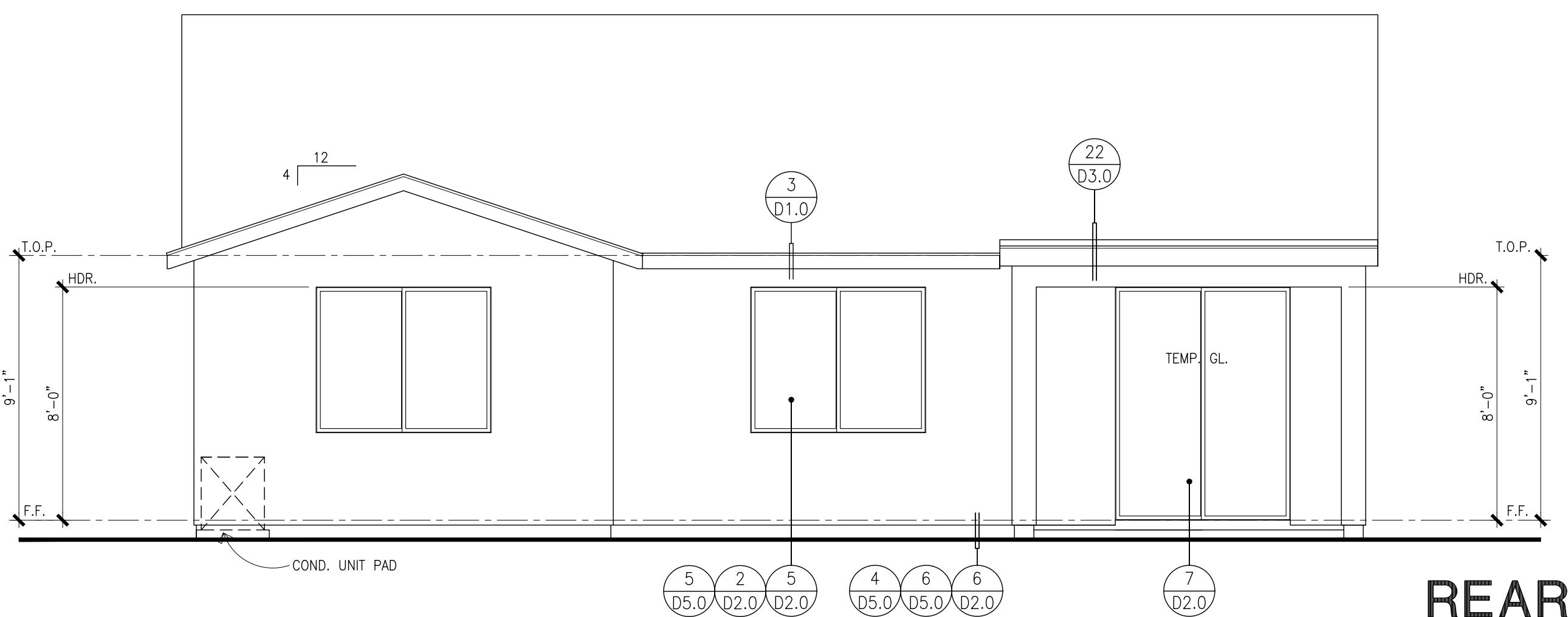
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



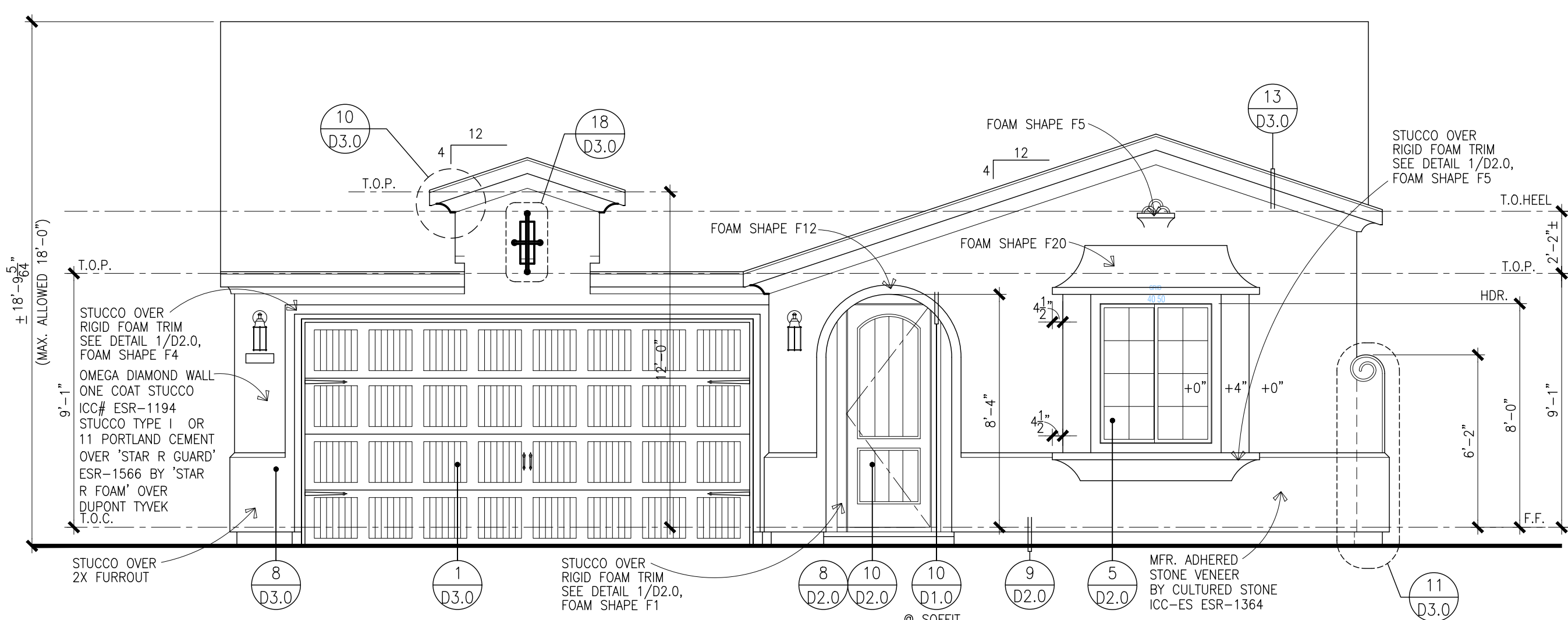
RIGHT



LEFT



REAR



FRONT

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



TRACT # 6114/6128
S.F.H.

PLAN 1870B ITALIAN - EXTERIOR ELEVATIONS & ROOF PLAN

REGENTS PARK - PLAN 1870

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO NOT SCALE PLANS

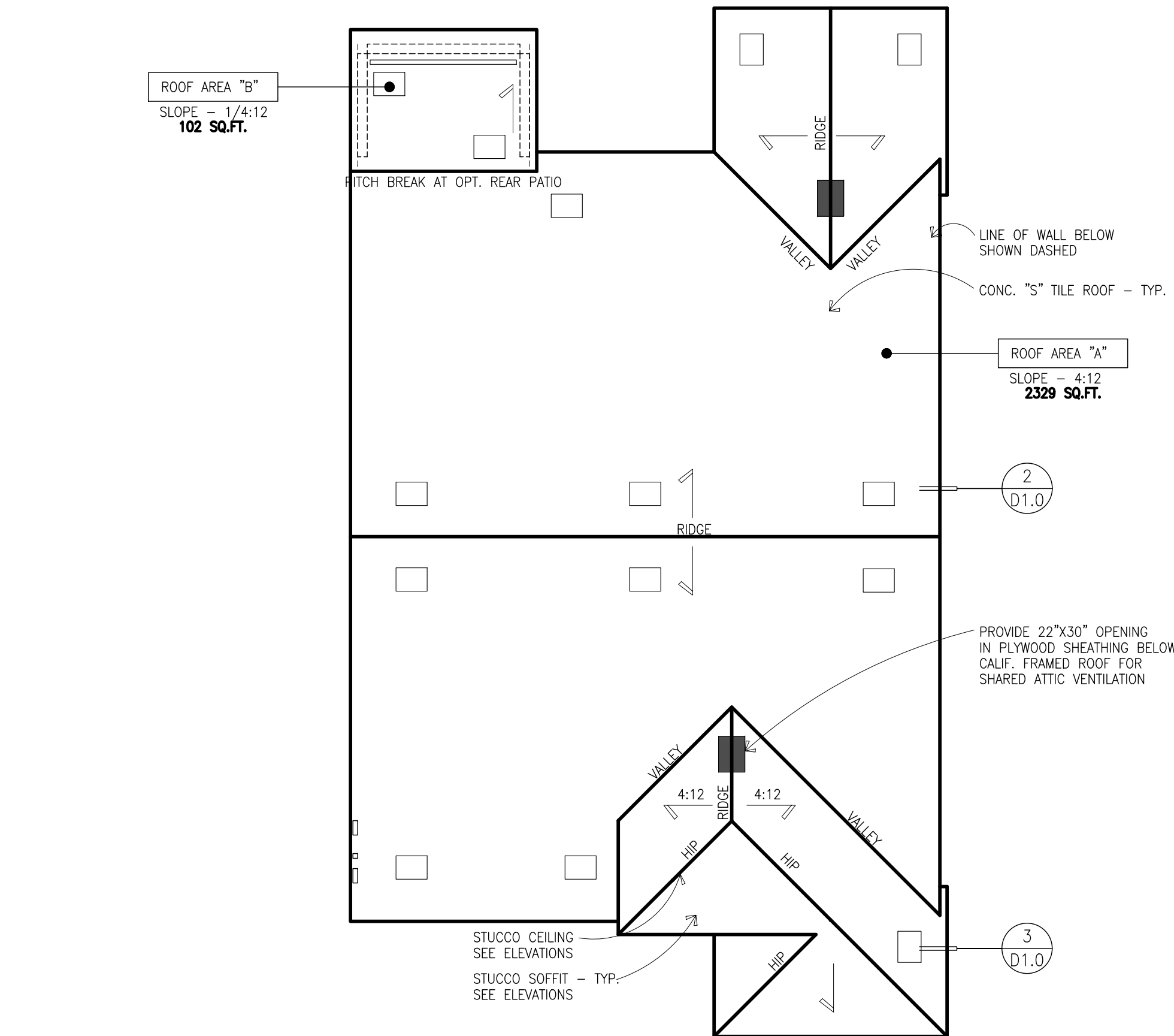
REVISIONS

NO.	DATE	DESCRIPTION
2	02-03-17	2016 CODE UPDATE

PROJECT MANAGER:	WHAM
DESIGNER:	WHAM
DRAWN BY:	MH
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2013052
CAD FILE NAME:	13052A005

DATE:	02-03-17
SHEET:	A6.5

2013052 - REGENTS PARK 0216 CODE UPDATE - 02-03-17



ROOF PLAN

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

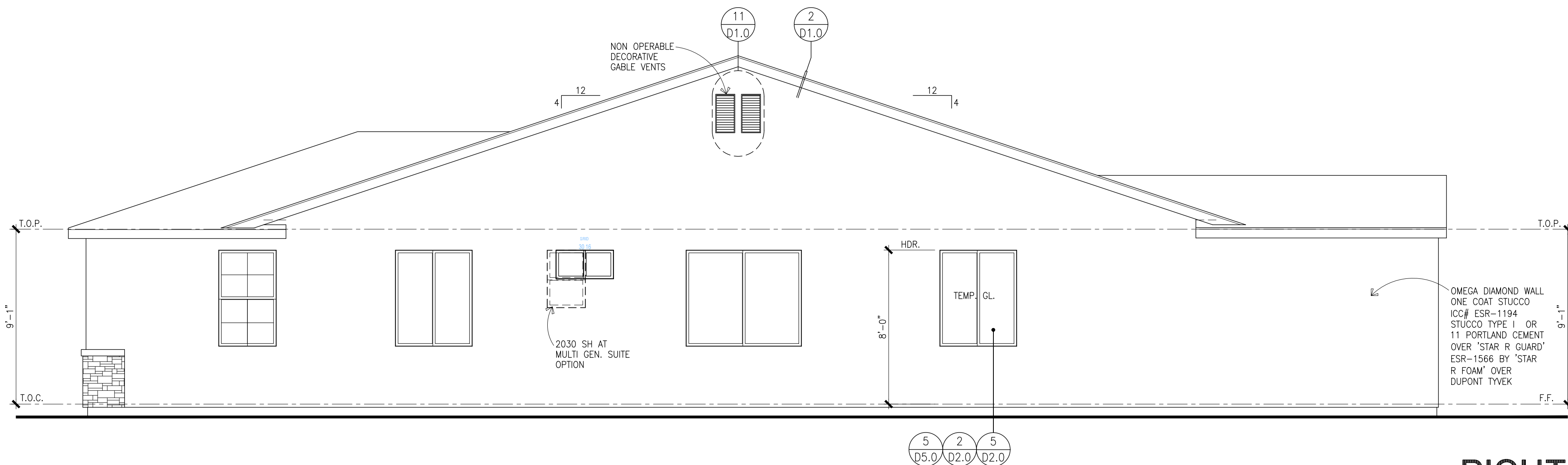
ELEVATION REFERENCE:	B	ELEVATION STYLE:	ITALIAN	ROOF PLAN LEGEND
ROOF MATERIAL:	CONCRETE 'S' TILE MINIMUM TILE: 12" X 18"	STANDARD ROOF DETAIL: U.N.O.	FASCIA: U.N.O. BARGE: U.N.O. OVERHANG DIM.: U.N.O. EAVE: U.N.O. RAKE: U.N.O.	INDICATES 4:12 SLOPE/DIRECTION INDICATES DOWNSLOPE (IF REQUIRED) INDICATES ROOF GUTTER (IF REQUIRED) INDICATES LINE OF OVERHANG INDICATES LINE OF STRUCTURE INDICATES CHIMNEY CLOAKED TILE ROOF VENT WITH INSET SCREEN (V.S. SQ. IN. NET FREE VENT AREA-TYP.) MIN. 22"x30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
ROOF PLAN NOTES				
NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CBC SECTION 110.10.				
1. SEE GENERAL NOTES FOR ROOF NOTES.				
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.				
3. ATTIC ACCESS PER CRC SECTION R807.				
4. PROVIDE ATTIC & SLOTTED VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/200 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 1. IN CLIMATE ZONES 14 AND 15, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.				

ATTIC VENTILATION CRITERIA

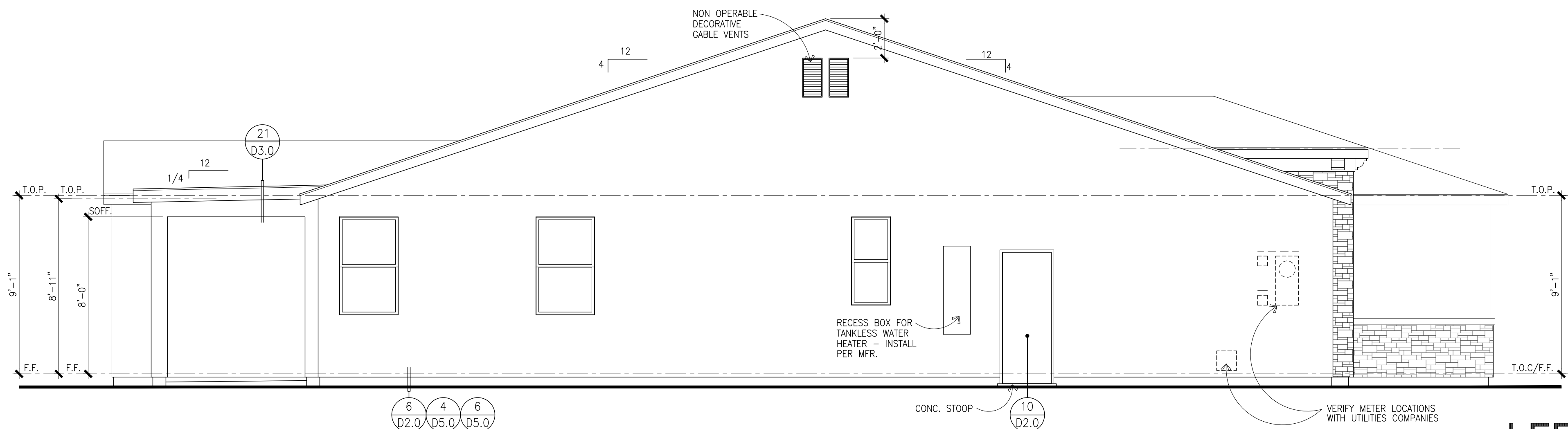
ROOF ATTIC AREA	A	2329	SQ. FT.	CALCULATION FACTOR:	1/300	
		335376	SQ. IN.			
MIN. VENTILATION REQUIRED:	TOTAL	1118	SQ. IN.	TOTAL PROVIDED:	1170	SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	559	SQ. IN.	TOTAL HIGH PROVIDED	585	SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	559	SQ. IN.	TOTAL LOW PROVIDED	585	SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X	6	585	SQ. IN.
				TOTAL PROVIDED:	585	SQ. IN.
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X	6	585	SQ. IN.
				TOTAL PROVIDED:	585	SQ. IN.

ROOF ATTIC AREA	B	102	SQ. FT.	CALCULATION FACTOR:	1/300	
		14688	SQ. IN.			
MIN. VENTILATION REQUIRED:	TOTAL	49	SQ. IN.	TOTAL PROVIDED:	195	SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	24	SQ. IN.	TOTAL HIGH PROVIDED	98	SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	24	SQ. IN.	TOTAL LOW PROVIDED	98	SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X	1	98	SQ. IN.
				TOTAL PROVIDED:	98	SQ. IN.
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN. X	1	98	SQ. IN.
				TOTAL PROVIDED:	98	SQ. IN.

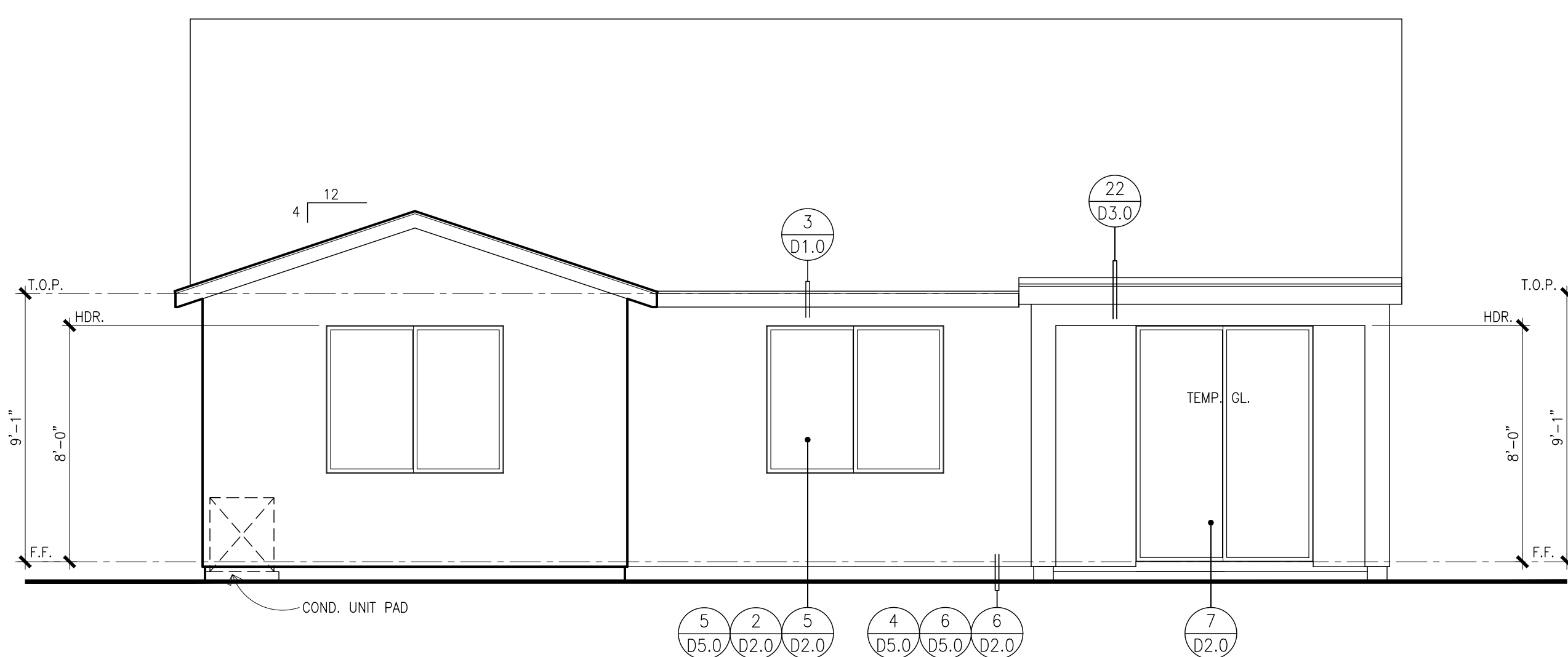
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



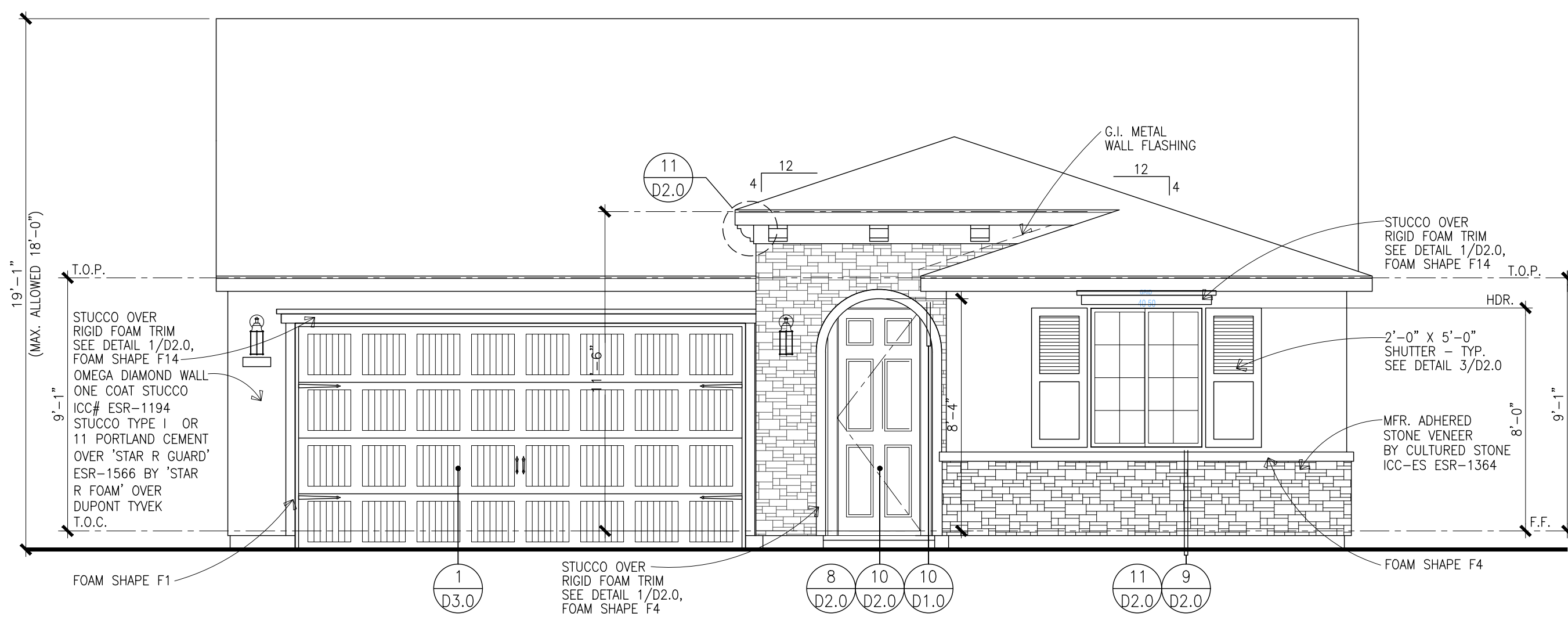
RIGHT



LEFT

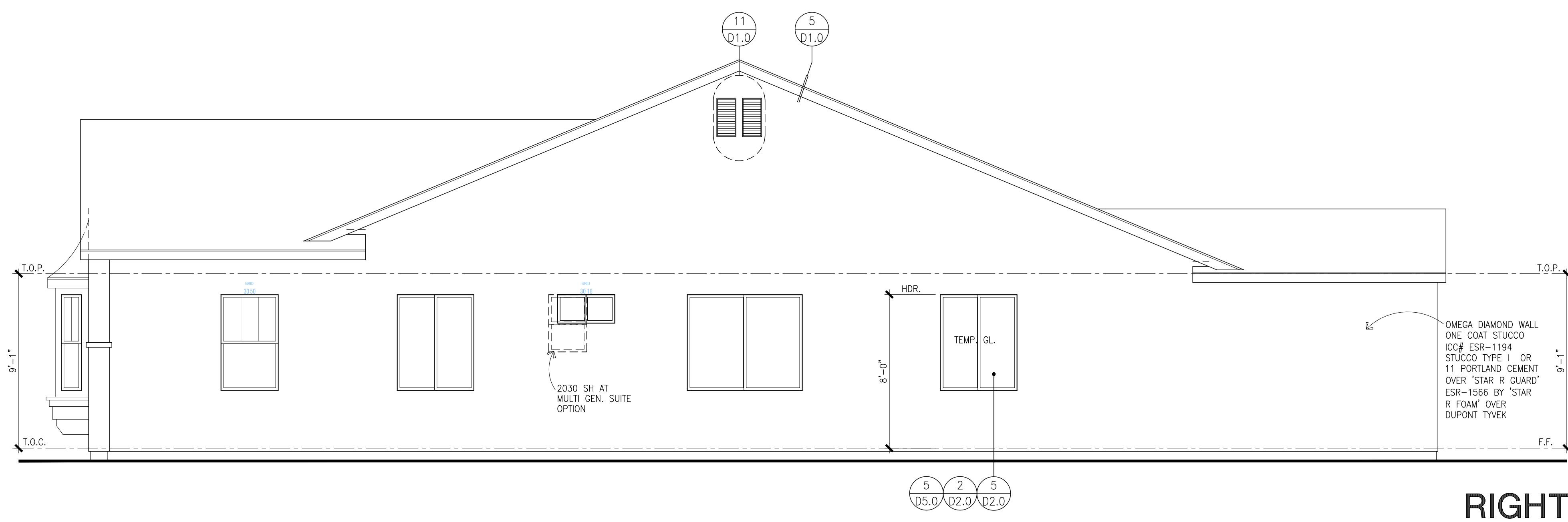
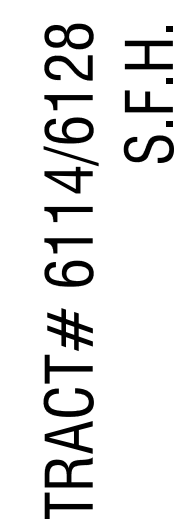


REAR



FRONT

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



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

ATTIC VENTILATION CRITERIA									
ROOF ATTIC AREA		A	2346	SQ. FT.	CALCULATION FACTOR:		1/300		
			337824	SQ. IN.					
MIN. VENTILATION REQUIRED:		TOTAL	1126	SQ. IN.	TOTAL PROVIDED:		1185	SQ. IN.	
MIN. VENTILATION REQUIRED:		HIGH	563	SQ. IN.	TOTAL HIGH PROVID		593	SQ. IN.	
MIN. VENTILATION REQUIRED:		LOW	534	SQ. IN.	TOTAL LOW PROVID		593	SQ. IN.	
HIGH VENTILATION METHOD					HIGH VENTILATION METHOD				
CLOAKED VENT - CONC.FLAT TILE -	99	SQ. IN.	X	6	593	SQ. IN.		99	SQ. IN.
					TOTAL PROVIDED:		593	SQ. IN.	
LOW VENTILATION METHOD					LOW VENTILATION METHOD				
CLOAKED VENT - CONC.FLAT TILE -	99	SQ. IN.	X	6	593	SQ. IN.		99	SQ. IN.
					TOTAL PROVIDED:		593	SQ. IN.	

Architectural elevation drawing of the front of a building. The drawing shows a gabled roof with a peak height of 9'-1" from the finished floor (F.F.). The roof slope is 12/12. The front facade features a central entrance with a recessed box for a tankless water heater, a stone chimney on the right, and several windows. Annotations include "NON OPERABLE DECORATIVE CABLE VENTS" on the roof, "RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR." for the entrance, and "VERIFY METER LOCATIONS WITH UTILITIES COMPANIES" for the utility area. Dimensions for window and door heights and widths are provided, along with notes for the roof pitch and overall height.

Architectural elevation drawing of the front of a building. The drawing shows a two-story structure with a central arched doorway, a large multi-paned window to the left, and a smaller window to the right. The roof is gabled with a dormer on the right side. Various materials are specified: stucco over rigid foam trim, foam shape F1, G.I. wall flashing, MFR. adhered stone veneer, and cultured stone. Dimensions are provided for heights, widths, and offsets. Callouts include 'T.O.P.', 'T.O.HEEL', 'HOR.', and 'F.F.'. The word 'FRONT' is partially visible on the right side.

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

WILSON HOMES
FRESNO, CALIFORNIA

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DO	NOT	SCALE	PLANS
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REVISIONS

NO.	DATE	DESCRIPTION
2	02-03-17	2016 CODE UPDATE

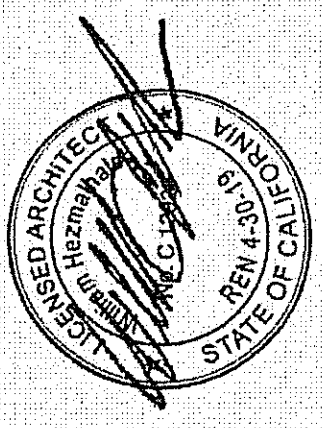
PROJECT MANAGER :	
DESIGNER :	WH/AM
DRAWN BY :	MH
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2013052
CAD FILE NAME :	13052A606

DATE: 02-03-17	SHEET: A6.6
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2013052 - REGENTS PARK 0216 CODE UPDATE - 02-03-17



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6111 COLLIER LANE CANTON ROAD SUITE 605 SAN ANTONIO, TX 78248-1725
949 485 1725



TRACT# 5971/6114
S.F.H.

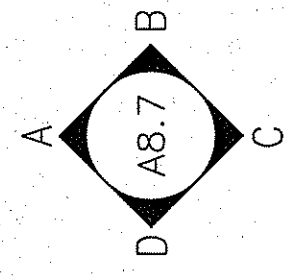
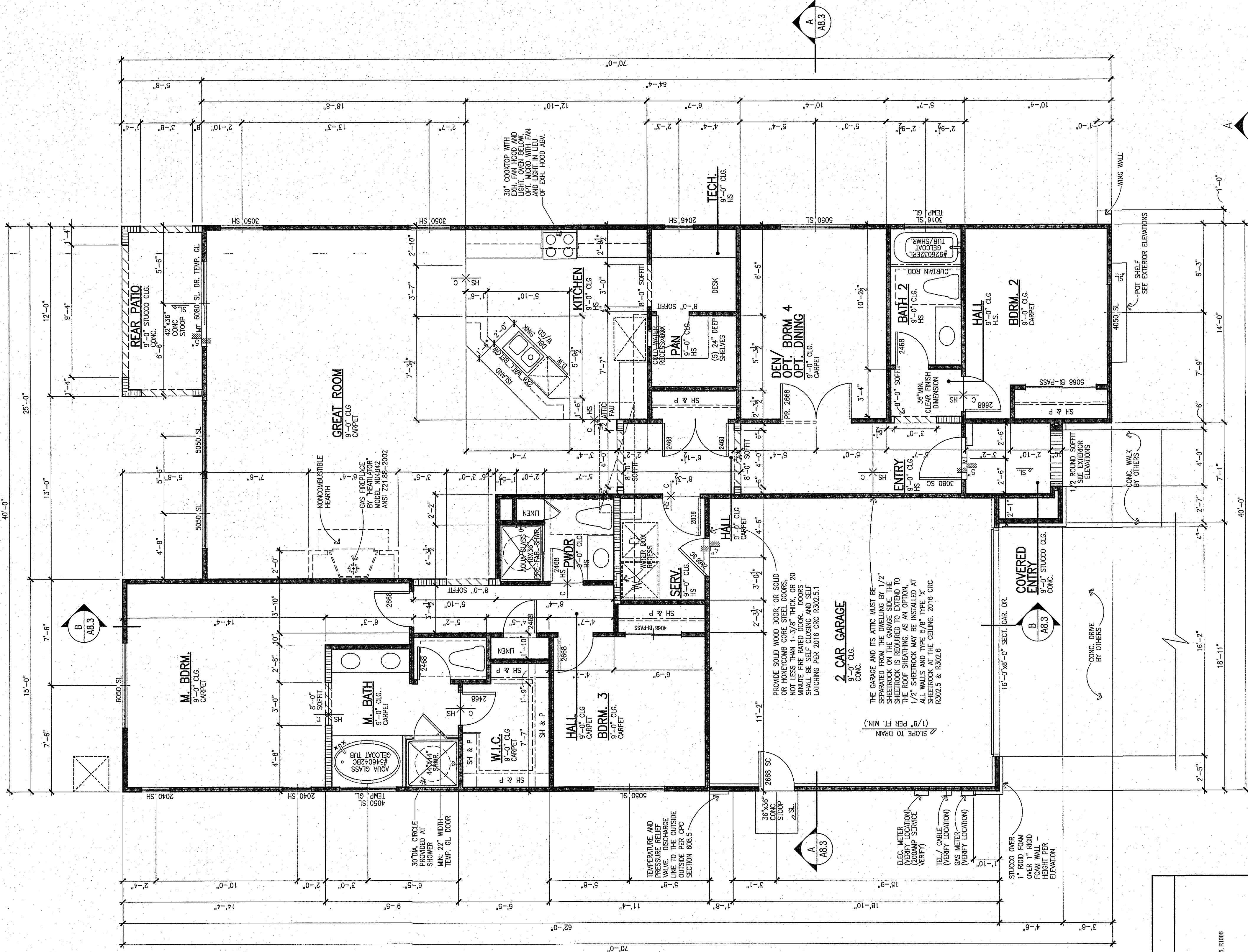
REGENTS PARK - PLAN 2013

WILSON HOMES
FRESNO, CALIFORNIA
CLOVIS, CA.

2013052 - REGENTS PARK - 2016 CODE UPDATE - 02-03-17

PLAN 2013A

02-03-17
A8.1

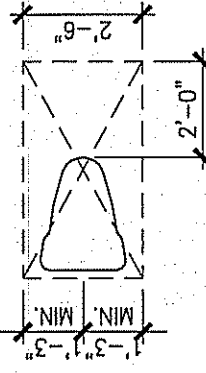


INTERIOR ELEVATION KEY

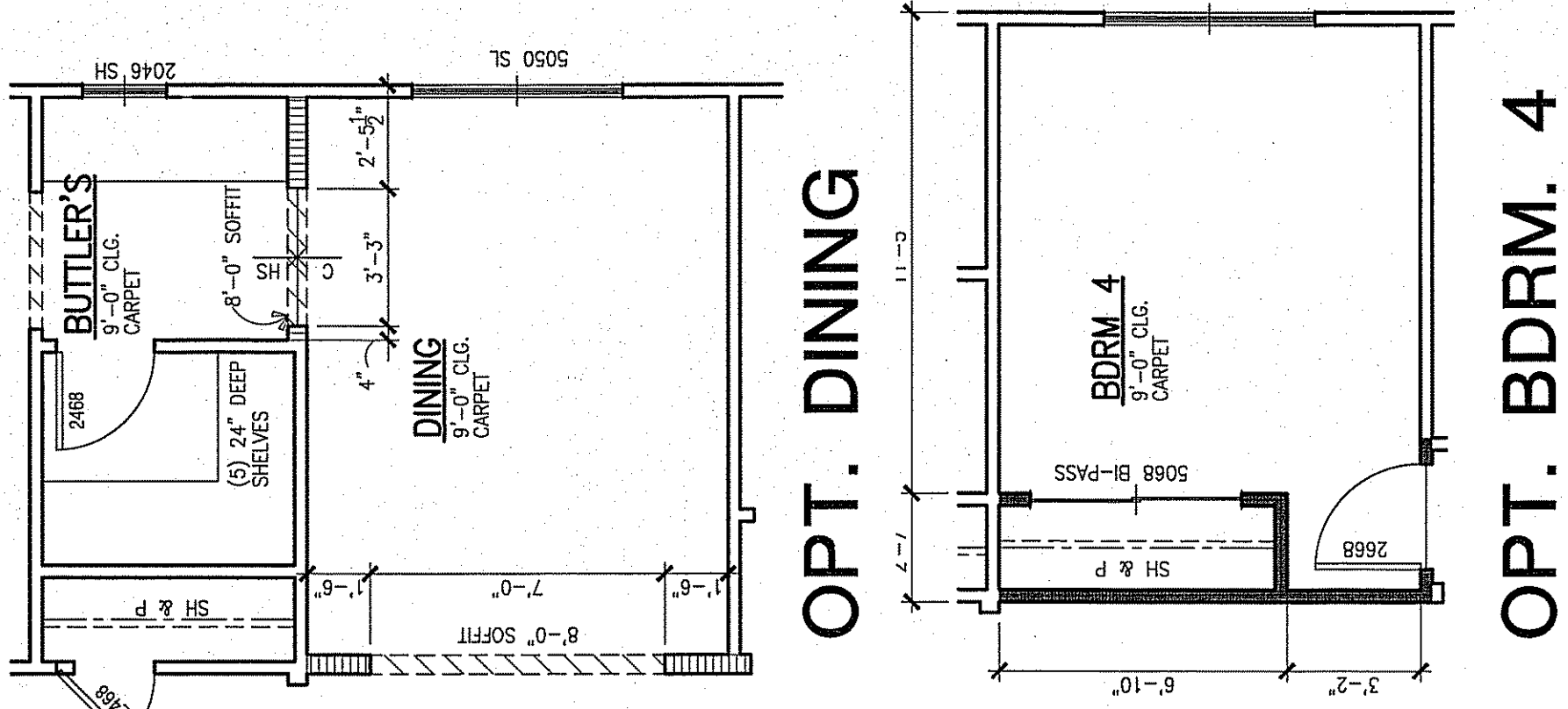
FLOOR AREA TABLE	PLAN 2013A
FLOOR PLAN	2013 SQ. FT.
GARAGE	425 SQ. FT.
EXTERIOR ENTRY	31 SQ. FT.
REAR PATIO	68 SQ. FT.

EARLY CALIFORNIA/SANTA BARBARA

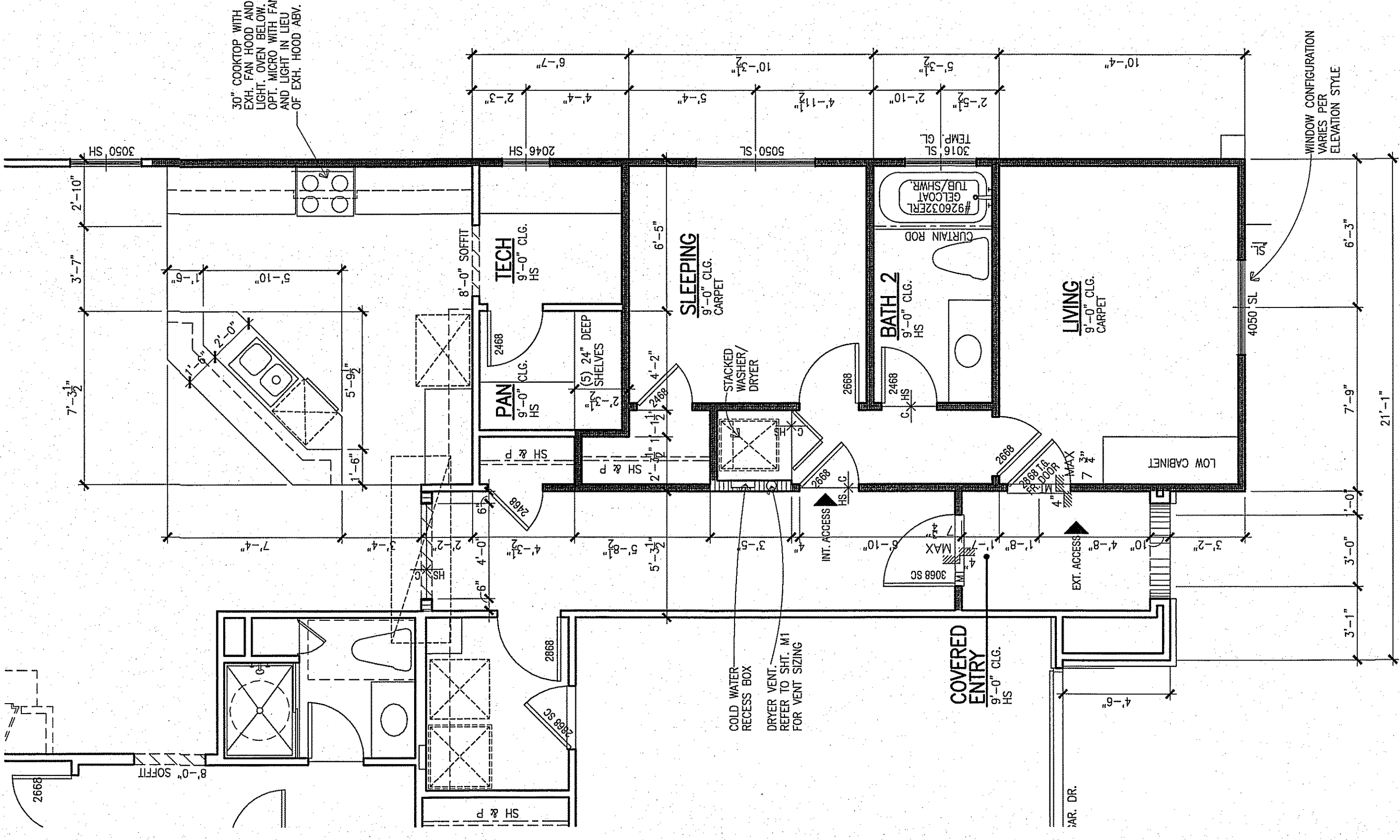
REQUIRED FLOOR CLEARANCES
AT WATER CLOSETS - TYPICAL



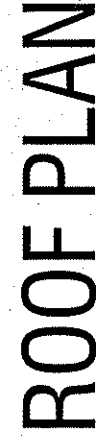
SCALE: 1/4" = 1'-0"



OPT. MULTI-GENERAL SUITE

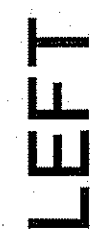


- FLOOR PLAN NOTES**
1. ATTIC ACCESS FOR CIRC. DRIP, ADJUSTERS FOR CIRC. DRAIN 2
 2. AND VENTILATION PERFORM
 3. MEANS OF EGRESS FOR CIRC. DRAIN 2
 4. FLOOR FOR CIRC. DRAIN 2
 5. CIRC. DRAIN 2
 6. CIRC. DRAIN 2
 7. CIRC. DRAIN 2
 8. CIRC. DRAIN 2
 9. CIRC. DRAIN 2
 10. CIRC. DRAIN 2
 11. CIRC. DRAIN 2
 12. CIRC. DRAIN 2
 13. CIRC. DRAIN 2
 14. CIRC. DRAIN 2
 15. CIRC. DRAIN 2
 16. CIRC. DRAIN 2
 17. CIRC. DRAIN 2
 18. CIRC. DRAIN 2
 19. CIRC. DRAIN 2
 20. CIRC. DRAIN 2
 21. CIRC. DRAIN 2
 22. CIRC. DRAIN 2

[illegible]

ATTIC VENTILATION CRITERIA									
ROOF FTTG AREA		A		2557 SQ. FT. 307324 SQ. IN.		CALCULATION FACTOR:		1/300	
MIN. VENTILATION REQUIRED:		TOTAL		1224		SQ. IN.		TOTAL PROVIDED: 1365	
MIN. VENTILATION REQUIRED:		HIGH		612		SQ. IN.		TOTAL HIGH PROVIDED: 683	
MIN. VENTILATION REQUIRED:		LOW		612		SQ. IN.		TOTAL LOW PROVIDED: 683	
CLEANED VENT. COING'S TITLE		SIZE		FEET AREA		QUANTITY		FREE VENT AREA	
CLEANED VENT. COING'S TITLE		SQ.		SQ. IN. X		7		683	
TOTAL PROVIDED:		683		SQ. IN.				683	
LOW VENTILATION METHOD		SIZE		FEET AREA		QUANTITY		FREE VENT AREA	
CLEANED VENT. COING'S TITLE		SQ.		SQ. IN. X		7		683	
TOTAL PROVIDED:		683		SQ. IN.				683	

ROOF PLAN



THE



FRONT

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

REGENTS PARK - PLAN 2013

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

2013052 - REGENTS PARK - 2016 CODE UPDATE - 02-03-17

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<h1>REVISIONS</h1>					
NO.	DATE	DESCRIPTION			
△	02-03-17	2016 CODE UPDATE			
PROJECT MANAGER:			MM		
DESIGNER:			WHAM		
DRAWN BY:			MM		
REVIEWED BY:			-		
1ST BLDG. DEPT. SUBMITTAL:					
ISSUED FOR CONSTRUCTION:			2013092		
JOB NUMBER:			13052048		
CAD FILE NAME:					
DATE:			SHEET:		

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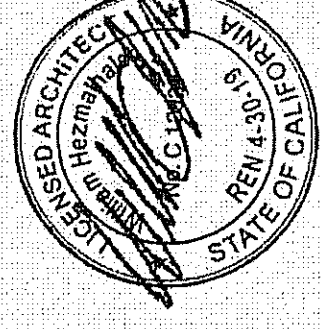
REVISIONS

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DATE:	SHEET:
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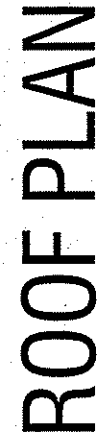
A8.4

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925 463 1700 fax 925 463 1725



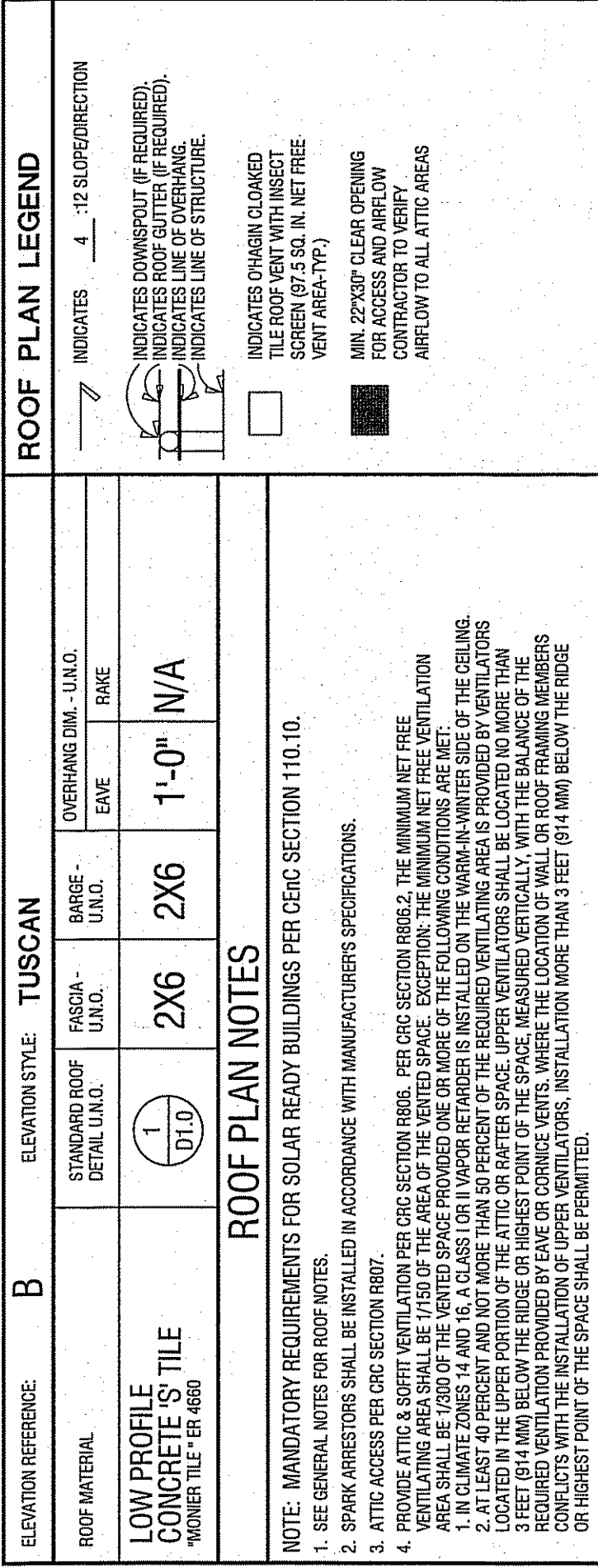
TRACT# 5971/6114
S.F.H.

PLAN 2013A - EARLY CALIFORNIA-SANTA BARBARA - EXTERIOR ELEVATIONS & ROOF PLAN

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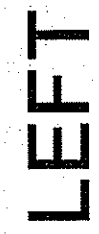
ATTIC VENTILATION									
ROOF PITCH AREA		AREA		CALCULATION FACTOR		1/300			
A		B		C		D		E	
2551 SQ. FT.		367342 SQ. IN.		1224		58		FREE VENT AREA	
MIN. VENTILATION REQUIRED:		TOTAL PROVIDED:		TOTAL HIGH PROOF:		TOTAL LOW PROOF:		FREE VENT AREA	
HIGH 612 SQ. IN.		1385 SQ. IN.		683 SQ. IN.		683 SQ. IN.		683 SQ. IN.	
LOW 612 SQ. IN.									
MIN. VENTILATION REQUIRED:		SIZE		FREY AREA		QUANTITY			
CLEANED VENT METHOD:		CONC'S TILE		58		SQ. IN. X 7			
TOTAL PROVIDED:		683		683		683		683	
MIN. VENTILATION REQUIRED:		SIZE		FREY AREA		QUANTITY			
CLEANED VENT METHOD:		CONC'S TILE		58		SQ. IN. X 7			
TOTAL PROVIDED:		683		683		683		683	

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



ROOF AREA		CALCULATION FACTOR: 1/300					
A	2557 SQ FT 973442						
MIN VENTILATION REQUIRED:	TOTAL	1228	SQ IN			1365	SQ IN
HIGH MIN VENTILATION REQUIRED:	HIGH	612	SQ IN			683	SQ IN
LOW MIN VENTILATION REQUIRED:	LOW	612	SQ IN			683	SQ IN
MIN VENTILATION METHOD CLIMATED VENT - CONC S-TILE	SIZE PER SQUARE SQ	52	SQ IN X			52	SQ IN
	TOTAL PROVIDED:	683	SQ IN			683	SQ IN
LOW VENTILATION METHOD CLIMATED VENT - CONC S-TILE	SIZE PER SQUARE SQ	52	SQ IN X			52	SQ IN
	TOTAL PROVIDED:	683	SQ IN			683	SQ IN

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



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

REGENTS PARK - PLAN 2013
CLOVIS, CA.
WILSON HOMES
FRESNO, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

CLOVIS, CA.

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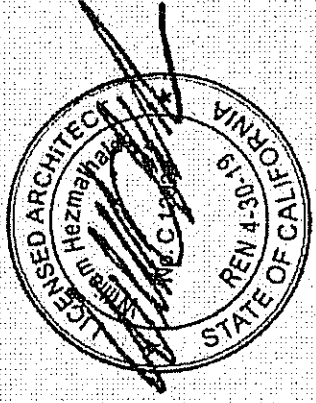
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REVISIONS

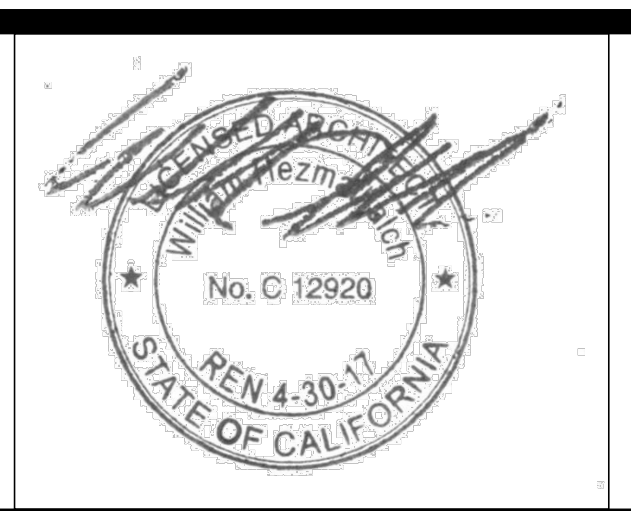
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DATE:	02-03-17
SHEET:	A8.5

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TRACT# 5971/6114
S.F.H.



TRACT # 6114/6128
S.F.D.

PLAN 2399A - EARLY CALIFORNIA/SANTA BARBARA FLOOR PLAN AND OPTION

PLAN 2399
CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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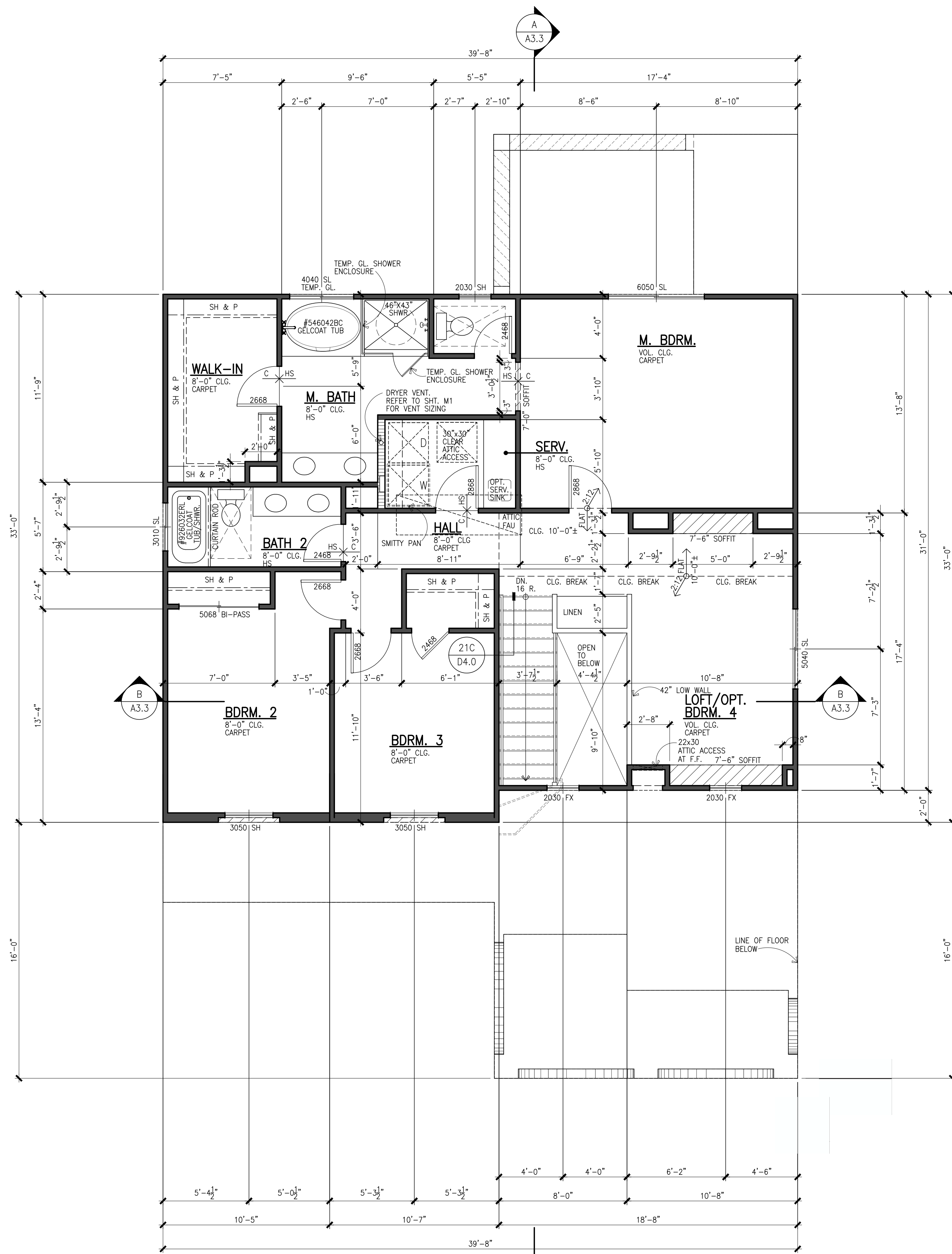
REVISIONS

NO.	DATE	DESCRIPTION
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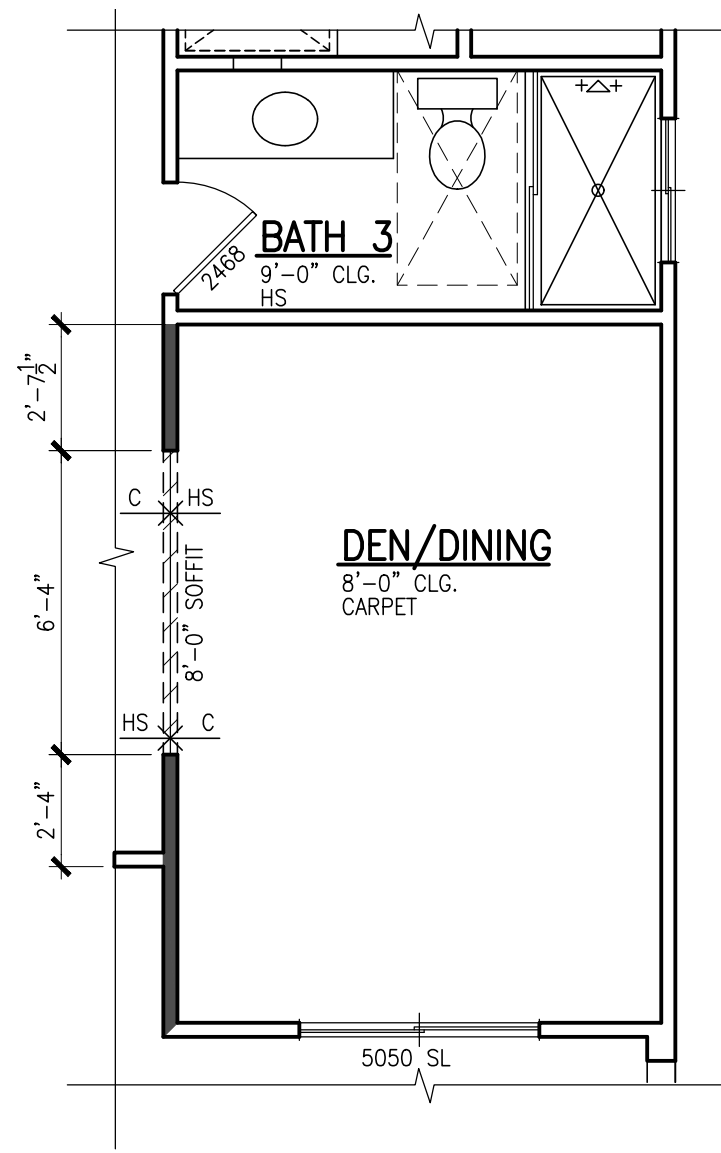
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DESIGNER:	MH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	07-31-15
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015253
CAD FILE NAME:	15211411

DATE: 03-24-17
SHEET: A3.1

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

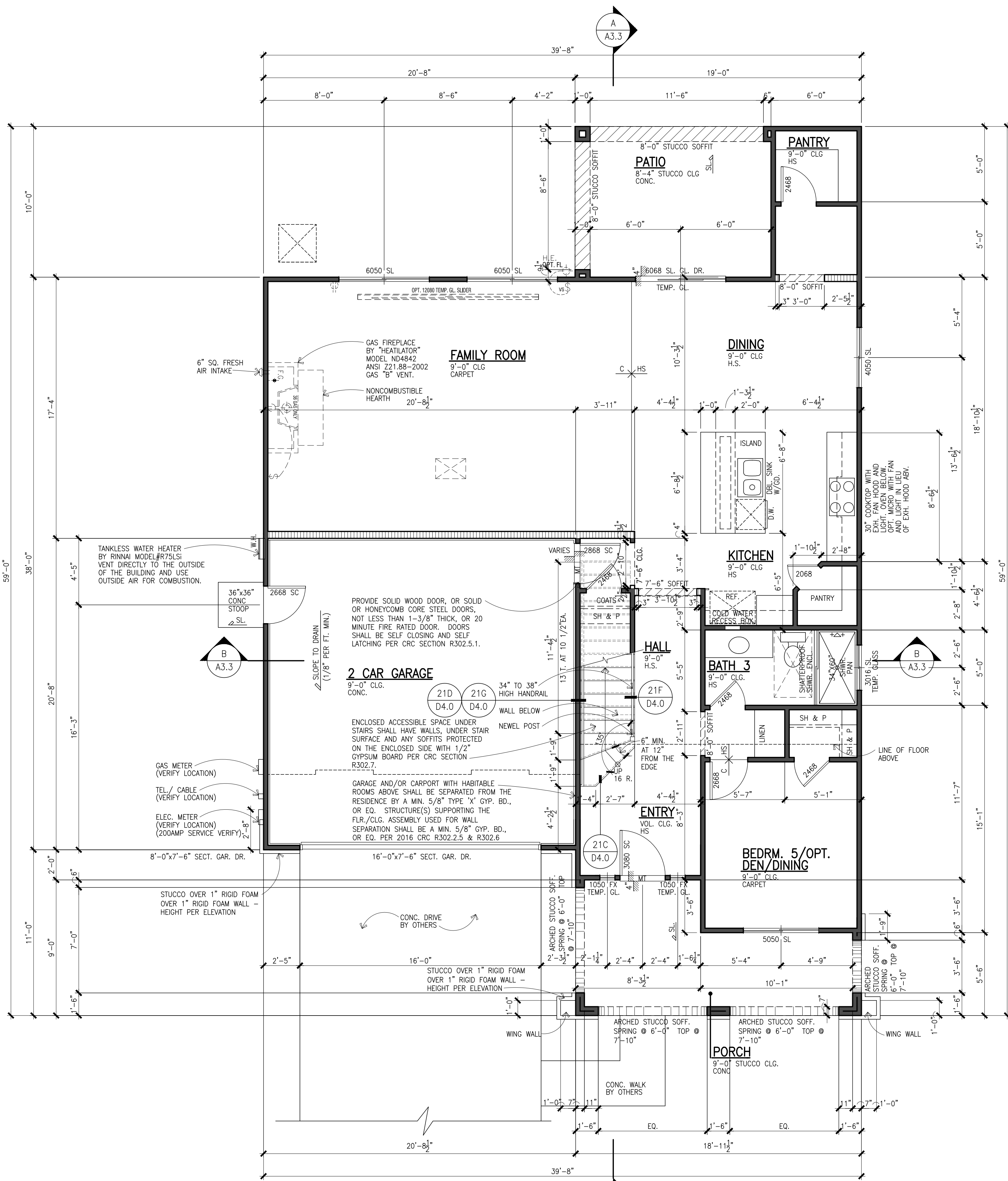
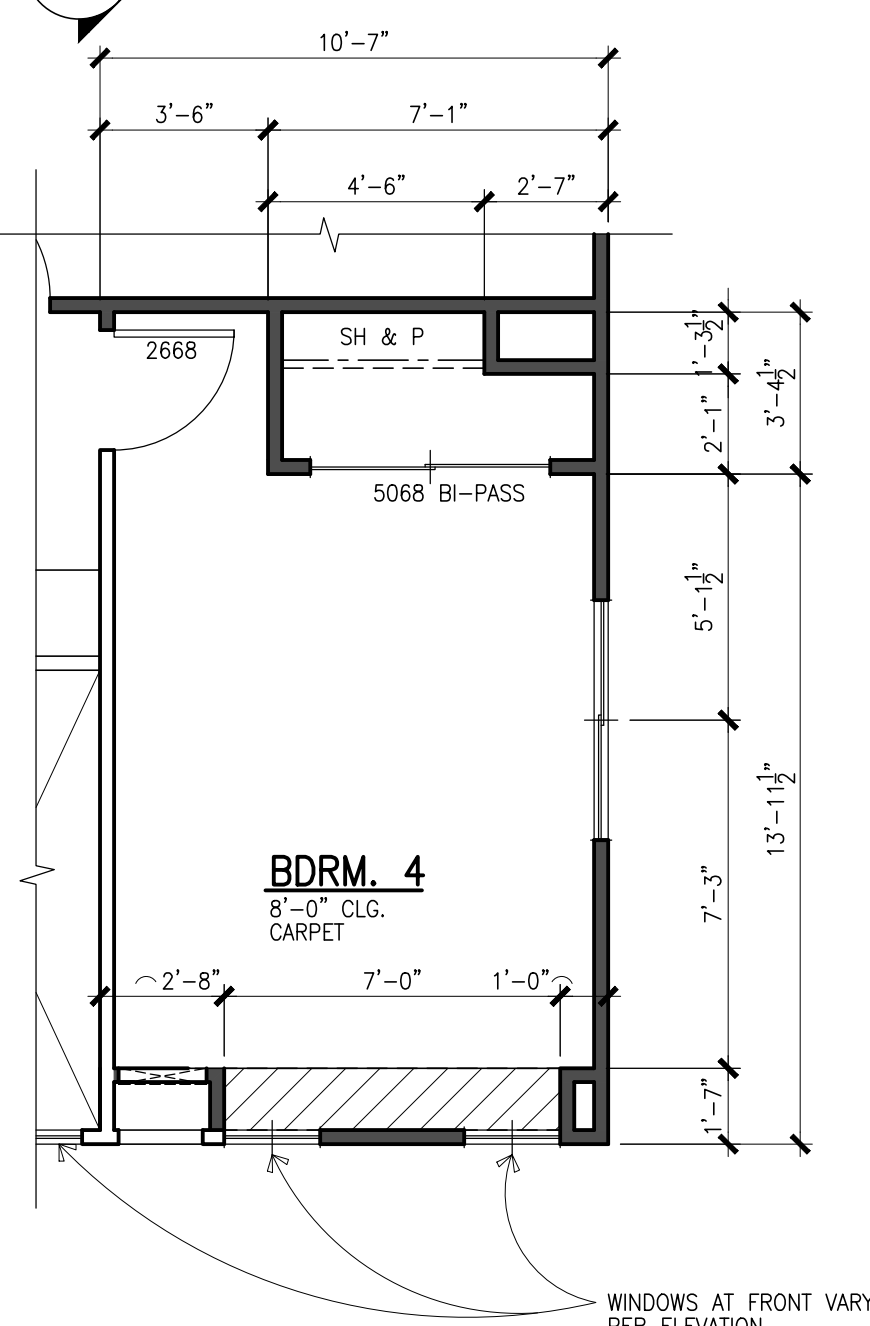


FLOOR PLAN 3A



OPTIONAL DEN / DINING
IN LIEU OF BDRM. 5

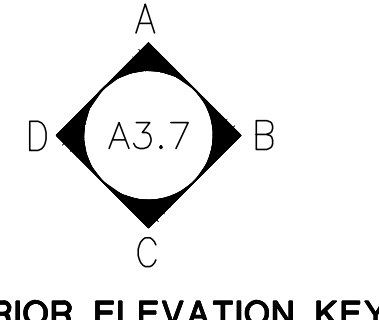
OPTIONAL BEDRM. 4
IN LIEU OF LOFT



- FLOOR PLAN NOTES
1. ATTIC ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER CRC R302.12
 2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310.1
 3. MEANS OF EGRESS PER CRC R311
 4. GLAZING PER CRC R601.1 & R608
 5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006
 6. COMBUSTION AIR TO FORCED AIR UNIT PER CRC CHAPTER 7
 7. COMBUSTION AIR TO WATER HEATER PER CRC SECTION 507.0
 8. ENVIRONMENTAL AIR DUCTS PER CRC SECTION 504
 9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CRC 305 & 308
 10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CRC SECTION 110.1
 11. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R310.1
 12. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE TIED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
 13. A SHEETROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R109.1.2 & 2016 CRC 110.3.5
 14. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. 2016 CRC R309
 15. PROVIDE A 4" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 1-24
 16. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
 17. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2016 CRC R106.1.1
 18. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. 2016 CRC R102.4.2
 19. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEWALK SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
 20. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(A)
 21. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CEC 406.6

EARLY CALIFORNIA / SANTA BARBARA

FLOOR AREA TABLE	PLAN 2399A
LOWER FLOOR PLAN	1215 SQ. FT.
UPPER FLOOR PLAN	1184 SQ. FT.
TOTAL	2399 SQ. FT.
GARAGE	428 SQ. FT.
PORCH	133 SQ. FT.
REAR COVERED PATIO	130 SQ. FT.



INTERIOR ELEVATION KEY



20152533 - 03-24-17 - 2016 CODE UPDATE

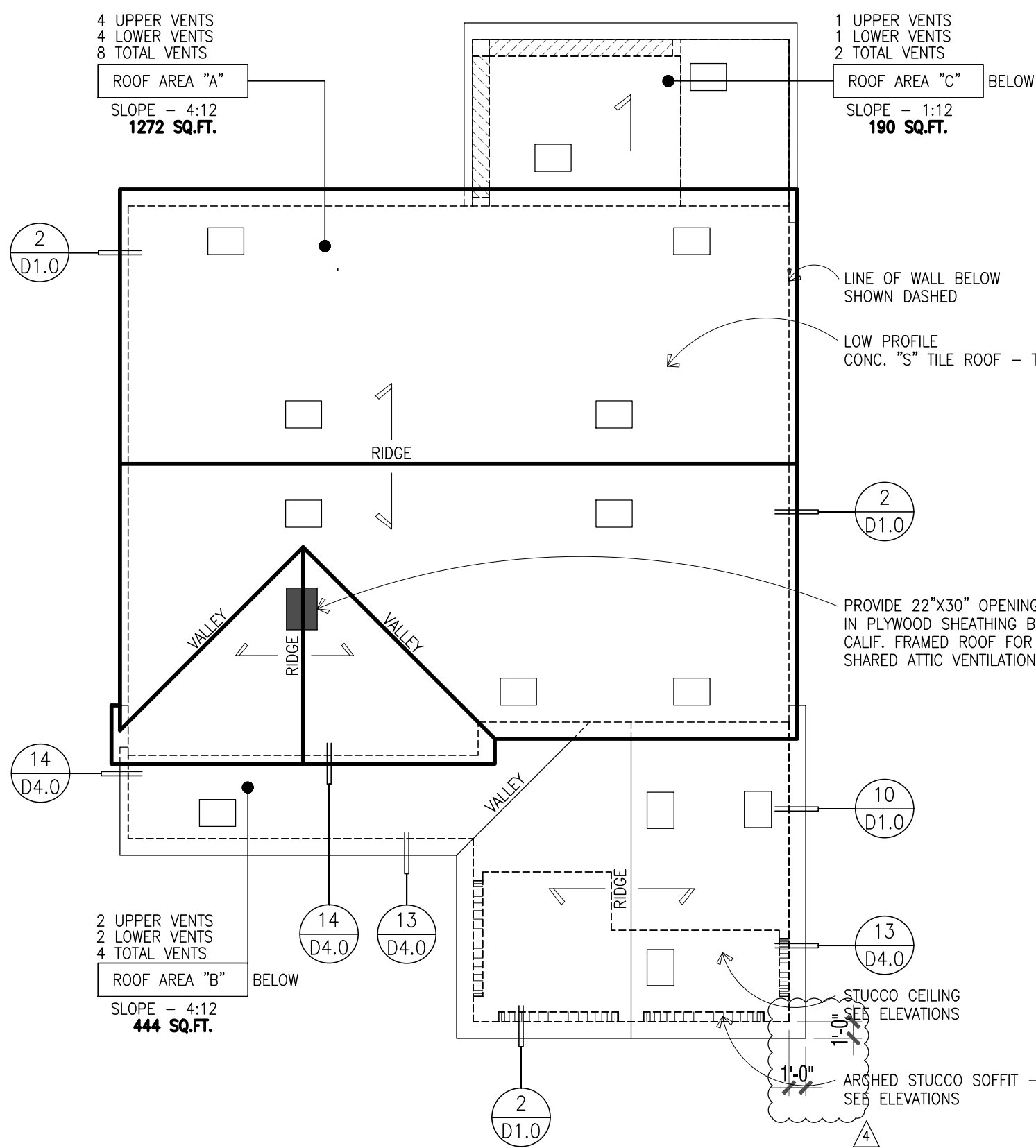


CRAFTSMAN		
FLOOR AREA	TABLE	PLAN 2399C
LOWER FLOOR PLAN	1215	SQ. FT.
UPPER FLOOR PLAN	1169	SQ. FT.
TOTAL	2384	SQ. FT.
GARAGE	428	SQ. FT.
PORCH	153	SQ. FT.
REAR COVERED PATIO	130	SQ. FT.



- | | | |
|--|------------|------------------|
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| DO | NOT | SCALE PLANS |
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| NO. | DATE | DESCRIPTION |
| 1 | 03-24-17 | 2016 CODE UPDATE |
| | | |
| PROJECT MANAGER : | | |
| DESIGNER : | WH/AM | |
| DRAWN BY : | MH | |
| REVIEWED BY : | | |
| 1ST BLDG. DEPT. SUBMITTAL : | 07-31-15 | |
| ISSUED FOR CONSTRUCTION : | | |
| JOB NUMBER : | 2015253 | |
| CAD FILE NAME : | 13219431.1 | |

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



ROOF PLAN SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:		ELEVATION STYLE: EARLY CALIFORNIA/SANTA BARBARA			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG EAVE U.N.O.	RAKE U.N.O.
LOW PROFILE CONCRETE S-TILE (NUMBER TILE: ER-466)	1 D1	2X6	2X6	1'-0"	6"

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CBC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.

2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. ATTIC ACCESS PER CBC SECTION R807.

4. PROVIDE ATTIC & SOFFIT VENTILATION PER CBC SECTION R808. PER CBC SECTION R808.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

- IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY FAIR OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF ATTIC AREA		A		1272		SQ. FT.		CALCULATION FACTOR:		1/300	
						163168					
MIN. VENTILATION REQUIRED:		TOTAL		611		SQ. IN.		TOTAL PROVIDED:		780	
MIN. VENTILATION REQUIRED:		HIGH		305		SQ. IN.		TOTAL HIGH PROVIDED:		390	
MIN. VENTILATION REQUIRED:		LOW		305		SQ. IN.		TOTAL LOW PROVIDED:		390	

HIGH VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		4		390	
								TOTAL PROVIDED:	
								390	

LOW VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		4		390	
								TOTAL PROVIDED:	
								390	

ROOF ATTIC AREA		B		444		SQ. FT.		CALCULATION FACTOR:		1/300	
						63936					
MIN. VENTILATION REQUIRED:		TOTAL		213		SQ. IN.		TOTAL PROVIDED:		390	
MIN. VENTILATION REQUIRED:		HIGH		107		SQ. IN.		TOTAL HIGH PROVIDED:		195	
MIN. VENTILATION REQUIRED:		LOW		107		SQ. IN.		TOTAL LOW PROVIDED:		195	

HIGH VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		2		195	
								TOTAL PROVIDED:	
								195	

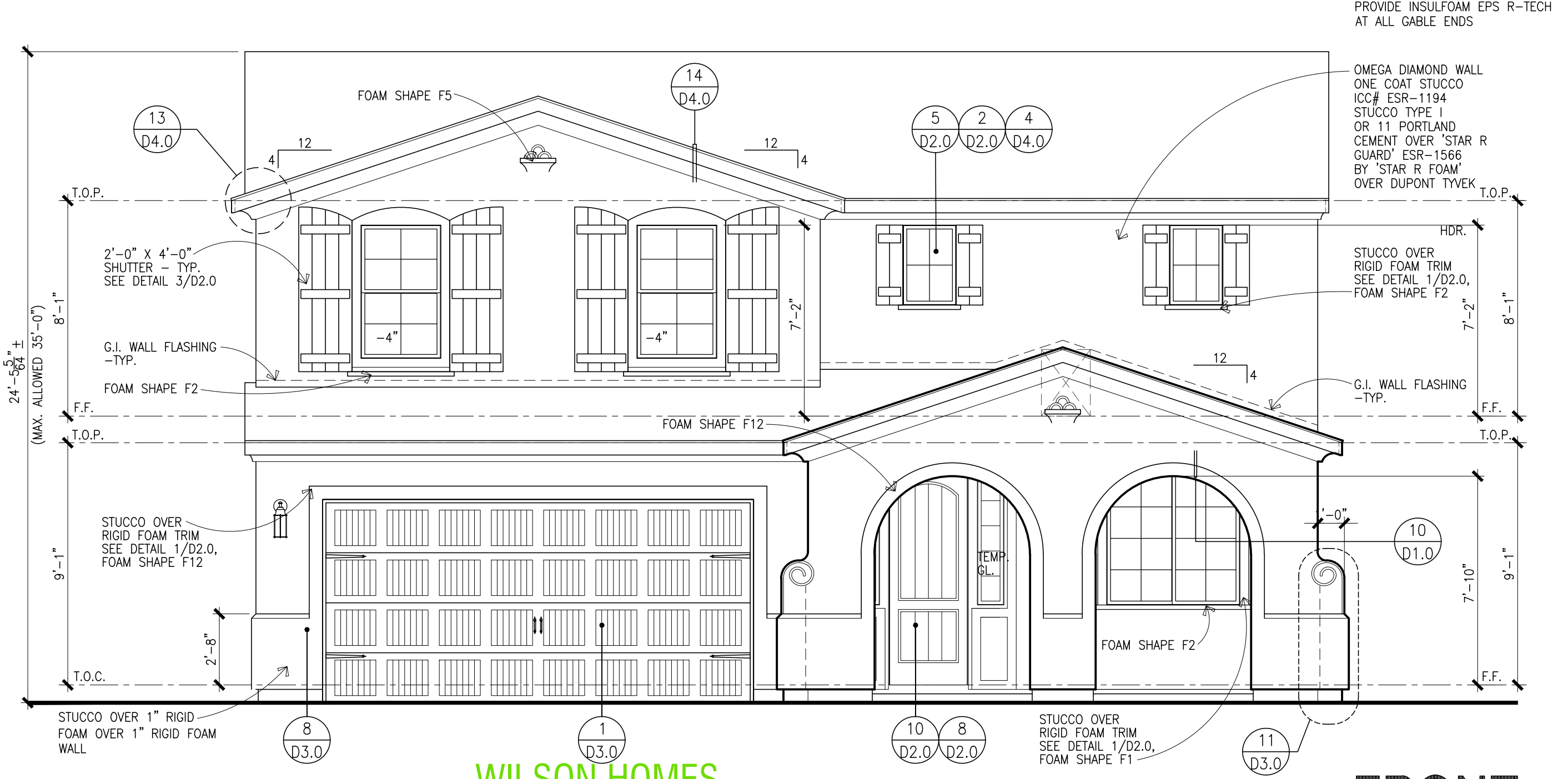
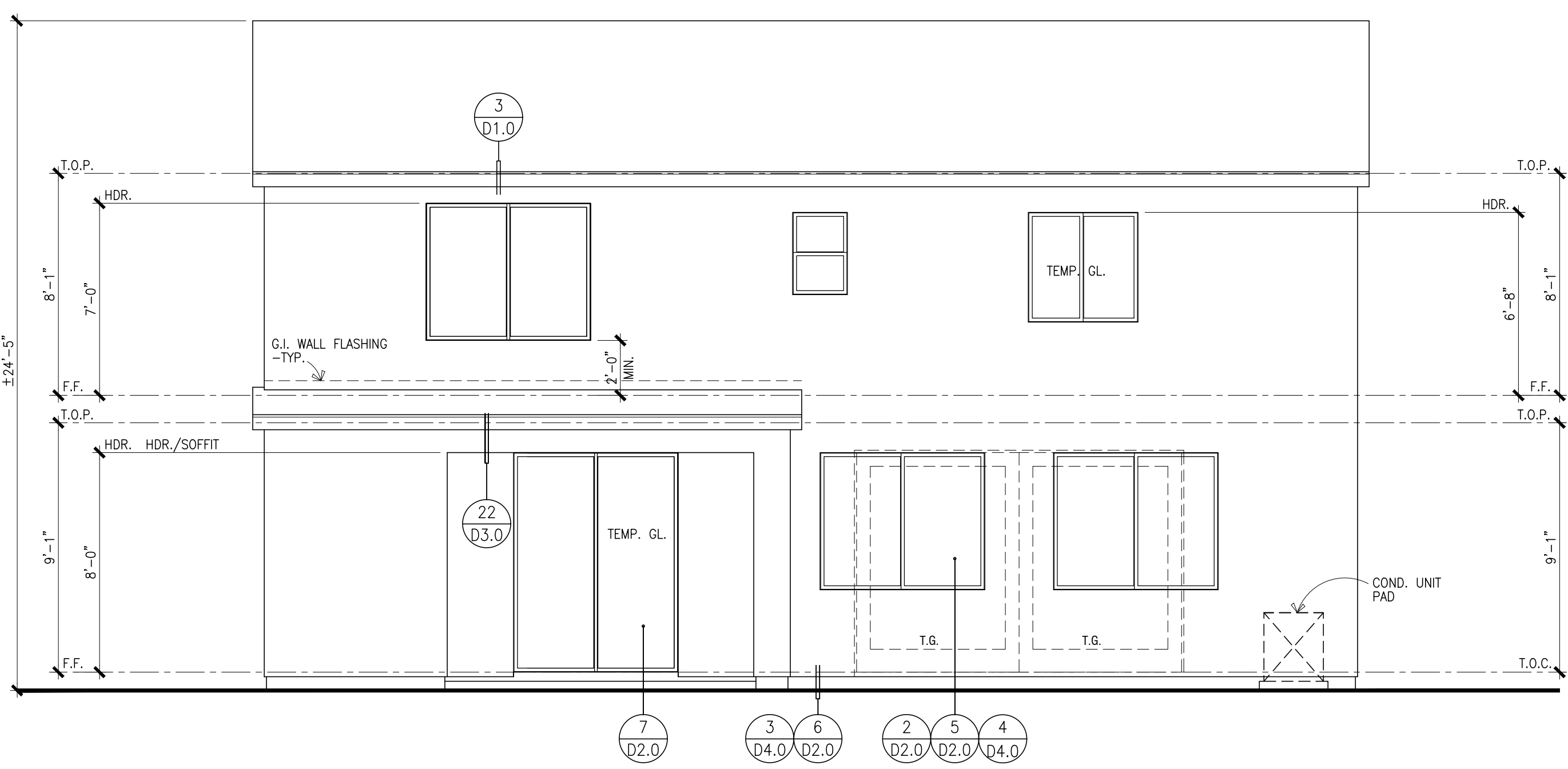
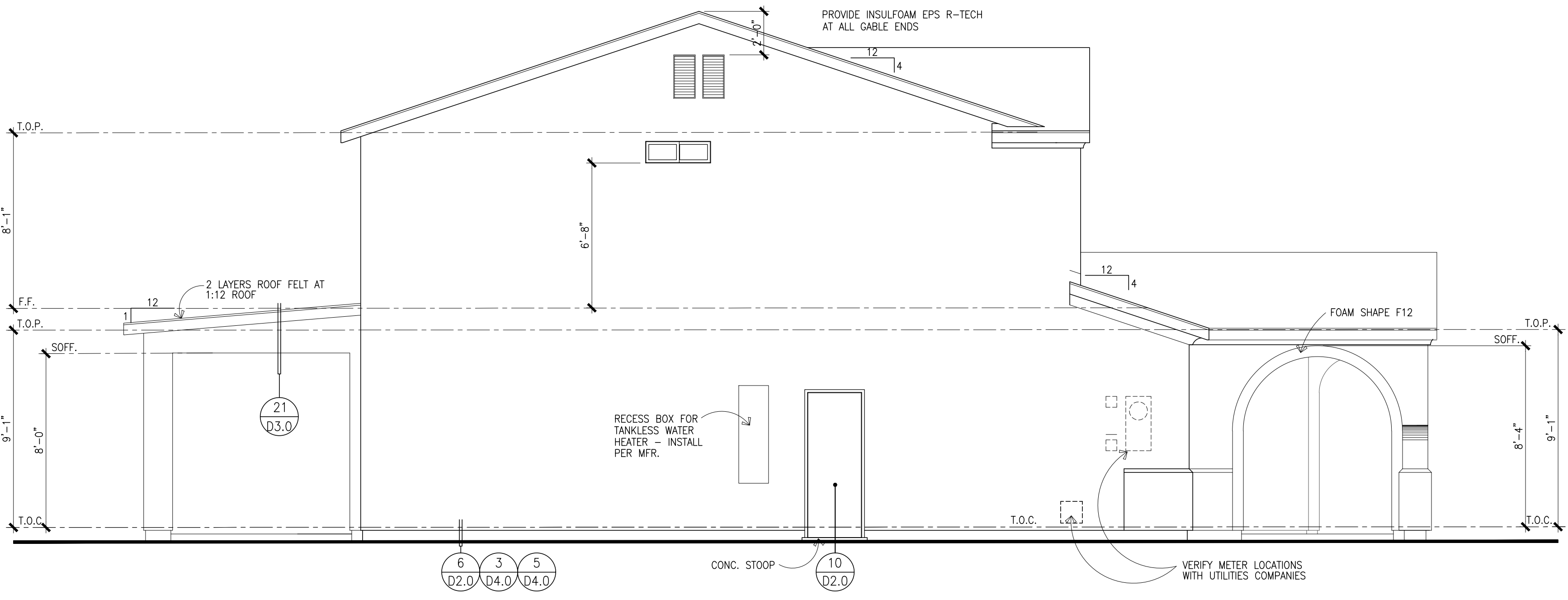
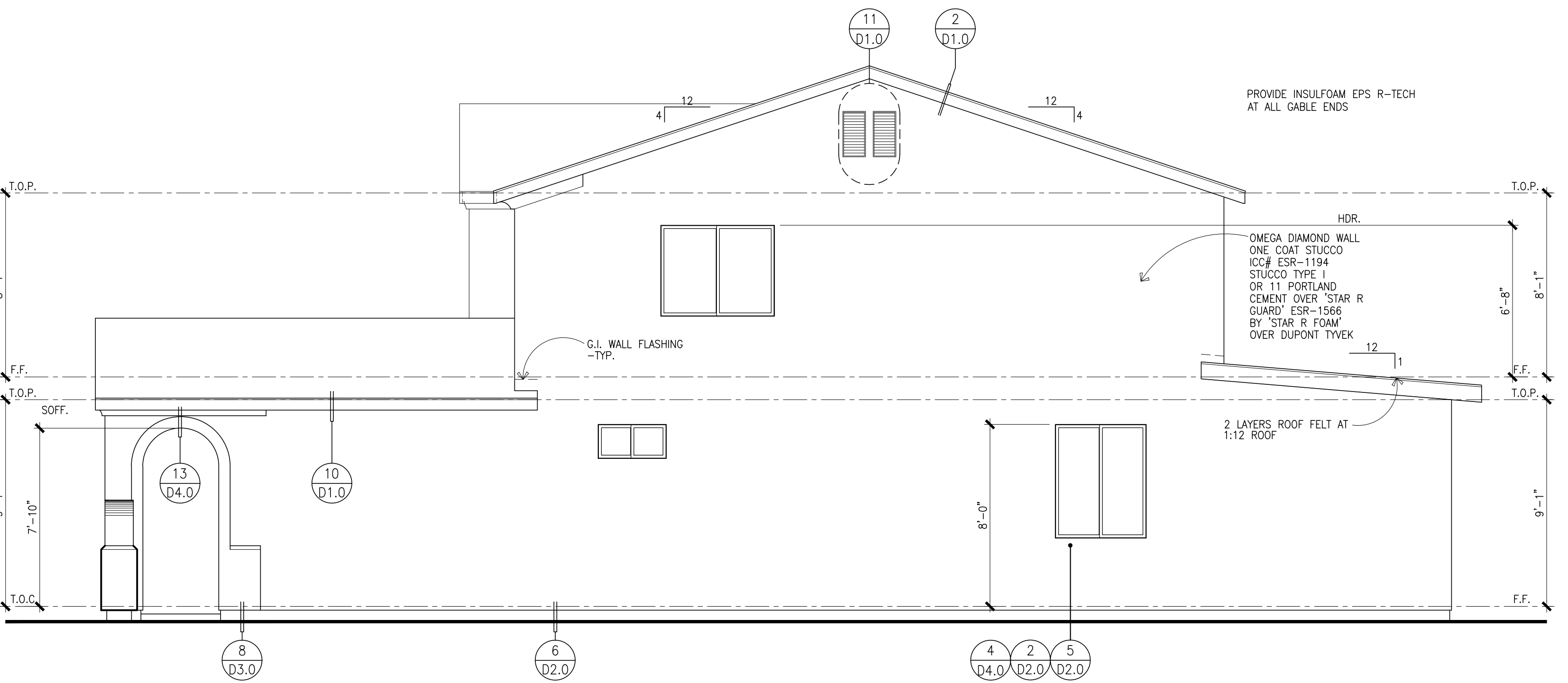
LOW VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		2		195	
								TOTAL PROVIDED:	
								195	

ROOF ATTIC AREA		C		190		SQ. FT.		CALCULATION FACTOR:		1/300	
						27360					
MIN. VENTILATION REQUIRED:		TOTAL		91		SQ. IN.		TOTAL PROVIDED:		195	
MIN. VENTILATION REQUIRED:		HIGH		46		SQ. IN.		TOTAL HIGH PROVIDED:		98	
MIN. VENTILATION REQUIRED:		LOW		46		SQ. IN.		TOTAL LOW PROVIDED:		98	

HIGH VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		1		98	
								TOTAL PROVIDED:	
								98	

LOW VENTILATION METHOD		SIZE		FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE		98		SQ. IN. X		1		98	
								TOTAL PROVIDED:	
								98	

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



REAR

WILSON HOMES
PLAN 2399

FRONT

EXTERIOR ELEVATIONS

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

PLAN 2399A EARLY CALIFORNIA / SANTA BARBARA - EXTERIOR ELEVATIONS & ROOF PLAN

PLAN 2399
CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS

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DESIGNER:		MH
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REVIEWED BY:		-
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ISSUED FOR CONSTRUCTION:		2015253
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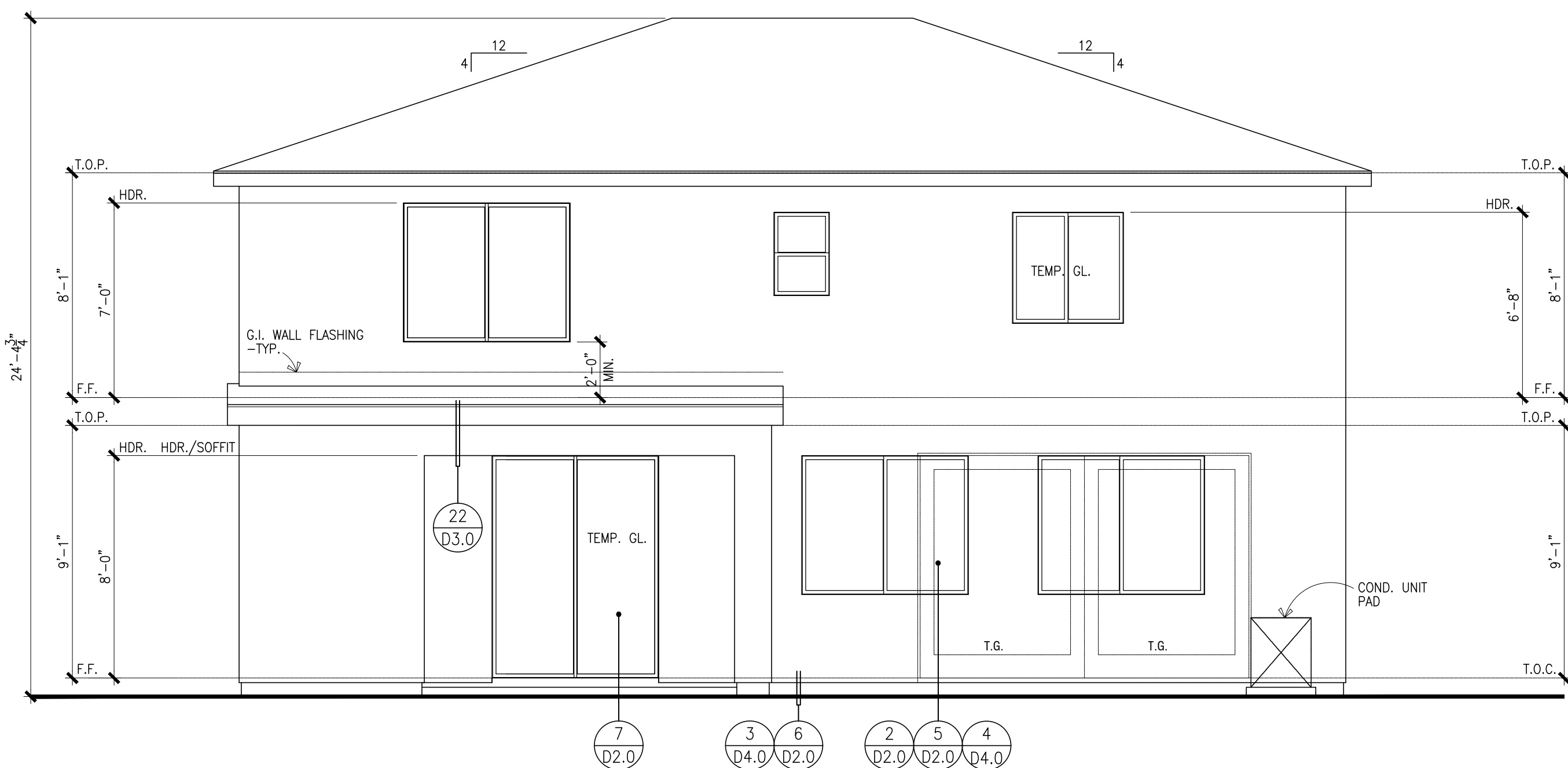
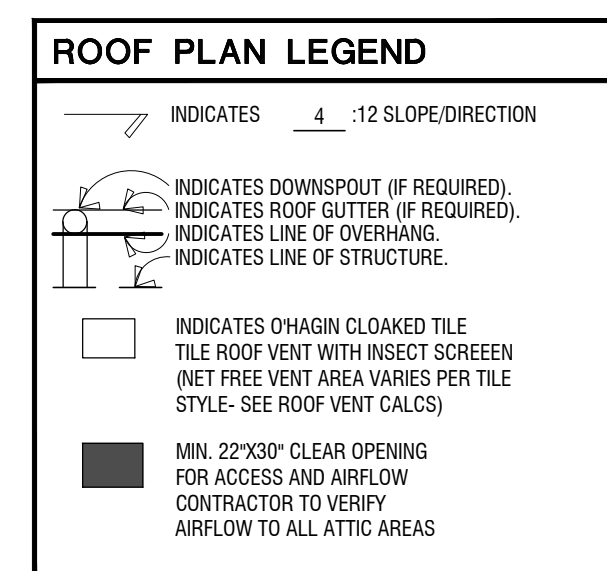
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03-24-17	A3.4

2015253 - 03-24-17 - 2016 CODE UPDATE




TRACT # 6114/6128
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ROOF PLAN

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

ELEVATION REFERENCE: B		ELEVATION STYLE: ITALIAN			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.D.	FASCIA - U.N.O.D.	BARGE - U.N.O.D.	OVERHANG DIM. - U.N.O.	
CONCRETE FLAT TILE "MONIMER TILE" * ER 4650		2X6	2X6	EAVE	RAKE
				1'-0"	6"

OPTIONAL VILLA TILES - LOW PROFILE 'S' TILE

ELEVATION REFERENCE: B		ELEVATION STYLE: ITALIAN			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA U.N.O.	BARGE U.N.O.	OVERHANG DIM. / U.N.O.	
LOW PROFILE CONCRETE 'S' TILE <small>*CONCRETE TILE - FR-4660</small>		2X6	2X6	EAVE	RAKE
				1'-0"	6"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS per CEC Section 110.10.

USE GENERAL NOTES FOR ROOF NOTES.

2. SPAC ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. ACCESS PER CEC SECTION 110.10.

4. PROVIDE Airtight & Vaportight VENTILATION PER CEC SECTION 806. PER CEC SECTION 806.3, THE MINIMUM NET FREE AREA SHALL BE 1/100TH OF THE VOLUME OF THE SPACE. THE MINIMUM FREE AREA SHALL BE 1/100TH OF THE VOLUME OF THE SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

IN CLIMATE ZONES 14 AND 16, A CLASS I OR VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE SPACE.

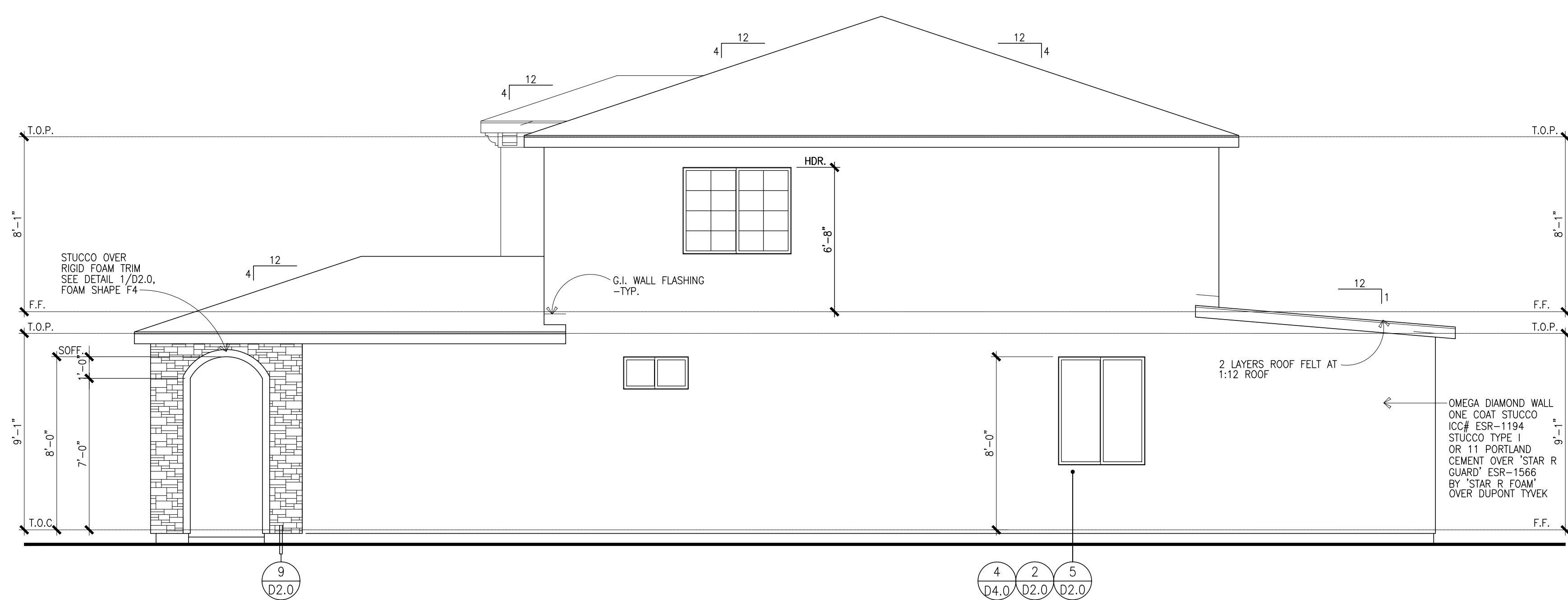
NOT LESS THAN 10 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATING PROVIDED BY EAVE OR CORNER VENTS. WHERE THE EAVE OR CORNER VENTS ARE NOT USED, THE VENTILATING SHALL BE PROVIDED BY VENTILATORS LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF ATTIC AREA		A	1251	SQ. FT.	CALCULATION FACTOR:		1/300
			180144	SQ. IN.			
MIN. VENTILATION REQUIRED:	TOTAL		600	SQ. IN.	TOTAL PROVIDED:	791	SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	300	SQ. IN.	TOTAL HIGH PROVIDE	395	SQ. IN.	
MIN. VENTILATION REQUIRED:	LOW	300	SQ. IN.	TOTAL LOW PROVIDE	396	SQ. IN.	
HIGH VENTILATION METHOD				SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE -				99	SQ. IN. X	4	395 SQ. IN.
						TOTAL PROVIDED:	395 SQ. IN.
LOW VENTILATION METHOD				SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE -				99	SQ. IN. X	4	396 SQ. IN.
						TOTAL PROVIDED:	396 SQ. IN.

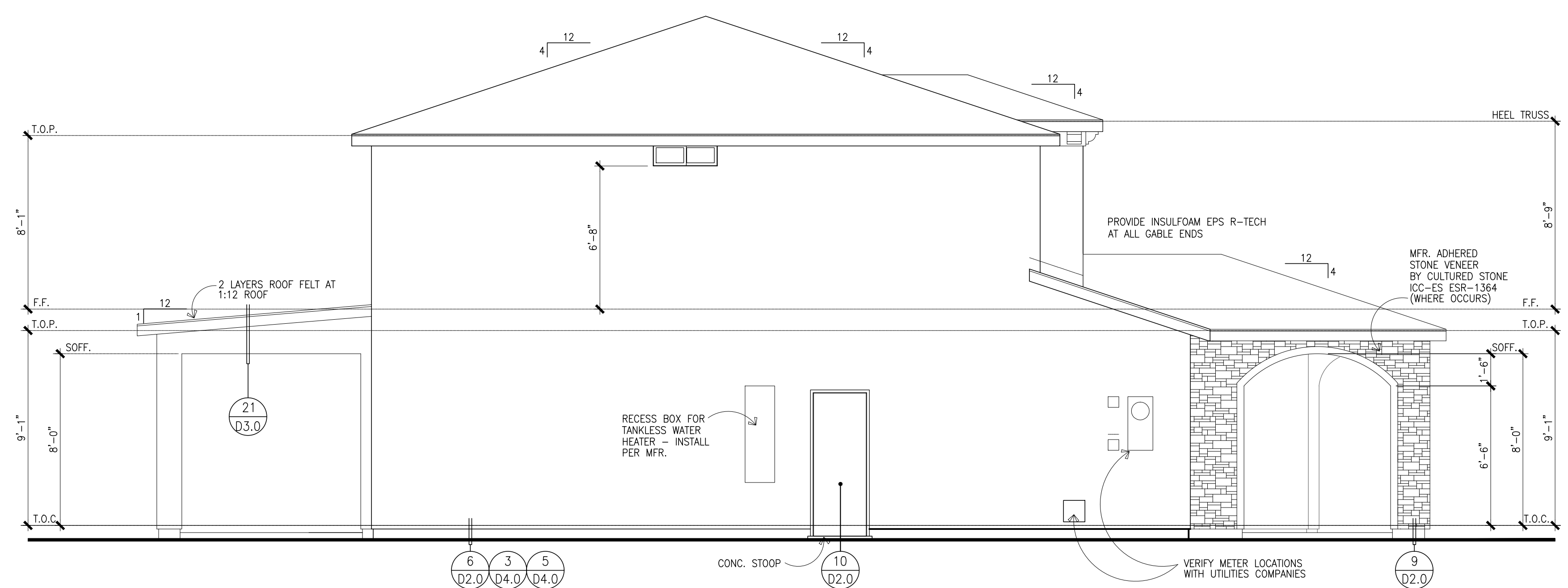
ROOF ATTIC AREA		B	4745	SQ. FT.	CALCULATION FACTOR:		1/300
			8780				
MIN. VENTILATION REQUIRED:		TOTAL	228	SQ. IN.	TOTAL PROVIDED:		395 SQ. IN.
MIN. VENTILATION REQUIRED:		HIGH	114	SQ. IN.	TOTAL HIGH PROVIDED:		198 SQ. IN.
MIN. VENTILATION REQUIRED:		LOW	46	SQ. IN.	TOTAL LOW PROVIDED:		198 SQ. IN.
HIGH VENTILATION METHOD		SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN.	X 2	198		SQ. IN.
					TOTAL PROVIDED:		198 SQ. IN.
LOW VENTILATION METHOD		SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN.	X 2	198		SQ. IN.
					TOTAL PROVIDED:		198 SQ. IN.

ROOF ATTIC AREA		C	190	SQ. FT.	CALCULATION FACTOR:		1/300
			2730	SQ. IN.			
MIN. VENTILATION REQUIRED:	TOTAL	91	SQ. IN.	TOTAL PROVIDED:		198	SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	46	SQ. IN.	TOTAL HIGH PROV'D		99	SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	46	SQ. IN.	TOTAL LOW PROV'D		99	SQ. IN.
HIGH VENTILATION METHOD		SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
GLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN. X	1		99	SQ. IN.
				TOTAL PROVIDED:		99	SQ. IN.
LOW VENTILATION METHOD		SIZE	FREE AREA	QUANTITY	FREE VENT AREA		
GLOAKED VENT - CONC. FLAT TILE -		99	SQ. IN. X	1		99	SQ. IN.
				TOTAL PROVIDED:		99	SQ. IN.

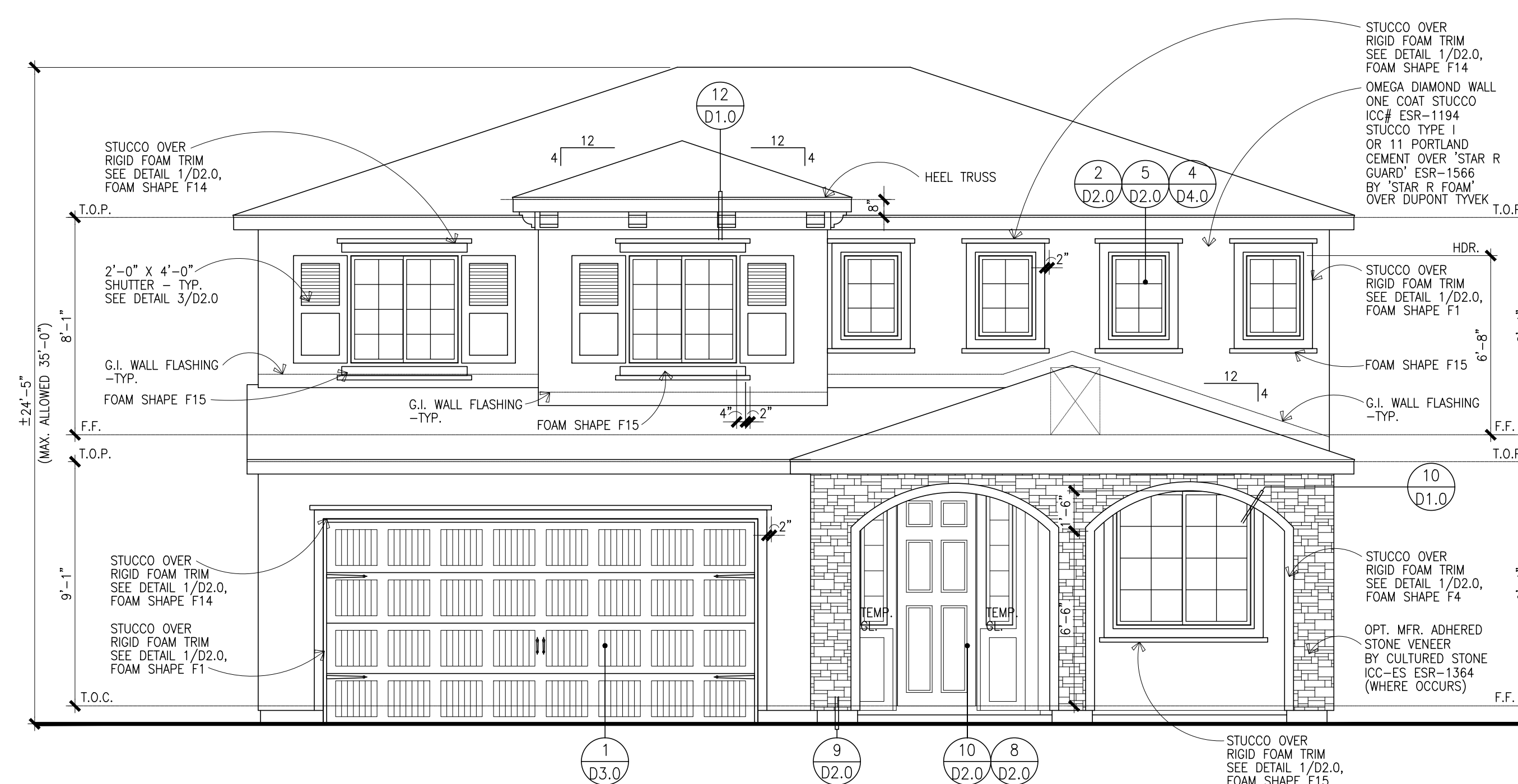
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RIGHT



LEFT



FRONT

REAR

EXTERIOR ELEVATIONS

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



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TRACT# 6114/6128
S.F.D.

PLAN 2399B ITALIAN - EXTERIOR ELEVATIONS & ROOF PLAN

PLAN 2399
CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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DO	NOT	SCALE	PLANS
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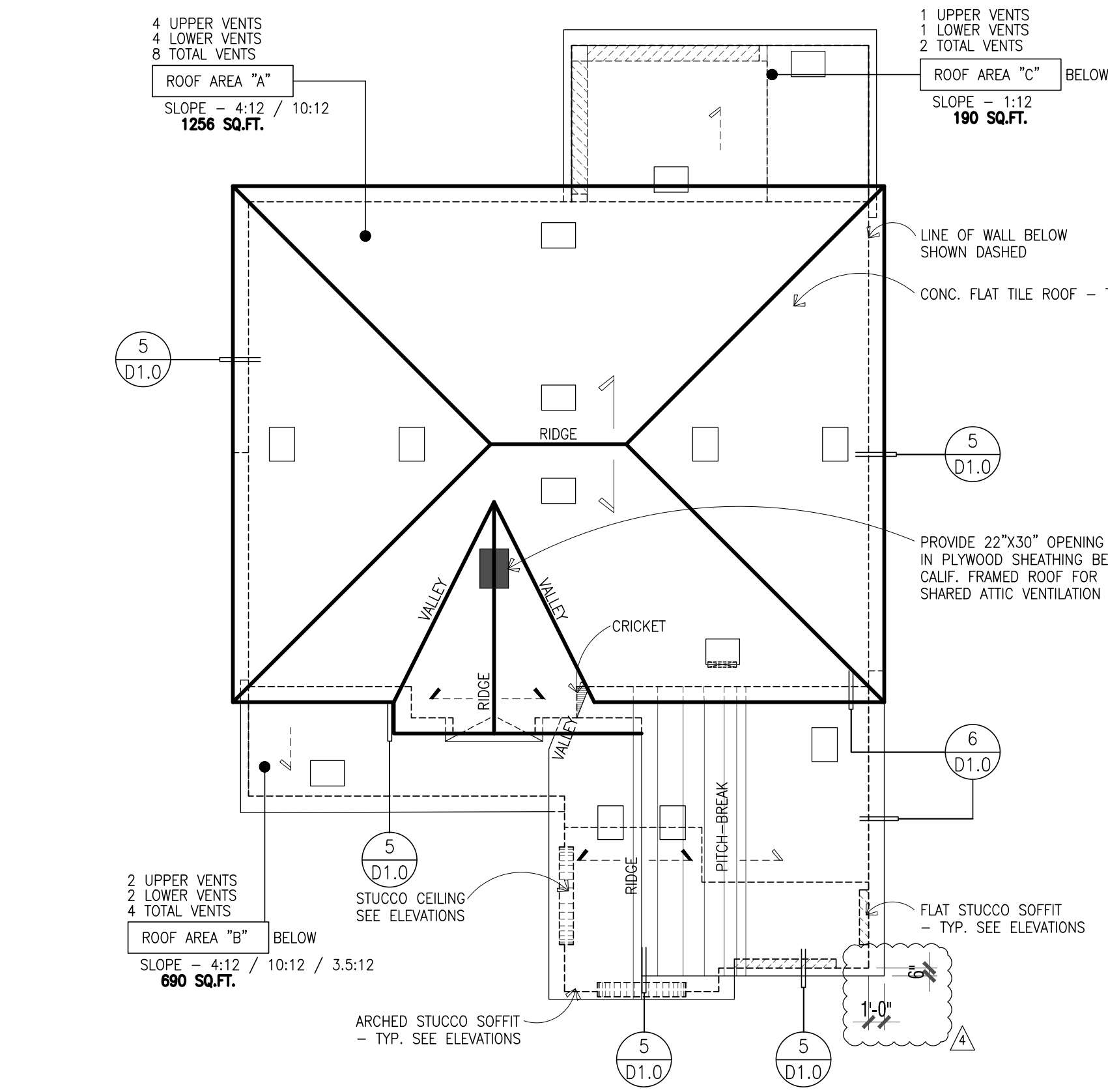
REVISIONS		
NO.	DATE	DESCRIPTION
4	03-24-17	2016 CODE UPDATE

PROJECT MANAGER :	
DESIGNER :	VH/AM
DRAWN BY :	MH
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	07-31-15
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2015253
CAD FILE NAME :	13219A35

DATE:
03-24-17

SHEET:
A3.5

2015253 - 03-24-17 - 2016 CODE UPDATE



ROOF PLAN

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

ROOF PLAN LEGEND	
	INDICATES 4:12 SLOPE/DIRECTION
	INDICATES DOWNSLOPE (IF REQUIRED)
	INDICATES ROOF GUTTER (IF REQUIRED)
	INDICATES LINE OF OVERHANG
	INDICATES LINE OF STRUCTURE
	INDICATES (HATCH) CLOAKED TILE ROOF VENT WITH INSET SCREEN (9:5 SQ. IN. NET FREE VENT AREA-TYP.)
	MIN. 22"x30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS

ROOF PLAN

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

ELEVATION REFERENCE: C		ELEVATION STYLE: CRAFTSMAN	
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.
LOW PROFILE CONCRETE FLAT TILE	4 D1	2X6	2X6
MONIER TILE - ER 4660		1'-0"	0'-6"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CIRC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.

2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. ATTIC ACCESS PER CIRC SECTION 110.10.

4. PROVIDE ATTIC & SLOTTED VENTILATION PER CIRC SECTION 110.10. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

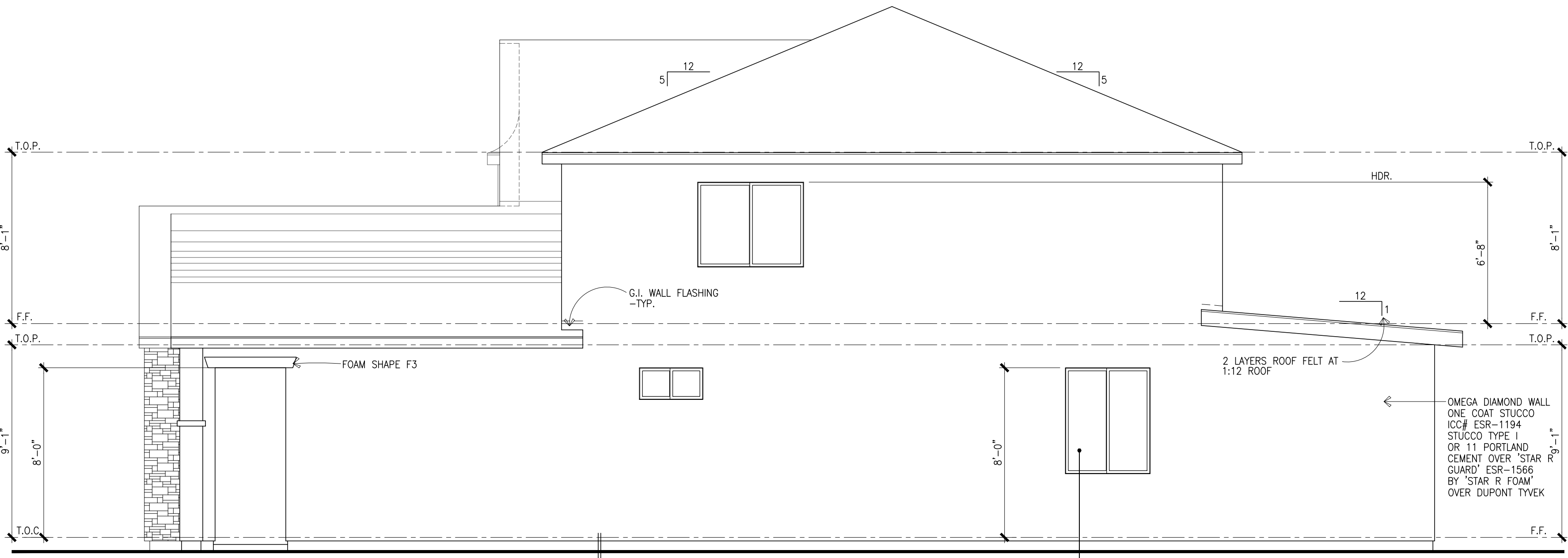
- IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS COMPLICATES WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF ATTIC AREA	A	1256	SQ. FT.	180864	SQ. IN.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	603	SQ. IN.			TOTAL PROVIDED:	791
MIN. VENTILATION REQUIRED:	HIGH	301	SQ. IN.			TOTAL HIGH PROVIDED:	395
MIN. VENTILATION REQUIRED:	LOW	301	SQ. IN.			TOTAL LOW PROVIDED:	396
HIGH VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	4	395	SQ. IN.		
			TOTAL PROVIDED:	395	SQ. IN.		
LOW VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT-TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	2	396	SQ. IN.		
			TOTAL PROVIDED:	396	SQ. IN.		

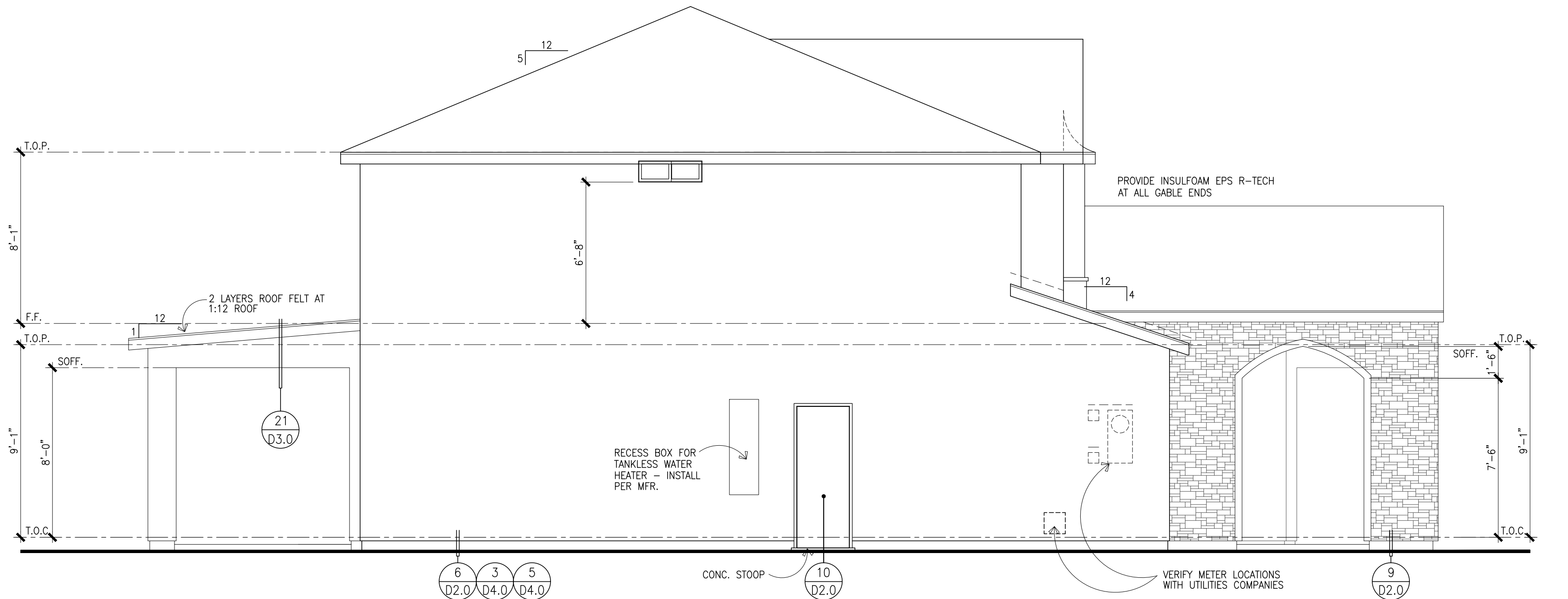
ROOF ATTIC AREA	B	480	SQ. FT.	69120	SQ. IN.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	230	SQ. IN.			TOTAL PROVIDED:	395
MIN. VENTILATION REQUIRED:	HIGH	115	SQ. IN.			TOTAL HIGH PROVIDED:	198
MIN. VENTILATION REQUIRED:	LOW	46	SQ. IN.			TOTAL LOW PROVIDED:	198
HIGH VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	2	198	SQ. IN.		
			TOTAL PROVIDED:	198	SQ. IN.		
LOW VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	2	198	SQ. IN.		
			TOTAL PROVIDED:	198	SQ. IN.		

ROOF ATTIC AREA	C	190	SQ. FT.	27360	SQ. IN.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	91	SQ. IN.			TOTAL PROVIDED:	198
MIN. VENTILATION REQUIRED:	HIGH	46	SQ. IN.			TOTAL HIGH PROVIDED:	99
MIN. VENTILATION REQUIRED:	LOW	46	SQ. IN.			TOTAL LOW PROVIDED:	99
HIGH VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	2	99	SQ. IN.		
			TOTAL PROVIDED:	99	SQ. IN.		
LOW VENTILATION METHOD							
CLOAKED VENT - CONC. FLAT-TILE	SIZE	FREE AREA	QUANTITY	FREE VENT AREA			
	99	SQ. IN. X	1	99	SQ. IN.		
			TOTAL PROVIDED:	99	SQ. IN.		

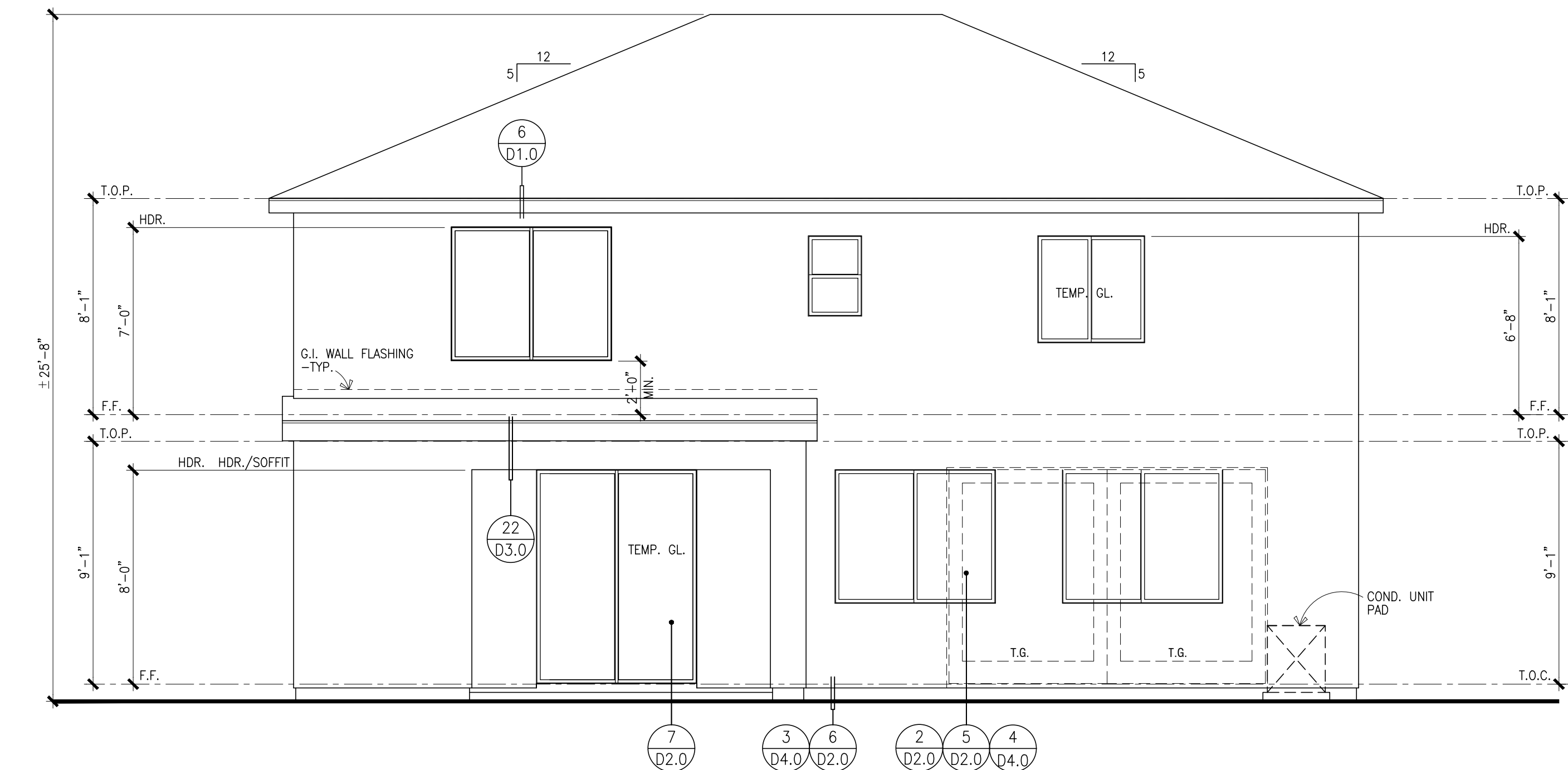
ANY OPENABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.11.2



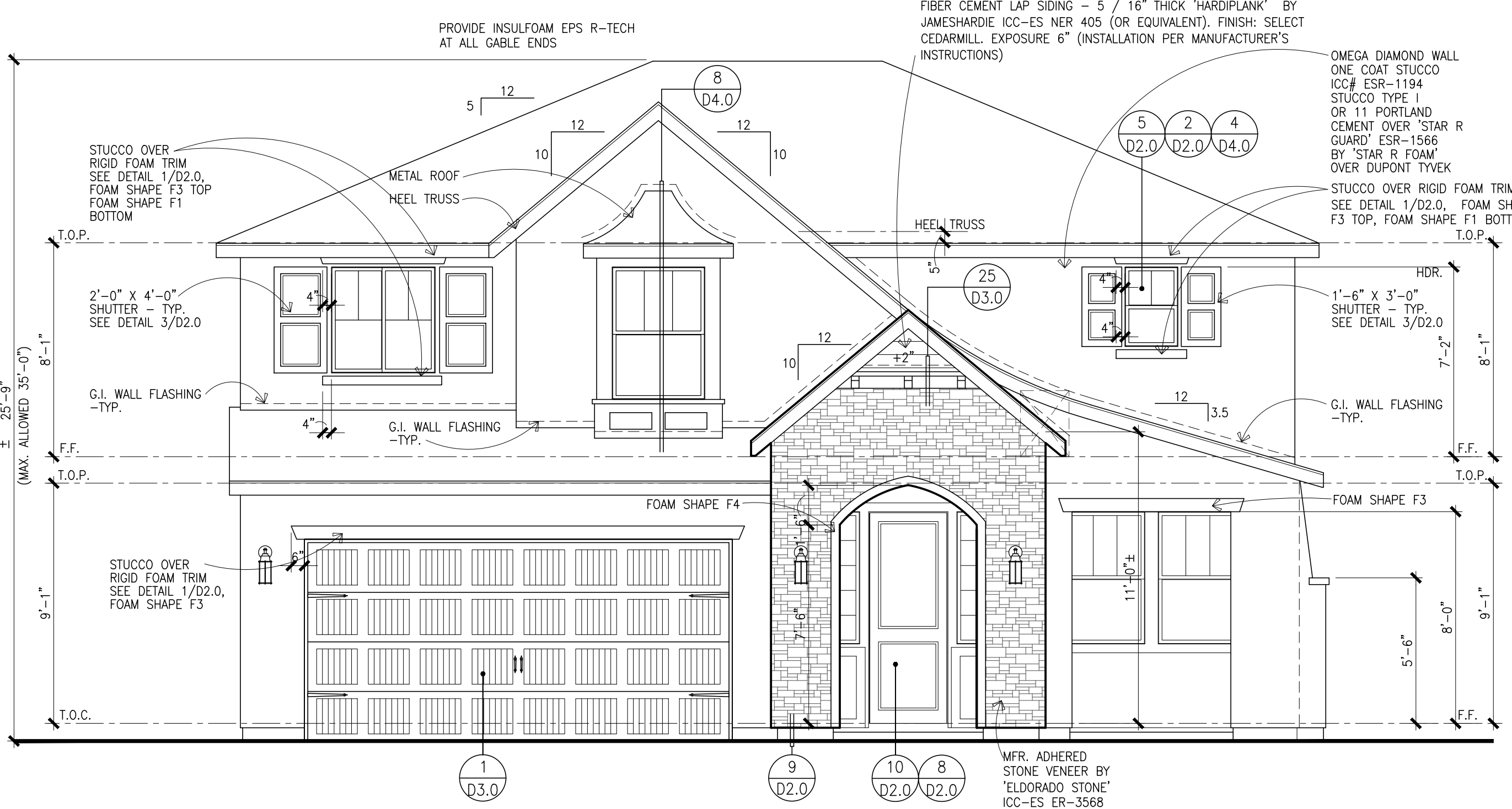
RIGHT



LEFT



REAR



FRONT

EXTERIOR ELEVATIONS

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

PLAN 2399C CRAFTSMAN - EXTERIOR ELEVATIONS & ROOF PLAN

PLAN 2399
CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2850 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT # 6114/6128
S.F.D.

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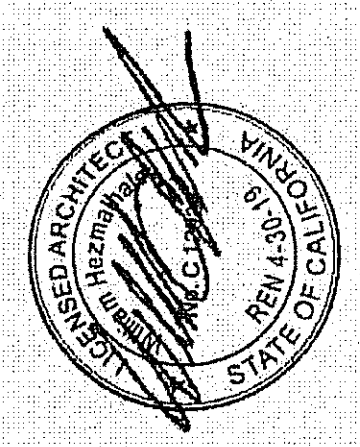
DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION
4	03-24-17	2016 CODE UPDATE

PROJECT MANAGER:	
DESIGNER:	WH/AM
DRAWN BY:	MH
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	07-31-15
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015253
CAD FILE NAME:	13219436

DATE:	SHEET:
03-24-17	A3.6

2015253 - 03-24-17 - 2016 CODE UPDATE



S.F.H.
TRACT# 6114-6128

PLAN 2851A EARLY CALIFORNIA/SANTA BARBARA

PLAN 2851
CLOVIS, CA
WILSON HOMES
FRESNO, CALIFORNIA

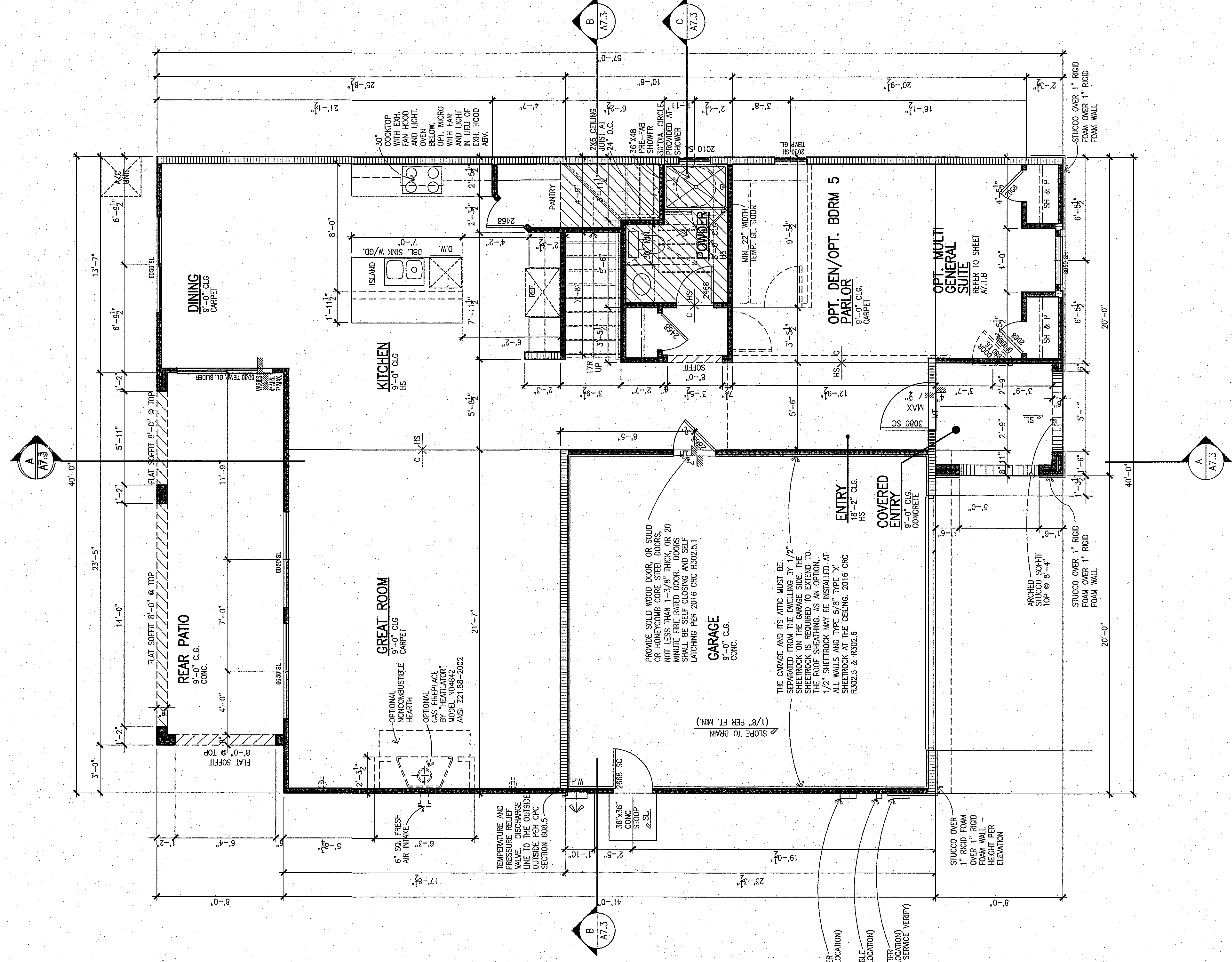
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SPECIFICALLY NOTED OTHERWISE.

NO.	DATE	DESCRIPTION
1	05-04-17	2016 CODE UPDATE

DO	NOT	SCALE	PLANS

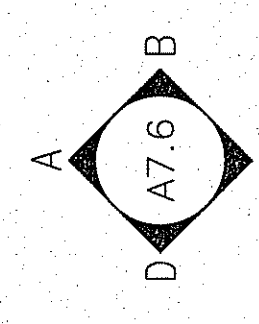
PROJECT MANAGER:	WYAM
DESIGNER:	MH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2013052
CAD FILE NAME:	13052401

DATE:	05-04-17	SHEET:	A7.1
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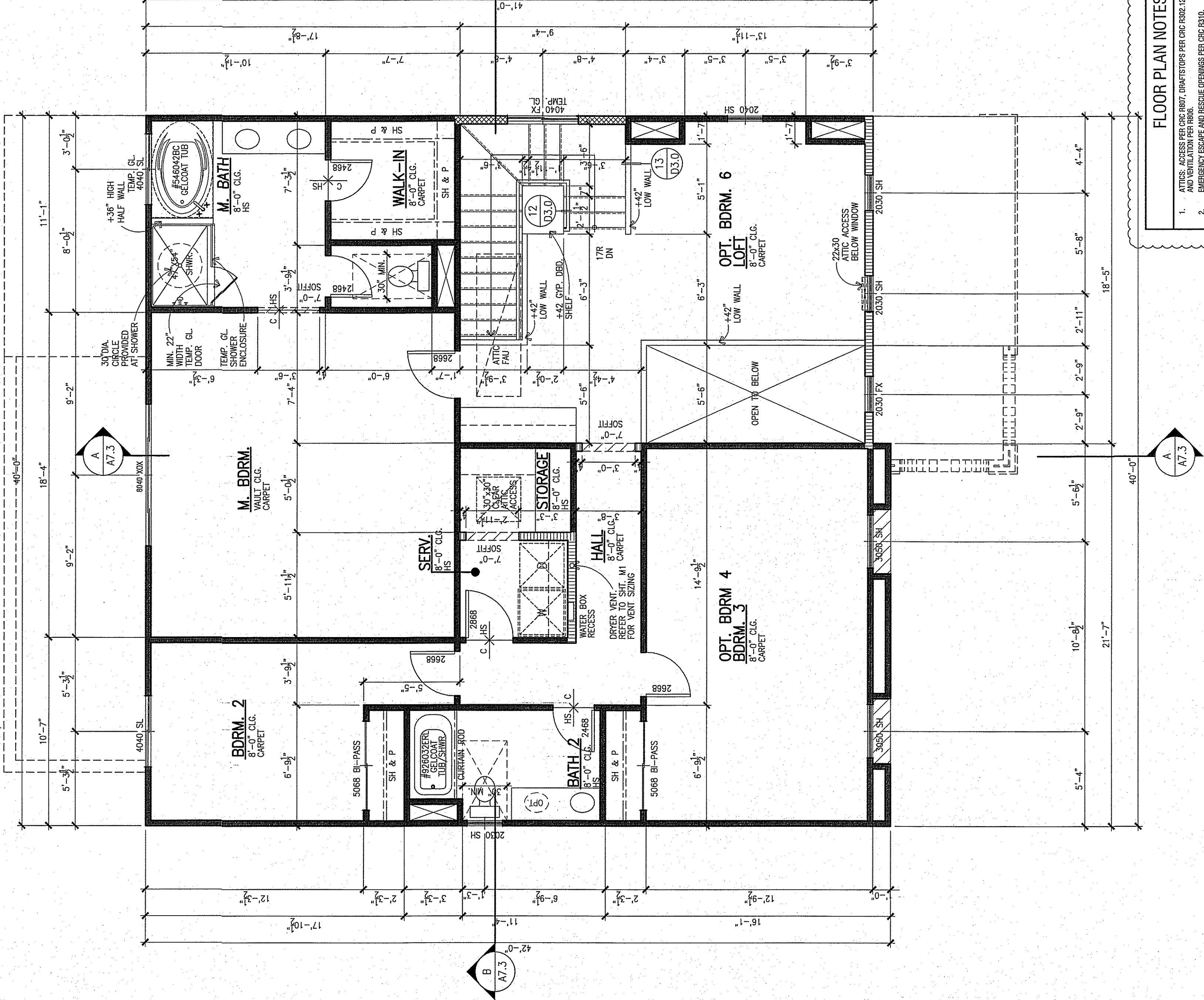
LOWER FLOOR PLAN 2851A - EARLY CALIFORNIA/SANTA BARBARA

FLOOR AREA TABLE	PLAN 2851 A
FIRST FLOOR PLAN	1357 SQ. FT.
SECOND FLOOR PLAN	1494 SQ. FT.
TOTAL	2851 SQ. FT.
GARAGE	468 SQ. FT.
FRONT PORCH	57 SQ. FT.
REAR COVERED PATIO	187 SQ. FT.



INTERIOR ELEVATION KEY

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

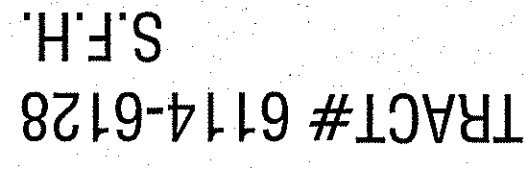


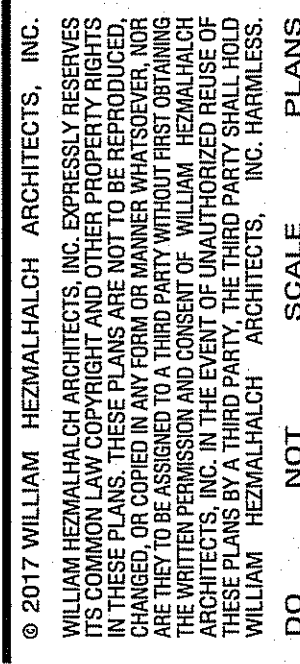
UPPER FLOOR PLAN

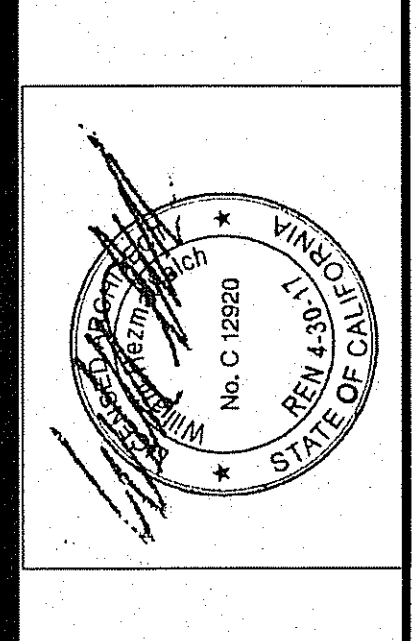
FLOOR PLAN NOTES

1. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
2. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
3. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
4. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
5. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
6. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
7. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
8. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
9. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
10. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
11. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
12. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
13. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
14. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
15. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
16. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
17. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
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19. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
20. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
21. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12
22. ATTIC: ACCESS PER CIRC. RY. CHIMNEY TOPS PER CIRC. RY. 12

[illegible]







TRACT# 6114/6128
S.F.H.

REGENTS PARK - PLAN 3024

PLAN 3024A - EARLY CALIFORNIA/SANTA BARBARA

WILSON HOMES
FRESNO, CALIFORNIA

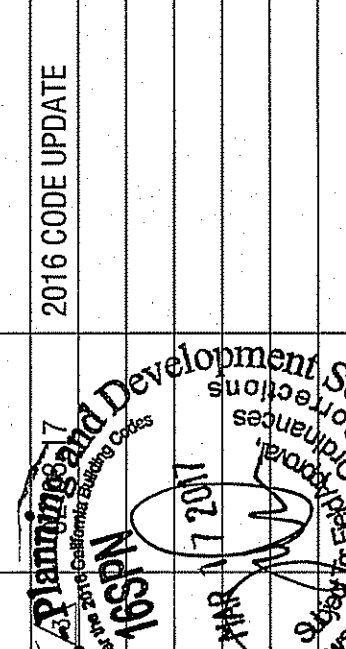
CLOVIS, CA

2013052 - REGENTS PARK - 2016 CODE UPDATE - 03-09-17

NO.	DATE	DESCRIPTION
DO	NOT	SCALE
DO	NOT	PLANS

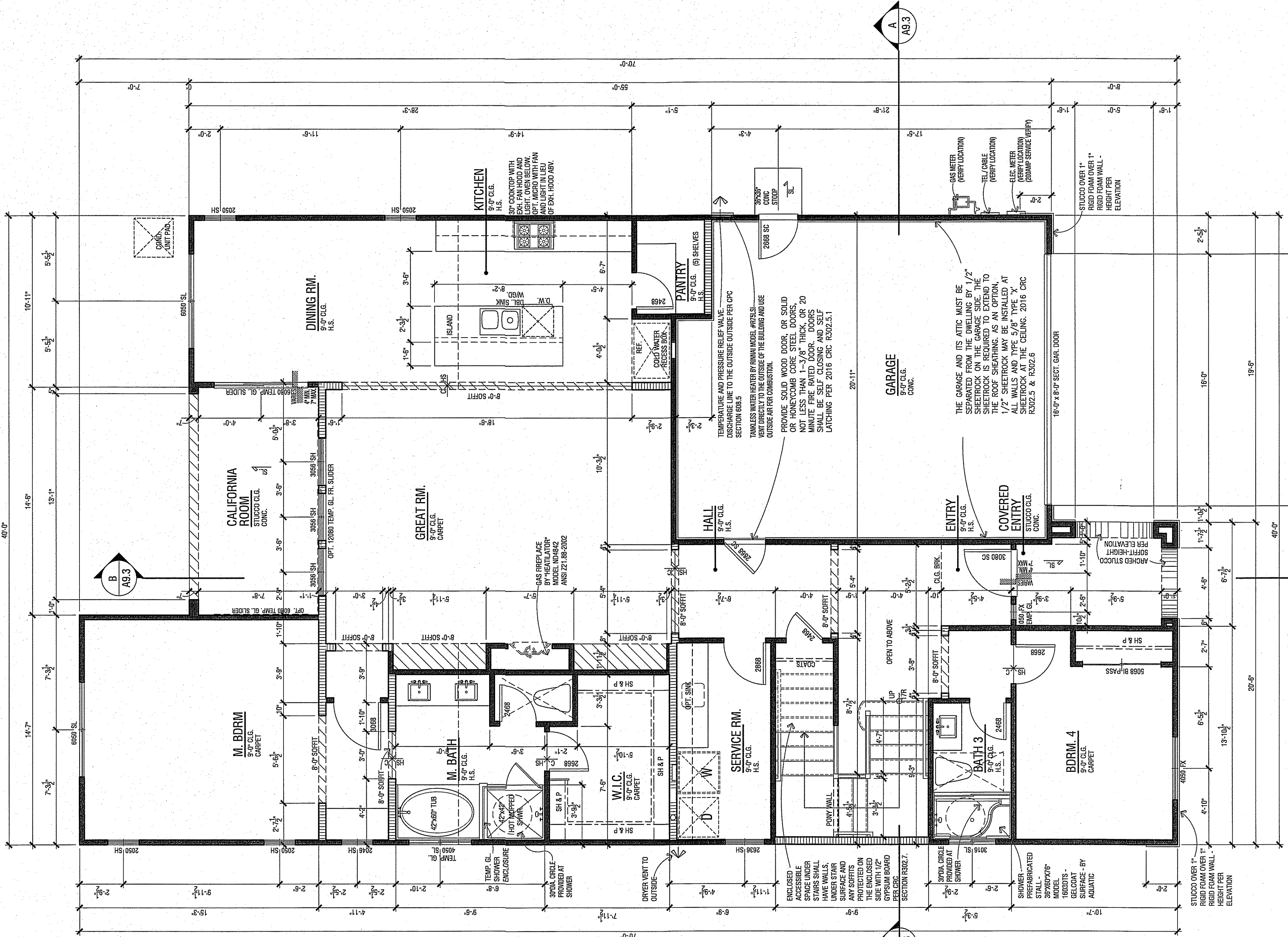
NO.	DATE	DESCRIPTION
1	03-09-17	2016 CODE UPDATE

DESIGNER:	MM
DRAWN BY:	WHM
REVIEWED BY:	MM
1ST BLDG DEPT. SUBMITAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2013052
CAD FILE NAME:	130520491



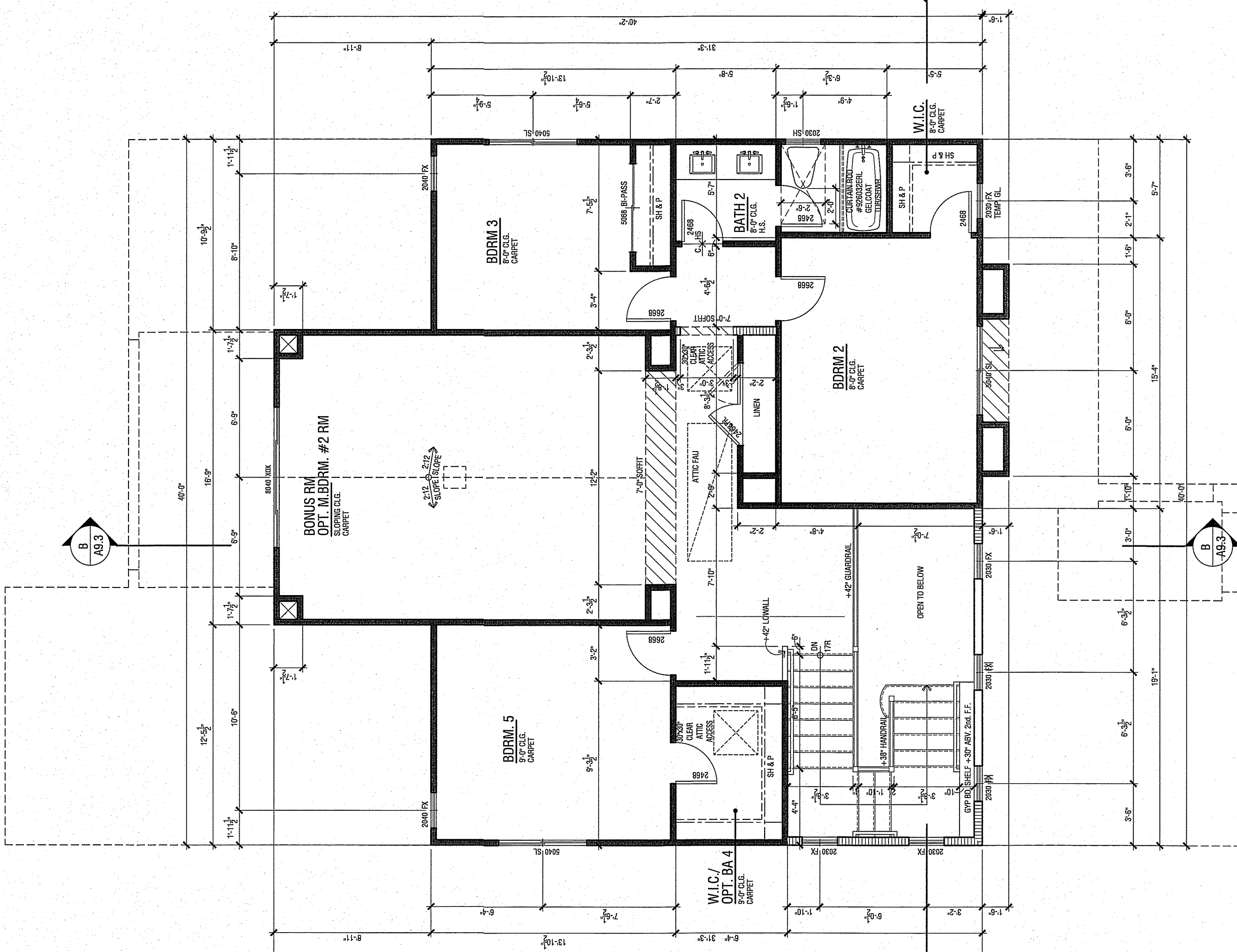
FLOOR AREA TABLE	PLAN 3024A
LOWER FLOOR PLAN	1,802 SQ. FT.
UPPER FLOOR PLAN	1,222 SQ. FT.
TOTAL	3,024 SQ. FT.
GARAGE	480 SQ. FT.
CALIFORNIA ROOM	120 SQ. FT.
COVERED ENTRY	65 SQ. FT.

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

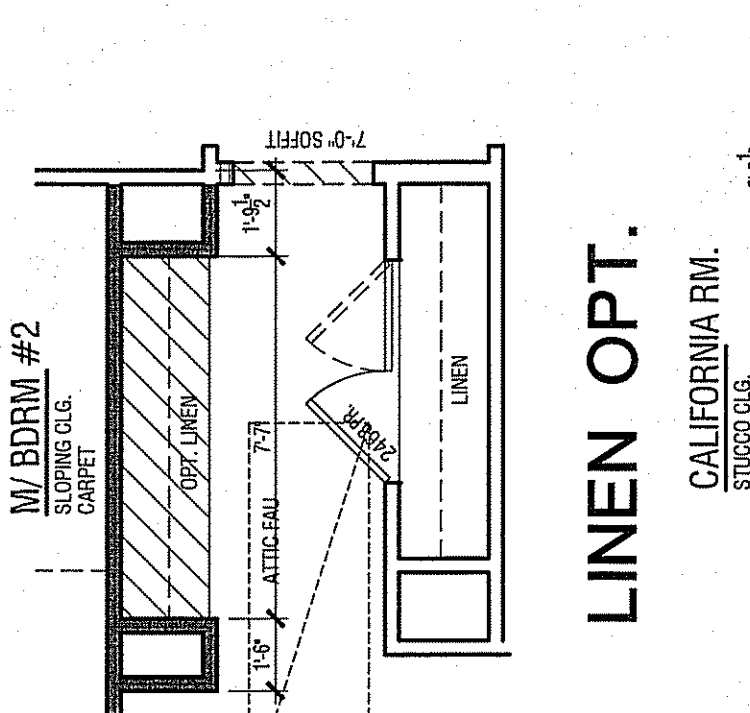


LOWER FLOOR PLAN

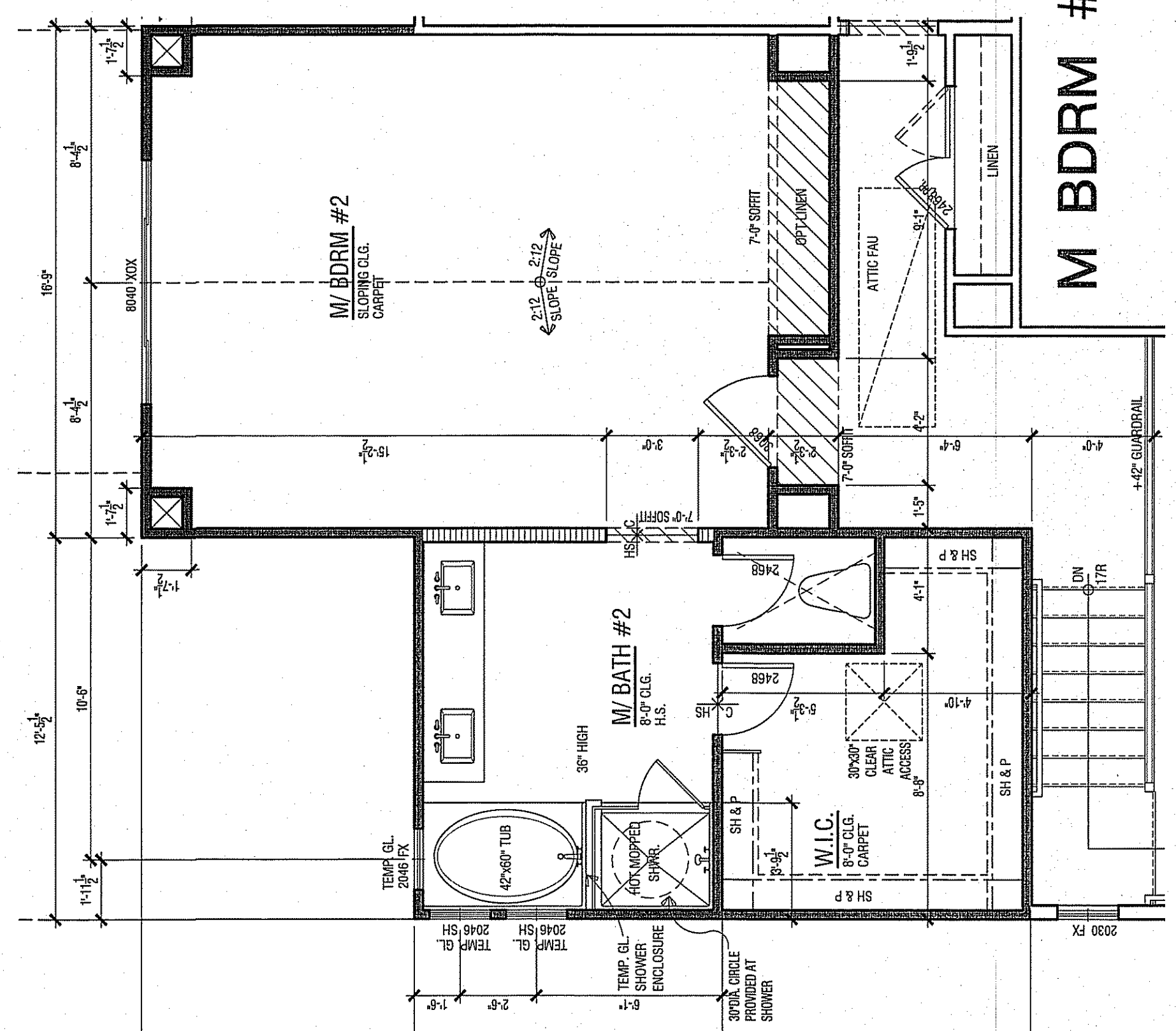
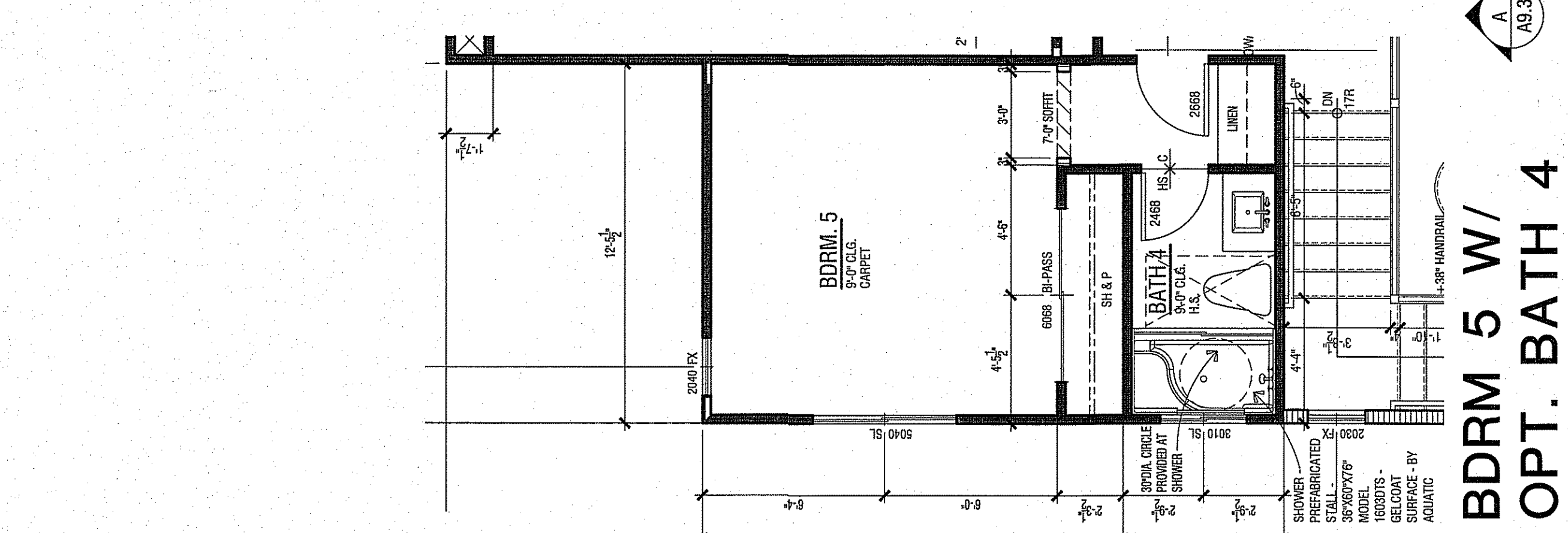
- ### FLOOR PLAN NOTES
1. ATTIC ACCESS PER CDS 907.1, DISAPPEARS PER CDS 909.12
 2. MEANS OF EGRESS PER CDS 907.1, 909.12
 3. GLASS PER CDS 903.1 & 909.12
 4. MEANS OF EGRESS PER CDS 907.1, 909.12
 5. MEANS OF EGRESS PER CDS 907.1, 909.12
 6. MEANS OF EGRESS PER CDS 907.1, 909.12
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 20. MEANS OF EGRESS PER CDS 907.1, 909.12



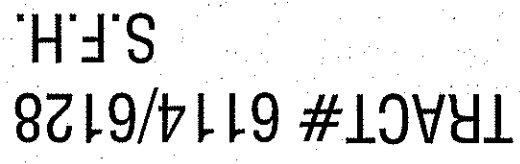
UPPER FLOOR PLAN

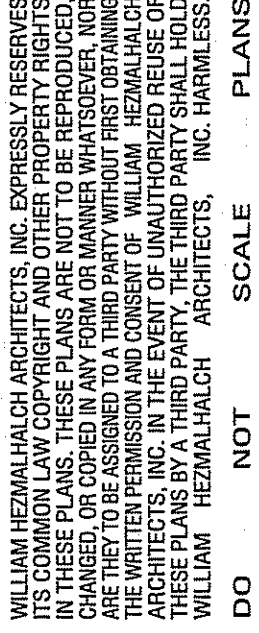


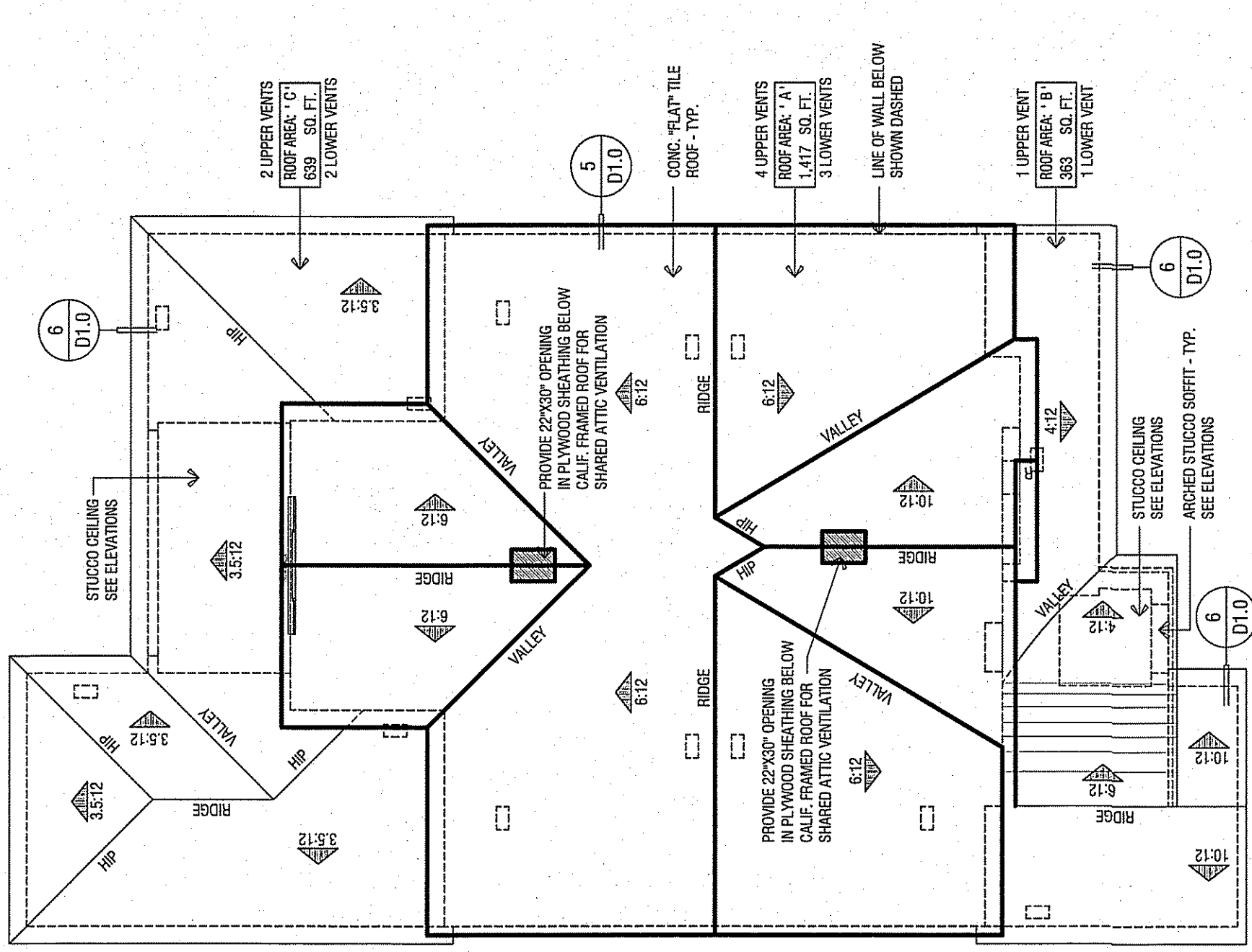
GL. FR. SLIDER OPT.



M BDRM #2 OPT.







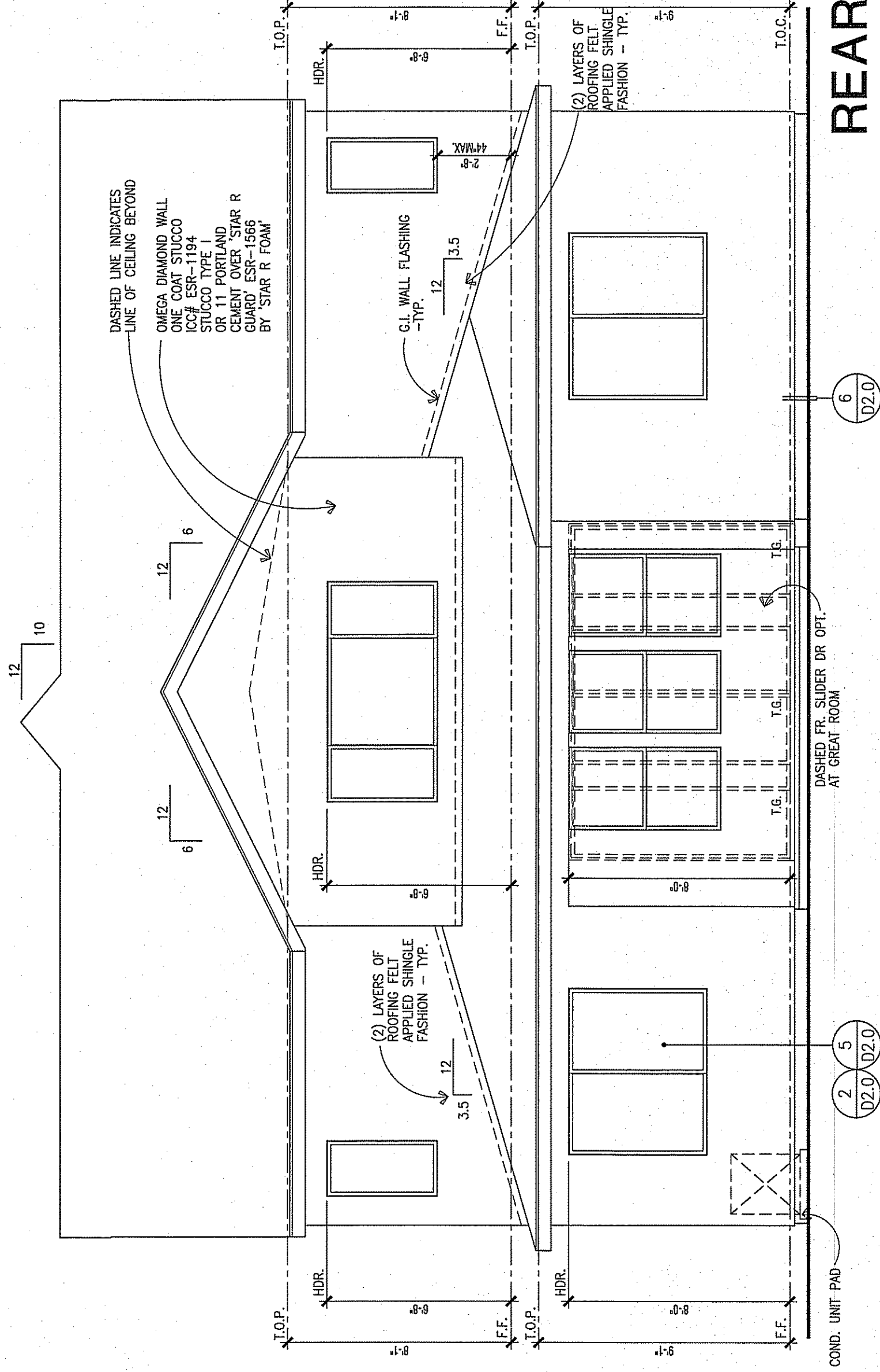
ROOF PLAN

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

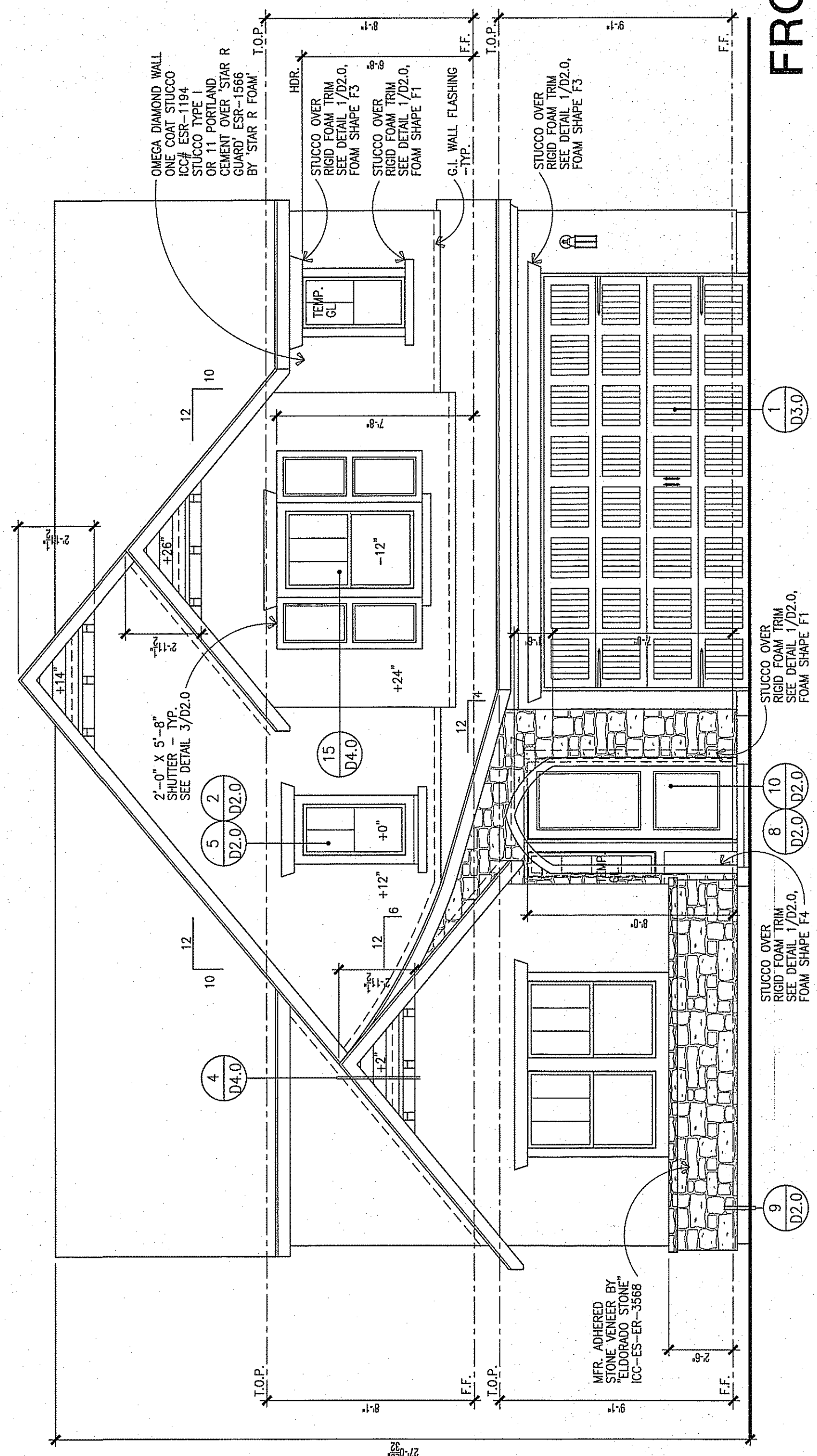
ELEVATION REFERENCE		CRAFTSMAN		ROOF PLAN LEGEND	
ROOF MATERIAL	STANDARD ROOF DETAIL U.L.O.	PITCH	RAISE	INDICATES	INDICATES
CONCRETE FLAT TILE	1/12	2X6	2X6	1'-0"	6"
ROOF PLAN NOTES					
NOTE: MANUFACTURER REQUIREMENTS FOR SOLAR READY BUILDINGS PER CBC SECTION 110.10.					
1. SEE GENERAL NOTES FOR ROOF DETAILS.					
2. ATTIC ACCESS PER CBC SECTION 110.10.					
3. SHAW ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.					
4. VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.					
5. AT LEAST 40 PERCENT OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY THE CEILING.					
6. AT LEAST 60 PERCENT OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS.					
7. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.					
8. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.					
9. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.					
10. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.					

ATTIC VENTILATION CRITERIA		1/300	
ROOF ATTIC AREA	1/300	1/300	1/300
MIN. VENTILATION REQUIRED:	307	307	307
MIN. VENTILATION PROVIDED:	395	395	395
MIN. VENTILATION REQUIRED:	153	153	153
MIN. VENTILATION PROVIDED:	198	198	198
MIN. VENTILATION REQUIRED:	109	109	109
MIN. VENTILATION PROVIDED:	188	188	188
MIN. VENTILATION REQUIRED:	59	59	59
MIN. VENTILATION PROVIDED:	39	39	39
MIN. VENTILATION REQUIRED:	188	188	188
MIN. VENTILATION PROVIDED:	188	188	188

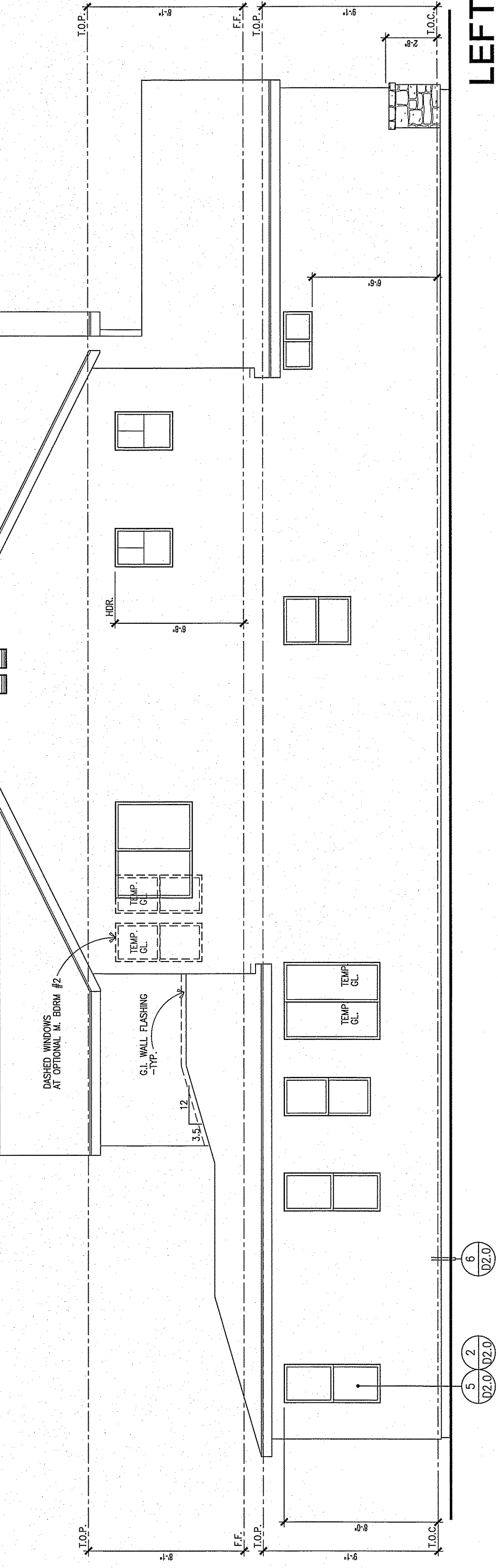
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1406.10.2



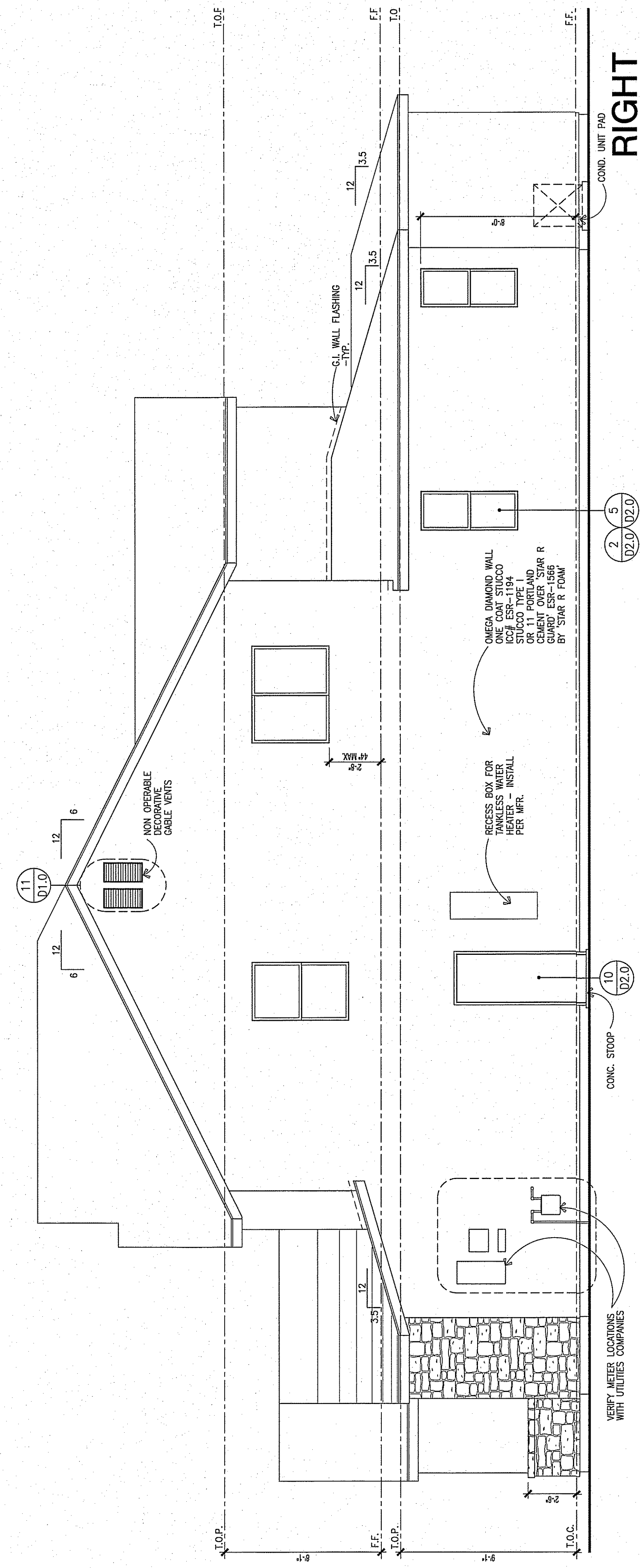
REAR



FRONT



LEFT



RIGHT

(2) LAYERS OF GRADE 'Y' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CBC R703.5.3

REGENTS PARK - PLAN 3024

CLOVIS, CA.

WILSON HOMES
FRESNO, CALIFORNIA

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TENTATIVE MAP NO. 6193
QUARTER SECTION PARK &
PASEO EXHIBIT



- LEGEND**
- INDICATES PASEO
(TOTAL AREA = 4.23 ACRES)
 - INDICATES PARK
(TOTAL AREA = 2.44 ACRES)

