

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release (“Agreement”) is entered effective on February 20, 2024 (“Effective Date”), by and between the City of Clovis, a California municipal corporation (“City”) and Desiree Martinez (“Martinez”) with respect to the following Recitals, which are a substantive part of this Agreement. City and Martinez are hereinafter sometimes referred to individually as the “Party” and together as the “Parties.”

RECITALS

A. On October 23, 2019, Martinez, as Petitioner/Plaintiff, commenced an action against the City, Clovis City Council, and Luke Serpa, in his official capacity as the Clovis City Manager in the Superior Court of California, County of Fresno, as Case No. 19CECG03855 (“Action”). For purposes of this Agreement “City” includes the City of Clovis, Clovis City Council, and Luke Serpa, in his official capacity as the Clovis City Manager, as Respondents/Defendants listed in the Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief Respondent filed in the Action.

B. Martinez filed a First Amended Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief on December 16, 2019, in the Action against Respondents/Defendants.

C. On April 30, 2021, the Fresno County Superior Court issued an Order Granting Petition for Writ of Mandate in Part in the Action, and on June 1, 2021, the Court issued a Judgment for Writ of Mandate directing City within 120 days to adopt a Housing Element in substantial compliance with Government Code section 65754, and to implement Program 4 by rezoning an adequate number of sites to accommodate the City’s unmet share of the Regional Housing Needs Assessment (“RHNA”) for the 2008-2015 Housing Element planning period.

D. City and Martinez timely appealed the Court’s Judgment.

E. On April 7, 2023, the Fifth District Court of Appeal issued its Opinion in Case No. F082914, on the appeal of City and cross-appeal of Martinez from the Judgment for Writ of Mandate entered by the Court on June 1, 2021. The Court of Appeal awarded costs to the Petitioner.

F. On May 17, 2023, the City filed a Petition for Review of the Court of Appeal Opinion with the California Supreme Court, which was denied by the Supreme Court on July 19, 2023. On June 6, 2023, the City filed a letter in the Supreme Court requesting depublication of the Court of Appeal’s opinion.

G. On July 19, 2023, the California Supreme Court denied the City’s petition for review, and denied the request for depublication.

H. On July 20, 2023, the Court of Appeal issued the Remittitur to the Superior Court.

I. On August 22, 2023, following remand by the Fifth District Court of Appeal, the Superior Court issued an Order overruling the City's Demurrer to Martinez's fourth and fifth causes of action in First Amended Petition.

J. On August 24, 2023, Petitioner filed and served a Memorandum of Costs on Appeal totaling \$714.95 in the Fresno County Superior Court.

K. City filed and served an Answer to the First Amended Petition on November 1, 2023. Martinez's fourth, fifth, sixth, and eighth causes of action are at issue and remain to be tried. The Petitioner prevailed in part on the seventh cause of action, which was remanded in part for an evidentiary hearing on additional issues. Those causes of action pertain to Unlawful Land Use Discrimination, Violation of the Federal Fair Housing Act, the California Fair Employment and Housing Act, City's Duty to Affirmatively Further Fair Housing, and for Declaratory and Injunctive Relief.

L. The Court has held two Status Conferences, on October 19, 2023, and December 5, 2023, at which time the Parties informed the Court of ongoing settlement discussions over the various issues in this Action.

M. In accordance with Government Code section 65754, and as set forth in this Court's Order of April 30, 2021, the City has a mandatory obligation to bring its Housing Element into compliance within 120 days of the date of remittitur. Compliance necessarily includes implementing any programs in the Housing Element necessary for statutory compliance. These obligations are statutorily exempt from the California Environmental Quality Act ("CEQA"), as set forth in Government Code section 65759 and CEQA Guidelines (14 Cal. Code Regs.) section 15282, subdivision (s).

N. City and Martinez now desire to avoid the time and expense involved with further litigation in the Action and intend to compromise and settle all actual and potential issues and claims arising from or connected with the Action, the Judgment issued by the Court on June 1, 2021, and any rulings directed towards the Court contained in the April 7, 2023, Fifth District Court of Appeal Opinion and by way of the remittitur issued on July 20, 2023, and to set forth the terms and conditions of the settlement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, Martinez and City agree as follows:

1. Definitions. The terms below shall have the following meanings when used in this Agreement and any Exhibit attached hereto.

"Affordable" means that the cost of a housing unit (rent or sale price) does not exceed thirty percent (30%) of the state maximum household income adjusted for family size appropriate for the unit. The term "adjusted for family size appropriate for the unit" shall have the same meaning as provided in Health and Safety Code section 50052.5(c) as it may be amended, or in any successor statute.

“Affordable Housing” means a dwelling unit available at an Affordable rent or sold at an Affordable housing price. A dwelling unit designated for Affordable Housing shall remain affordable for the longest feasible duration (but not less than fifty-five years for rental units and forty-five years for for-sale units) from the date of recordation of a covenant or regulatory agreement or similar document recorded with the Fresno County Recorder’s office. The recording must occur prior to the issuance of the Certificate of Occupancy. Affordable Housing Dwelling Units funded by a City Action Item program described in this Agreement within a multi-family housing project will be required to remain affordable for a minimum of fifty-five (55) years. Affordable Housing Dwelling Units funded by a City Action Item program within a single-family housing project will be required to remain affordable for a minimum of forty-five (45) years.

“Area Median Income” means area median income as periodically established by the Department of Housing and Community Development pursuant to Health & Safety Section 50093. (Gov. Code § 65589.5(h)(4).)

“Dwelling Unit” means one residential unit, either for sale or rent.

“Extremely Low-Income Household” means a household whose income does not exceed thirty percent (30%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50106, as it may be amended, or in any successor statute. Extremely Low-Income Household may also be referenced herein as an ELI Household.

“Gap Financing” means the amount of funding necessary to fill the gap between the funding required to develop and make available the Affordable Housing Dwelling Units and the resources commonly available to developers.

“Low-Income Household” means a household whose income does not exceed eighty percent (80%) of Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50079.5, as it may be amended, or in any successor statute. Low-Income Household may also be referenced herein as an LI Household.

“Very Low-Income Household” means a household whose income does not exceed fifty percent (50%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50105, as it may be amended, or in any successor statute. Very Low-Income Household may also be referenced herein as a VLI Household.

2. City Action Items. City shall take the following actions. Upon full execution of this Agreement by the Parties and their respective legal counsel, City shall immediately notify the California Department of Housing and Community Development (“HCD”) of this Agreement and all City Action Item programs will be included in the City’s 6th Cycle Housing Element (2023-2031).

a. **ACTION ITEM 1: CHANGES TO R-3 ZONE DISTRICT:** City shall amend its R-3 medium density zone district increasing the minimum permitted density from 15 units/acre to 20 units/acre.

- i. The R-3 zone amendment ordinance shall be initiated by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment (referenced in Section 9 below) is served on all parties.
- ii. Completion of the R-3 zone amendment shall occur no later than July 31, 2024.
- iii. The City will not initiate, nor approve, any action that would reduce the current capacity in the R-3 zone district.
- iv. The R-3 zone allows for three story projects by right in accordance with Clovis Municipal Code section 9.10.030, Table 2-3 (R-3 Zone).
- v. Reduced parking standards are available for affordable housing projects under the City's Density Bonus Ordinance in accordance with Clovis Municipal Code section 9.26.050.
- vi. The following parking language, or something substantially similar as approved by HCD, will be included as a program (proposed program H8) in the City's 6th Cycle Housing Element:

“Review and update the Development Code to remove identified constraints on housing development, including reducing parking standards for multifamily housing to require no more than one parking space for studio and one-bedroom units and reducing open space requirements in the R-3 and R-4 zones. Initiate a comprehensive Development Code update to address inconsistencies between the Development Code and the General Plan land use designations and standards. [*Source: New Program*]

- Objective: Accelerate housing production by ensuring that the City's development standards facilitate rather than constrain new development.
 - Timeframe: Review and amend development standards by June 2025; initiate Code update to address General Plan consistency by 2027.
 - Responsible Department: Planning and Development Services Department (Planning Division).”
- vii. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the amendment to the R-3 zone district is completed, City shall provide a written summary to the below entities (“Facilitator”) describing City's efforts to complete such changes. Following delivery of the written summary, City and Facilitator may meet and confer to discuss progress and obstacles.

Central California Legal Services
2115 Kern St., Suite 200, Fresno, CA 93721
mkezirian@centralcallegal.org, sborchers@centralcallegal.org
Attention: Executive Director Michelle Kezirian, Litigation Director Stephanie Hamilton Borchers

Public Interest Law Project

449 15th Street, Ste. 301, Oakland, CA 94612-2821
vfeldman@pilpca.org
Attention: Valerie Feldman

Law Office of Patience Milrod
985 N. Van Ness Ave., Fresno, CA. 93728
pm@patiencemilrod.com
Attention: Patience Milrod

Dez Martinez
705 W. University Ave.
Fresno, CA 93705
wearenotinvisible2015@gmail.com

b. **ACTION ITEM 2: LOCAL HOUSING TRUST FUND**: City shall establish a Local Housing Trust Fund (“Housing Trust Fund”) for Affordable Housing that meets the requirements of HCD, and shall contribute at least \$1.8 million in general fund money to the Housing Trust Fund.

- i. City shall establish a Local Housing Trust Fund (“Housing Trust Fund”) for affordable housing meeting the requirements of the California Department Housing and Community Development (“HCD”) and contribute at least \$1.8 million of general fund money to the Housing Trust Fund.
- ii. City Council adoption of the Housing Trust Fund shall occur no later than the third regularly scheduled and held City Council meeting after the Notice of Entry of the Stipulated Judgment is served on all parties.
- iii. City shall make an initial contribution of \$1 million to the Housing Trust Fund to be approved with the Fiscal Year (July 1 – June 30) 2024/2025 budget (July 2024).
- iv. City shall budget no less than an additional \$100,000.00 contribution to the Housing Trust Fund on an annual basis beginning in July 2025 (FY 2025-26) for a minimum period of eight (8) years, through FY 2032-33, and shall continue until units for the Regional Housing Need Allocation for lower income households in the 2008-2015 Housing Element planning period have been constructed (3,035 units).
- v. Transfer of funds to the Housing Trust Fund shall be made based upon State Notice of Funding Availability (“NOFA”) timing to maximize the opportunity for state matching funds.
- vi. City contributions to the Housing Trust Fund required under this Action Item, including any State match, shall not be used to prefund Development Impact Fee Deferrals/Waivers required by Action Item 6 (Section 2.f. of this Agreement).
- vii. Other funding and resources that will contribute to the Housing Trust Fund include: HCD’s Permanent Local Housing Allocation Program (PLHA); In Lieu fees paid through a Mixed Income Housing Ordinance as identified in Action Item 5 (Section 2.e. of this Agreement); real property identified in Action Item 3 (Section 2.c. of this Agreement); additional discretionary City funding above the \$1.8 million contribution identified herein; interest earned on funds in the account through the Local Agency Investment

Fund ("LAIF"). These funds must also be used for the production and preservation of Affordable Housing.

- viii. City may contribute additional general fund or other monies into the Housing Trust Fund in its sole and absolute discretion. Any such contributions in addition to the contributions described above, including any State match resulting specifically from deposits made above and beyond the deposits required, may be used for any purpose authorized by applicable law including but not limited to prefunding Development Impact Fee Deferrals/Waivers as required by Action Item 6 (Section 2.f. of this Agreement).
- ix. Other Affordable Housing programs for which the City receives funding but which will not be deposited in the Housing Trust Fund include but are not necessarily limited to: income received from affordable housing programs through the City's former Redevelopment Agency; Community Development Block Grant ("CDBG") funding; CalHOME grants; HOME grants. These additional affordable housing programs, when allowed by the program terms, may be available to augment the Housing Trust Fund on an Affordable Housing project.
- x. The Housing Trust Fund, including any real property placed into the Housing Trust Fund, shall be used for production and preservation of permanent housing affordable to LI, VLI, and ELI households. Multi-family units will be required to remain affordable for a minimum of fifty-five (55) years and single-family units will be required to remain affordable for a minimum of forty-five (45) years.
- xi. For all Affordable units created pursuant to or as a result of this Action Item 2, the City agrees to enter into affordability agreements and recorded covenants. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City's right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.
- xii. City shall monitor compliance with all Affordability covenants pursuant to an updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.
- xiii. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Local Housing Trust Fund is fully established, City shall provide a written summary to the Facilitator describing City's efforts to establish the Trust Fund. Following delivery of the written summary, City and Facilitator may meet and confer to discuss progress and obstacles.

c. ACTION ITEM 3: REAL PROPERTY DEDICATION:

- i. City shall dedicate to the Housing Trust Fund identified in Action Item 2, the following two (2) City owned properties: an approximate 0.89 acre parcel at 650 Fowler Avenue and an approximate 0.43 acre parcel at 354 Osmun Circle ("Initial Property Dedication").
 - A. The Initial Property Dedication will be dedicated to the Housing Trust Fund within thirty (30) days of creation of the Housing Trust Fund.

- B. The Initial Property Dedication will be actively marketed for Affordable Housing development affordable to LI, VLI, or ELI households. The parties acknowledge that the 650 Fowler Avenue parcel will not be available for physical development until at least December 2024.
 - C. If the Initial Property Dedication does not result in an entitled, permitted Affordable Housing development on either or both parcels by December 31, 2025, City may choose to sell the unentitled and unpermitted parcel(s) included in the Initial Property Dedication. Any sale shall be at fair market value as established by an appraisal by an MAI appraiser and the proceeds of any sale shall be deposited into the Housing Trust Fund.
 - D. City shall provide a written summary of City's efforts to develop or sell the Initial Property Dedication to the Facilitator during the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Initial Property Dedication is developed with affordable housing or sold. Following delivery of the written summary, City and Facilitator may meet and confer to discuss ways to eliminate hurdles to developing or selling the Initial Property Dedication.
- ii. City shall either acquire or provide financing to an Affordable Housing developer to purchase a third parcel of real property that will accommodate not less than fifty (50) units of Affordable Housing. If the City acquires the parcel it shall be transferred into the Housing Trust Fund ("Additional Parcel Dedication").
 - A. City is currently actively identifying parcel(s) to acquire and actively identifying an Affordable Housing developer to enter into a development agreement for a specific parcel, and such efforts will continue following execution of this Agreement.
 - B. City shall use its best efforts to close escrow on a parcel and/or enter into a development agreement with an Affordable Housing developer no later than December 31, 2024.
 - C. If City provides financing to an Affordable Housing developer to purchase the Additional Parcel Dedication, City will require the parcel be used for the construction of Affordable Housing units affordable to LI, VLI, or ELI households.
 - D. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Additional Parcel Dedication closes escrow and/or a development agreement is executed, City shall provide a written summary to the Facilitator of City's efforts to acquire a parcel and enter into a development agreement. Following delivery of the written summary, City and Facilitator may meet and confer to discuss ways to eliminate hurdles to acquiring a parcel or entering into a development agreement.
 - iii. For all Affordable units created pursuant to or as a result of this Action Item 3, the City agrees to enter into affordability agreements and recorded covenants prior to the issuance of the Certificate of Occupancy. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City's right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.
 - iv. City shall monitor compliance with all Affordability covenants pursuant to the City's

updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

d. ACTION ITEM 4: INFILL REZONE PROGRAM: City shall complete an Infill Rezone Program.

- i. The Infill Rezone Program is based upon a map and analysis of sites dated December 8, 2023, and delivered to Martinez's counsel on December 8, 2023 ("Sites Map and Analysis"). The Sites Analysis identified 24 parcels, comprising approximately 54 acres, to be re-zoned to R-3 or R-4 creating capacity to provide approximately 1,284 Affordable Housing Dwelling Units. The Sites Map and Analysis is on file with City and with Martinez's counsel, and is attached hereto as Exhibit 2.
- ii. The Infill Rezone Program shall be separate, independent, and in addition to any rezone program through which the City is required to accommodate 100 percent of the Regional Housing Needs Assessment ("RHNA") for its 6th Cycle Housing Element (2024-2031), which is currently pending review and approval by HCD.
- iii. The Infill Rezone Program shall be initiated by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment is served on all parties. Prior to or concurrently with initiation of the Infill Rezone Program, City shall begin the preparation of an Initial Study in accordance with the requirements of Government Code section 65759.
- iv. Formal noticing for the Infill Rezone Program shall begin within two (2) weeks after completion of the Initial Study, barring any need to comply with Government Code section 65759(b).
- v. City shall use its best efforts to implement the Infill Rezone Program by January 31, 2025, and shall complete the program no later than June 30, 2025.
- vi. The Parties recognize that during the Infill Rezone process some parcels may need to be removed and other parcels added, in order to create capacity for 1,284 additional multi-family dwelling units pursuant to this Action Item. If parcels need to be replaced or the unit count on any particular parcel needs to decrease, prior to making any change City shall both 1) provide not less than ten (10) days' notice to Facilitator, and 2) meet and confer regarding the proposed changes. Facilitator shall approve the change if City identifies another parcel of similar size and equal or greater capacity that will be rezoned to R-3 or R-4 prior to removing any of the identified 24 parcels, or decreasing the capacity on any of the identified parcels. Any other changes shall be approved at the discretion of Facilitator following meet and confer with the City.
- vii. The parties recognize that there may be unforeseen delays in processing the Infill Rezone Program including legal challenges. In that regard, during the month of April 2024, as part of the annual progress report to HCD, and again in December 2024, and each March thereafter until the City Council has approved rezonings to create capacity for 1,284 units as required by the Infill Rezone Program, City shall provide a written summary to the Facilitator of City's efforts to complete the Infill Rezone Program. Any anticipated delays

beyond January 31, 2025, shall be set forth in the written summary. City and Facilitator shall meet and confer regarding any anticipated delays.

e. **ACTION ITEM 5: MIXED INCOME ZONING ORDINANCE:** City shall adopt a Mixed Income Zoning Ordinance, and shall include a Program to adopt the Ordinance in its 6th Cycle Housing Element that provides that the Ordinance will be adopted within twelve (12) months after Notice of Entry of the Stipulated Judgment is served on all parties, or February 28, 2025, whichever is earlier.

- i. City shall retain Keyser Marston Associates (“Consultant”), or a company with comparable experience, under written Contract at City’s cost to complete a Financial Feasibility Analysis (“Analysis”) for a Mixed Income Zoning Ordinance. City shall approve the written contract within thirty (30) days after Facilitator’s written approval of a scope of work for the Analysis as described below.
 - A. The parties agree that time is of the essence for achievement of this Action Item 5, and that the Contract with Consultant shall incorporate provisions to expedite the process to the furthest degree possible, with the goal of concluding the Analysis and drafting the Mixed Income Zoning Ordinance for adoption no later than the end of the fourteenth (14) month of the planning period; that is, by February 28, 2025.
 - B. The Analysis shall include an evaluation of a range of feasible affordable housing set-aside percentages (“Set-Aside Percentage”) for new residential developments in the City of Clovis. The Analysis shall also evaluate feasible complementary mechanisms by which a residential housing developer may meet the required Set-Aside Percentage. Such mechanisms will include, but are not limited to, an in lieu fee (“In Lieu Fee”), land donation, and construction of Affordable Housing units on alternative sites.
 - C. The In Lieu Fee analysis shall identify a per-unit or per-square-foot formula for fees sufficient to cover the need for Gap Financing, and to ensure that revenue generated by the In Lieu Fees is sufficient to facilitate the construction of enough Affordable Housing dwelling units to meet the Set Aside Percentage requirement for each new development.
- ii. Key components of the Mixed Income Zoning Ordinance, in addition to the Set-Aside Percentage and alternatives, shall include the following:
 - A. The adopted ordinance shall establish that in all new residential developments of more than ten (10) units in the City and in any area that may be annexed to the City in the future, a Set Aside Percentage of Affordable Housing units will be required, with fractional units rounded to the nearest whole number.
 - B. The Set Aside Percentage shall be the highest percentage supported by the Analysis that does not exceed ten percent (10.0%), and shall be no less than five percent (5.0%) even if the highest percentage supported by the Analysis is less than five percent (5.0%).
 - C. The Affordable Housing required by the Set Aside Percentage must be affordable to LI and VLI Households. For Affordable Housing rental units, the ordinance will require that at least fifty percent (50%) of the Affordable Housing units will be

affordable to VLI households and the balance of the Affordable Housing units will be affordable to LI households. One hundred percent (100%) of for-sale Affordable Housing units will be affordable at least to LI Households.

- D. Affordable units within a multi-family housing project will be required to remain affordable for not less than fifty-five (55) years and single-family units affordable for not less than forty-five (45) years.
 - E. A requirement that affordability agreements and recorded covenants be entered into with the City for all Affordable units prior to issuance of a Certificate of Occupancy. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.
 - F. City shall monitor compliance with all Affordability covenants pursuant to the City's updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.
 - G. City will prepare and present at a City Council meeting an annual report on the status of the Mixed Income Zoning Ordinance, including how many market rate developments are subject to the Mixed Income Zoning Ordinance, how each of these developments satisfied the requirements of the Ordinance, and a record of funds deposited in the Housing Trust Fund. The report will be provided to Facilitator at least ten (10) days prior to the report being presented at City Council.
- iii. City shall use its best efforts to complete the Analysis and adopt the Mixed Income Zoning Ordinance within ten (10) months after issuing a notice to proceed to Consultant to begin the Analysis with adoption of the Ordinance no later than twelve (12) months after Notice of Entry of the Stipulated Judgment is served on all parties, or February 28, 2025, whichever is earlier. The Ordinance will be introduced, read, and adopted as an urgency measure, and will go into effect immediately.
 - iv. City shall meet and confer with Facilitator throughout the process for adopting the Mixed Income Zoning Ordinance. This includes:
 - A. Obtaining written approval (includes email) from Facilitator of the scope of the Analysis and methodologies to be used.
 - B. Requiring the Consultant to contact any regional affordable housing developer identified by Facilitator as able to provide important information for the Analysis.
 - C. Submitting draft(s) of the Analysis to Facilitator for comment at least twenty (20) days before circulation to the general public for comment.
 - D. Obtaining written approval (includes email) from Facilitator of the final Analysis before processing the Mixed Income Zoning Ordinance for approval before the Planning Commission and City Council.
 - E. Notifying Facilitator in writing (includes email) at least ten (10) days before any noticed public meetings. Noticed public meetings include community meetings initiated by the City, Planning Commission meetings, and City Council meetings.

F. Notifying Facilitator of any anticipated delays in obtaining the Analysis, conducting public meetings, and approving the Mixed Income Zoning Ordinance.

f. ACTION ITEM 6: DEVELOPMENT IMPACT FEE DEFERRAL/WAIVER

PROGRAM: City shall adopt a Development Impact Fee Deferral/Waiver Program.

- i. City shall present a written program deferring/waiving development impact fees (“Impact Fee Deferral/Waiver Program”) to the City Council for approval no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment is served on all parties, and the Impact Fee Deferral/Waiver Program shall be approved/adopted by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment.
- ii. The Impact Fee Deferral/Waiver Program shall be available for up to fifty percent (50%) of City’s major facility sewer and water fees for up to one hundred twenty (120) deed restricted Affordable Housing units per year. Affordable units constructed pursuant to the Mixed Income Zoning Ordinance shall not be included in this program. Any unused fee deferrals/waivers in a given year shall be carried over to the following year. The reduction shall be as follows:
 - A. Low-income: 40%
 - B. Very Low-income: 45%
 - C. Extremely Low-income: 50%
- iii. The Impact Fee Deferral/Waiver Program shall be calculated as a percentage of each development’s major facility sewer and water fees, rather than as a prescribed dollar amount.
- iv. The Impact Fee Deferral/Waiver Program shall begin as a zero-interest “residual receipts loan,” payable in seventeen (17) years, or other term of years as may be required by senior financing. The residual receipts loans shall be as customarily defined in the industry. If the City receives any payments from a residual receipts loan, those payments shall be returned to the Impact Fee Deferral/Waiver Program or Housing Trust Fund and be available for additional affordable housing projects.
- v. The Impact Fee Deferral/Waiver Program shall be marketed in the Spring of 2024 following City Council approval/adoption, and available for use starting July 1, 2024.
- vi. For all Affordable Housing Dwelling Units benefiting from any fee deferral or waiver pursuant to this Action Item 6, the City agrees to enter into affordability agreements and recorded covenants. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City’s right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.
- vii. City shall monitor compliance with all Affordability covenants pursuant to the City’s updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

viii. City will prepare and present at a City Council meeting an annual report on the status of the Development Impact Fee/Deferral Waiver Program, including how many residential development projects received deferral/waiver of impact fees, and the number of units at each affordability level to be built as a result of the program. The report will be provided to Facilitator at least ten (10) days prior to the report being presented at City Council.

3. Sixth Cycle Housing Element. The parties agree to cooperate toward the City's adoption of a legally compliant 6th Cycle Housing Element.

4. General Release. In consideration of the promises set forth herein, and except as otherwise expressly stated in this Agreement, this Agreement is intended to be and shall act as a full and final settlement and release of all claims set forth in the First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief on file in the Action. Entry of this Agreement as a Stipulated Judgment shall be deemed by the Parties and the Court as having satisfied the terms of the Court's Order issued on April 30, 2021, and Judgment issued on June 1, 2021, any rulings directed towards the Court contained in the April 7, 2023, Fifth District Court of Appeal Opinion, and remittitur issued on July 20, 2023, the Court's August 22, 2023 Order Overruling Demurrer to First Amended Petition for Writ of Mandate After Remand, and any other Orders issued by the Court in this case. Upon entry of the Stipulated Judgment, the remaining fourth, fifth, sixth, seventh (in part), and eighth causes of action in the First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief shall be dismissed with prejudice.

5. Waiver of Rights Under Civil Code Section 1542. The parties expressly waive and release all rights and benefits afforded by Section 1542 of the California Civil Code and do so understanding and acknowledging the significance and consequence of such specific waiver of Section 1542. Section 1542 of the California Civil Code states as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

The Parties expressly waive the provisions of California Civil Code section 1542, and further expressly waive any right to invoke said provisions with respect to claims existing now or any time up to the date of the Parties' execution of this Agreement. Therefore, except as expressly provided in this Agreement, the Parties expressly acknowledge that this release is intended to include in its effect, without limitation, all claims and causes of action which they do not know or suspect to exist in their favor and that this release contemplates the extinguishment of all such claims and causes of action arising out of or connected with the Action. In connection with such waiver and relinquishment, the Parties acknowledge that they are aware that they, or their attorney(s), agent(s), or successor(s), may hereafter discover claims or facts in addition to or different from those which they now know or believe to exist with respect to the subject matter of, or any Party named in, this Agreement, but that it is their intention hereby fully, finally, and forever to settle and release all of the released matters. In furtherance of such

intention, each of the releases herein given shall be and remain in effect as a full and complete release notwithstanding the discovery or existence of any such additional or different claims or facts.

6. All Obligations Extinguished by Release. It is expressly understood and agreed that, except as to matters with respect to which the Court will retain jurisdiction pending complete performance (Sections 8 and 9), this Agreement is in full accord, satisfaction, discharge, and compromise of disputed claims up to the date of the Parties' execution of this Agreement, and that this Agreement has been executed with the express intention of effectuating the legal consequences provided for in Section 1541 of the California Civil Code, i.e., the extinguishing of all obligations as herein described. Section 1541 states as follows:

Obligation Extinguished by Release. An obligation is extinguished by a release therefrom given to the debtor by the creditor, upon a new consideration, or in writing, with or without new consideration.

7. No Admission of Liability. Each Party acknowledges and agrees that this Agreement effects the settlement of claims and potential claims that are contested, disputed, and denied and does not constitute an admission of liability by any Party for any purpose. Moreover, nothing contained in this Agreement, including without limitation the payment of any sums provided for in this Agreement shall be offered, admitted or construed as an admission by any Party of any liability or the amount of any liability to any other Party. Nothing in this Agreement shall be construed as an admission of any liability or wrongdoing of any kind with respect to any matters alleged in or related to the Action. Martinez hereby agrees that the execution, and performance, of this Agreement resolve any and all of her claims related to, or arising from, the City's 2015 Housing Element and the Action, and satisfy all of the City's obligations under the Court's Order issued on April 30, 2021, and the Judgment issued on June 1, 2021.

8. Attorneys' Fees and Costs. Martinez is the prevailing party in the Action, and is entitled to her reasonable attorneys' fees. Martinez's counsel agree to meet and confer with City in an effort to reach a resolution on the issue of attorneys' fees and costs incurred in the Superior Court. Only if such a meet-and-confer is unsuccessful will Martinez seek an award of reasonable attorneys' fees from the Court. Any such motion for an award of attorneys' fees and costs must be filed and served on the City's counsel no later than one hundred twenty (120) days from the date the Notice of Entry of the Stipulated Judgment is served on all parties, unless such time is further extended by a stipulation approved by the Court, or by a court order; the prevailing party on any attorneys' fees motion will be entitled to costs and attorneys' fees incurred in bringing and litigating the motion. The Court of Appeal awarded costs on appeal and City will pay the amount of costs requested in Martinez's Memorandum of Costs on Appeal filed and served on August 24, 2023. Payment shall be made to Central California Legal Services at the same time City remits payment of the agreed upon or court-ordered attorneys' fees.

9. Stipulated Judgment and Retention of Jurisdiction. Upon execution of this Agreement by all parties, the Parties shall jointly request the Court enter a Stipulated Judgment that incorporates this Agreement. The Parties agree, stipulate and request that the Fresno County

Superior Court shall maintain jurisdiction of the Action and the Parties until the obligations of the Parties under this Agreement have been fully performed or excused. The Fresno County Superior Court may enforce this Agreement pursuant to Code of Civil Procedure section 664.6.

10. Meet and Confer Before Seeking Court Relief. The Parties agree to make a good faith effort to meet and confer to resolve any concerns about the performance of any obligations under the terms of this Agreement before filing any request for enforcement of this Agreement with the Fresno County Superior Court. The Parties agree that for the purposes of this Agreement, good faith means: (1) providing written notice to the opposing party at least thirty (30) days prior to filing any motion to seek enforcement with the Court; (2) providing the opposing party an opportunity to cure during the thirty (30) day period; and (3) meeting with the opposing party's representatives and counsel within ten (10) days after providing said notice to attempt to resolve the dispute. The Parties, by stipulation, may modify or extend any of the deadlines or terms of this Agreement. Any party that successfully enforces the terms of this Agreement may recover attorneys' fees and costs expended in the enforcement from the opposing party.

11. Cooperation/Execution of Supplemental Documents. The Parties agree to cooperate fully, at their own cost and expense, in carrying out the terms and conditions of this Agreement, including taking further action that may be reasonably necessary to implement the Action Items or the terms of this Agreement.

12. Amendments; Waiver. No supplement, modification, or amendment to this Agreement will be binding unless executed in writing by each Party or a duly authorized representative or legal counsel of each Party. No waiver of any provisions of this Agreement will be deemed or will constitute a waiver of any other provision, whether or not similar, nor will any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

13. Governing Law. This Agreement shall be interpreted, enforced, and governed by California law.

14. Binding Effect. The rights and obligations specified in this Agreement shall inure to the benefit of and bind the respective successors, heirs, next of kin, personal representatives, assigns, affiliates, and agents of the Parties.

15. Notices. All notices required or authorized pursuant to this Agreement shall be sent, in writing, via U.S. Mail or email to each of the following:

For City:

Scott Cross, City Attorney
Lozano Smith
7404 N. Spalding Avenue
Fresno, CA 93720

For Martinez:

Valerie Feldman
Public Interest Law Project
449 15th Street, Ste. 301
Oakland, CA 94612-2821
vfeldman@pilpca.org

Dez Martinez
705 W. University Ave.
Fresno, CA 93705
wearenotinvisible2015@gmail.com

City of Clovis
John Holt, City Manager
1033 Fifth Street
Clovis, CA 93612

Patience Milrod, Esq.
985 N. Van Ness Avenue
Fresno, CA 93728
pm@patienceilrod.com

Michelle Kezirian, Executive Director
Stephanie Hamilton Borchers
Royce Stuteville
Central California Legal Services
2115 Kern Street, Suite 200
Fresno, CA 93721
mkezirian@centralcallegal.org
sborchers@centralcallegal.org
rstuteville@centralcallegal.org

Any Party may change the address(es) for notice purposes by providing prior notice of such change to the other Party as provided herein.

16. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. Copies of signatures, including electronic copies of signatures, shall be deemed original signatures for all purposes. In addition, any Party may execute a copy of this Agreement that has been transmitted to the signing party by email or facsimile. A copy, facsimile or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

17. Severability. If any provision of this Agreement as applied to any Party or to any circumstance is adjudged by a court to be void or unenforceable, the same shall in no way effect any other provision of this Agreement or the validity or enforceability of the Agreement as a whole, and the remaining provisions of the Agreement shall remain in full force and effect.

18. Voluntary Agreement; Opportunity to Consult Counsel. Each Party hereby affirms, acknowledges, and warrants that such Party has been adequately represented by competent legal counsel during the Action and the negotiation of this Agreement, and has completely reviewed the terms of this Agreement with such Party's own legal counsel and is fully informed and understands and appreciates the meaning and effect of this Agreement, and voluntarily accepts the benefits and obligations thereof.

19. Interpretation. This Agreement is the result of the combined efforts of the Parties and/or their respective attorneys and shall be construed according to its fair meaning and as if prepared by both Parties hereto. If any provision of this Agreement is found ambiguous, the

ambiguity shall not be resolved by construing this Agreement in favor of or against any Party, but by construing the terms according to their generally accepted meaning.

20. Headings and Captions. The headings appearing in this Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to and shall not be deemed to define, limit, or extend the scope or intent of the sections or paragraphs to which they appertain.

21. Entire Agreement. This Agreement, together with the documents incorporated herein by reference and any exhibits referenced herein and attached hereto, constitutes the entire understanding and agreement among the Parties regarding the subject matters set forth in this Agreement, and supersedes any and all other discussions, agreements, negotiations or understandings, either oral or in writing, express or implied, between the Parties to the same, other than a court determination or settlement of the amount of attorneys' fees and costs. No other representations, covenants, undertakings, or other prior or contemporaneous agreements, oral or written, respecting such matters, which are not specifically incorporated herein, shall be deemed in any way to exist or bind any of the Parties. Each Party signing this Agreement represents and acknowledges that such Party has not executed this Agreement in reliance on any promise, representation, conduct or warranty of any other Party not expressly set forth in this Agreement.

22. Authority to Sign Agreement. Each of the signatories to this Agreement represents and warrants that he or she is competent and authorized to sign and enter into this Agreement on behalf of the Party to whom he or she purports to sign.


WHEREFORE, Martinez and City, by the respective signatures below, enter into this Agreement effective on the Effective Date provided above.

///


///

[Remainder of page is blank – signatures on page 17]

City of Clovis, a California Municipal Corporation

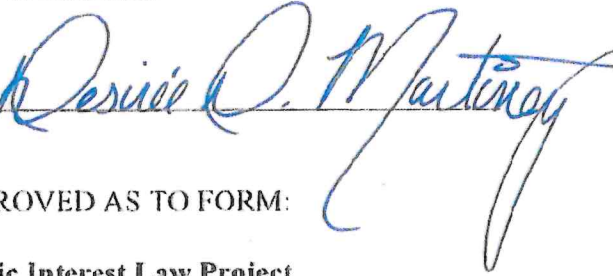
By: 
John Holt, City Manager

ATTEST:

By: 
~~Karey Cha, City Clerk~~
Andrew Haussler
APPROVED AS TO FORM:

By: 
Scott G. Cross, City Attorney

Desiree Martinez


By: 

APPROVED AS TO FORM:

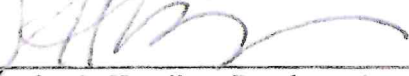
Public Interest Law Project

By: _____
Valerie Feldman, Attorney for
Desiree Martinez

Patience Milrod

By: 
Patience Milrod, Attorney for
Desiree Martinez

Central California Legal Services

By: 
Stephanie Hamilton Borchers, Attorney for
Desiree Martinez

City of Clovis, a California Municipal Corporation

By: _____
John Holt, City Manager

ATTEST:

By: _____
Karey Cha, City Clerk

APPROVED AS TO FORM:

By: _____
Scott G. Cross, City Attorney

Desiree Martinez

By: _____

APPROVED AS TO FORM:

Public Interest Law Project

By: Valerie Feldman
Valerie Feldman, Attorney for
Desiree Martinez

Patience Milrod

By: Patience Milrod
Patience Milrod, Attorney for
Desiree Martinez

Central California Legal Services

By: _____
Stephanie Hamilton Borchers, Attorney for
Desiree Martinez

**CITY OF CLOVIS POLICY FOR AFFORDABLE HOUSING
UNIT COMPLIANCE MONITORING**

EXHIBIT 1

City of Clovis

Policy for Affordable Housing Unit Compliance Monitoring

The City of Clovis will use this policy to develop and implement guidelines to monitor and preserve the affordability of the housing units developed by the following Affordable Housing Programs ("Programs"):

- Affordable Housing Trust Fund
- Mixed Income Zoning Ordinance
- Affordable Housing Development Impact Fee Deferral Program

1. Deed Restrictions/Affordability Covenants:

All units developed by the Programs shall have deed restrictions recorded requiring the units to remain affordable, for the applicable income level and for the applicable affordability period - forty-five (45) years for ownership units, and fifty-five (55) years for multi-family rental units.

2. Annual Occupancy Restrictions and Certifications:

The City shall conduct an annual occupancy review and certification process consisting of the following by each November for all Program units.

Owner-Occupant Units:

The City will require owner-occupants to annually certify occupancy during the affordability period by submitting utility bills or other documentation of proof of occupancy in the unit as the owner-occupant's primary place of residence.

Rental Units:

The City will require Owner/Developer/Property Manager to annually certify the income eligibility of the occupants during the affordability period by submitting income documentation or a third-party regulatory report such as TCAC or HCD annual reviews.

3. Required Noticing and Restrictions on Any Changes of Title or Occupancy:

In all cases where there is a change in title, occupancy, or use of the unit, the Occupant/Owner/Developer/Property Manager must notify the City in writing of any change within 30 days. City and Occupant/Owner/Developer/Property Manager shall work together to ensure the unit is kept in compliance with the original Program terms and conditions such that it remains available as affordable housing for lower income households at the applicable income level for the duration of the affordability period. Changes in title, occupancy, or use of any unit must be in keeping with the objective of benefiting lower income households at the applicable income levels identified at the time of construction.

4. Consequence of Failure to Comply

If any occupant/owner/developer/property manager fails to comply with the applicable affordability requirements, the City will exercise its rights to enforce the affordability restriction and gain compliance, up to and including foreclosure and eviction. Following any foreclosure and/or eviction, the City shall maintain the unit as affordable and available to eligible lower income households for no less than the duration of the original affordability period, including, if necessary, recording a new deed restriction and/or affordability covenants.



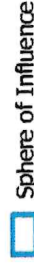
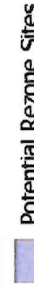
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REZONE SITES MAP AND ANALYSIS

EXHIBIT 2

REZONE SITES

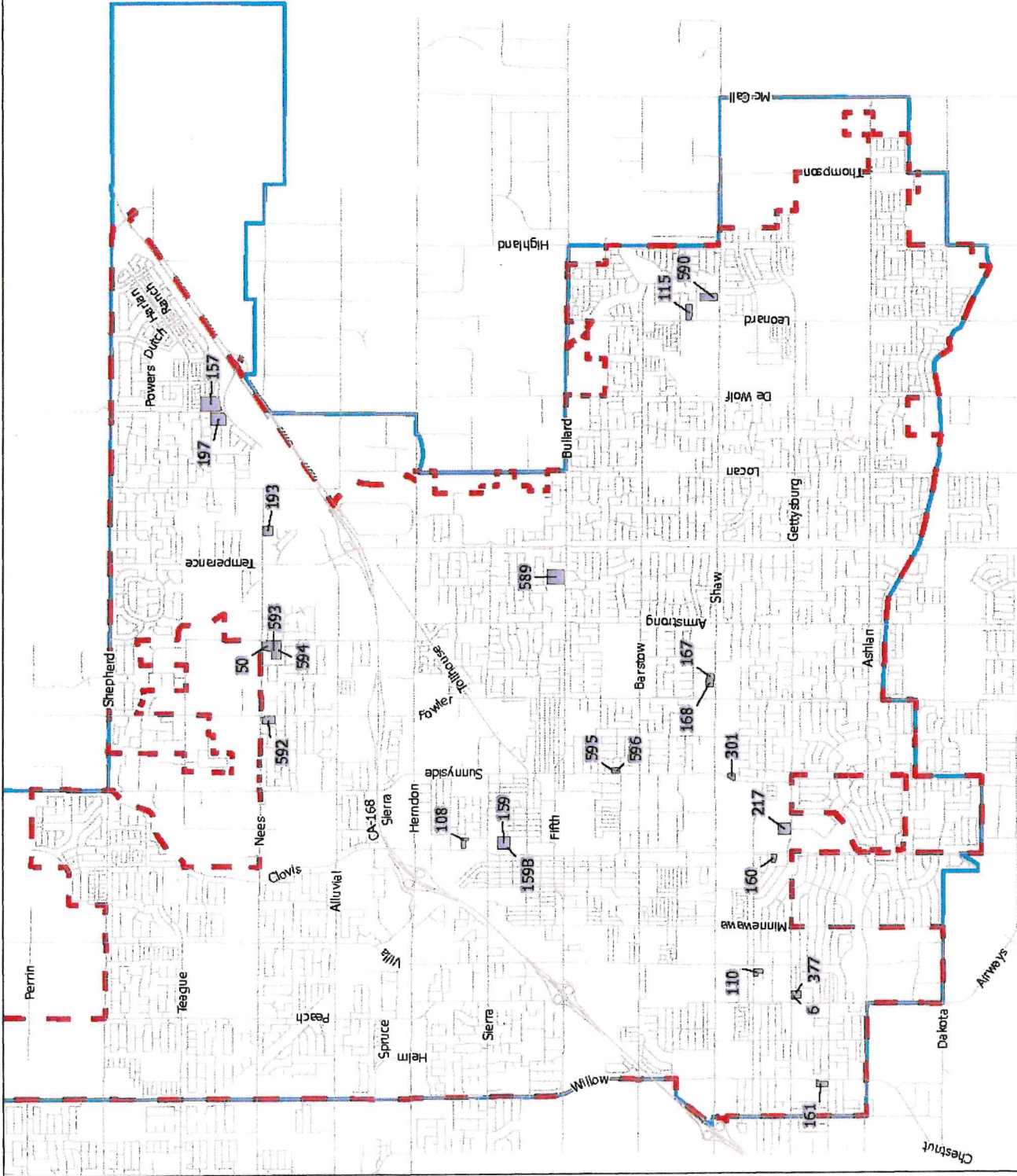
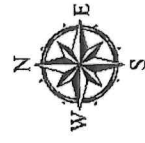
November 13, 2023
December 8, 2023

-  Streets
-  City Limits
-  Sphere of Influence
-  Potential Rezone Sites

1284 dwelling units
Assumed density of 24 dwelling units per acre

Notes

1 - In December 8, 2023 Rezone Sites Package, Site 217 has been revised to identify 1.8 acres of 4 acre site as available for a multi-family project.



SITE 50

Site ID	50	Hospital (1 mile)	Y	High School (1 mile)	N	Pharmacy (0.5 miles)	N	Existing Bus Stops (0.5 miles)	N	Future Bus Stops (0.5 miles)	N	Library (0.5 miles)	N	Grocery (0.5 miles)	N	Medical Clinic (0.5 miles)	N	Middle School (0.5 miles)	N	Elementary School (0.5 miles)	Y	Elementary School (0.25 miles)	Y	Internet Zone	Y	Flood Zone	N	Water	Y	Sewer	Y
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Parcels - Clovis_Query result

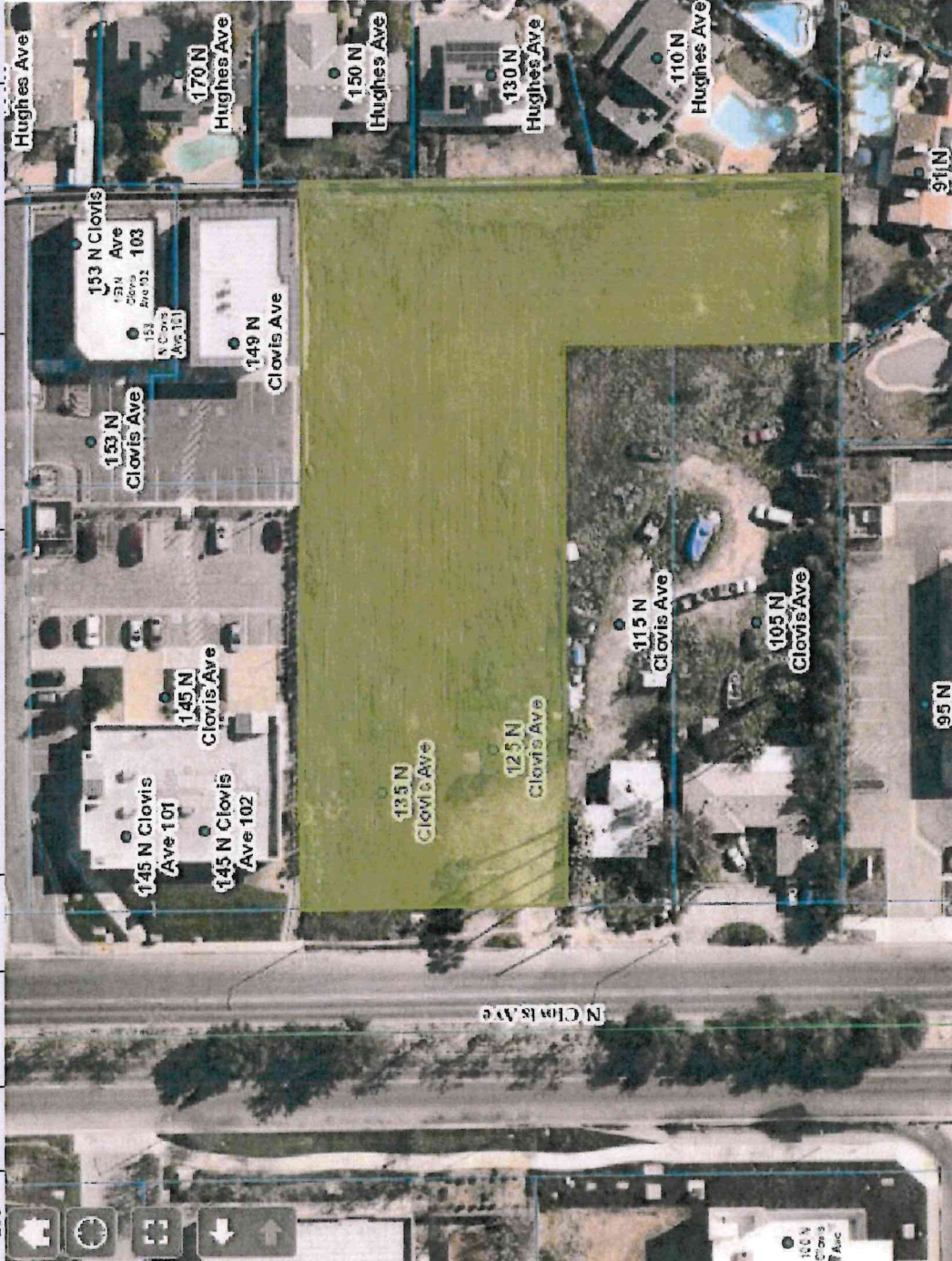
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Parcels - Clovis: 56324504

APN	56324504
Created By	BILL
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	DA REAL ESTATE HOLDINGS LLC
NAME2	1396 W HERNDON #101
ADDRESS1	FRESNO CA 93711
ADDRESS2	
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	6/29/2021
BOOKING_DATE1	4/29/2024

SITE 108

Site ID	108	Hospital (1 mile)	N	High School (1 mile)	Y	Pharmacy (0.5 miles)	N	Existing Bus Stops (0.5 miles)	Y	Future Bus Stops (0.5 miles)	Y	Center (0.5 miles)	Y	Library (0.5 miles)	N	Grocery (0.5 miles)	Y	Medical Clinic (0.5 miles)	Y	Wildlife School (0.5 miles)	N	Elementary School (0.5 miles)	Y	Elementary School (0.25 miles)	N	Internet	Y	TCAC/HCD Zone	Y	Flood Zone	N	Water	Y	Sewer	Y
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Parcels - Clovis_Query result

Displayed features: 1/1

Parcels - Clovis: 49123124

APN	49123124
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	JOHN GREGORY DEVELOPMENT CO INC
NAME2	
ADDRESS1	301 E HILLCREST
ADDRESS2	FRESNO CA 93720
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	6/26/2012
RECORDING_DATE1	6/26/2012
INSTRUMENT_NUMBER1	0089115
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	

SITE 110

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet Zone	TCAC/HCD Zone	Flood Zone	Water	Sewer
110	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	N	Y	Y

Parcels - Clovis Query result

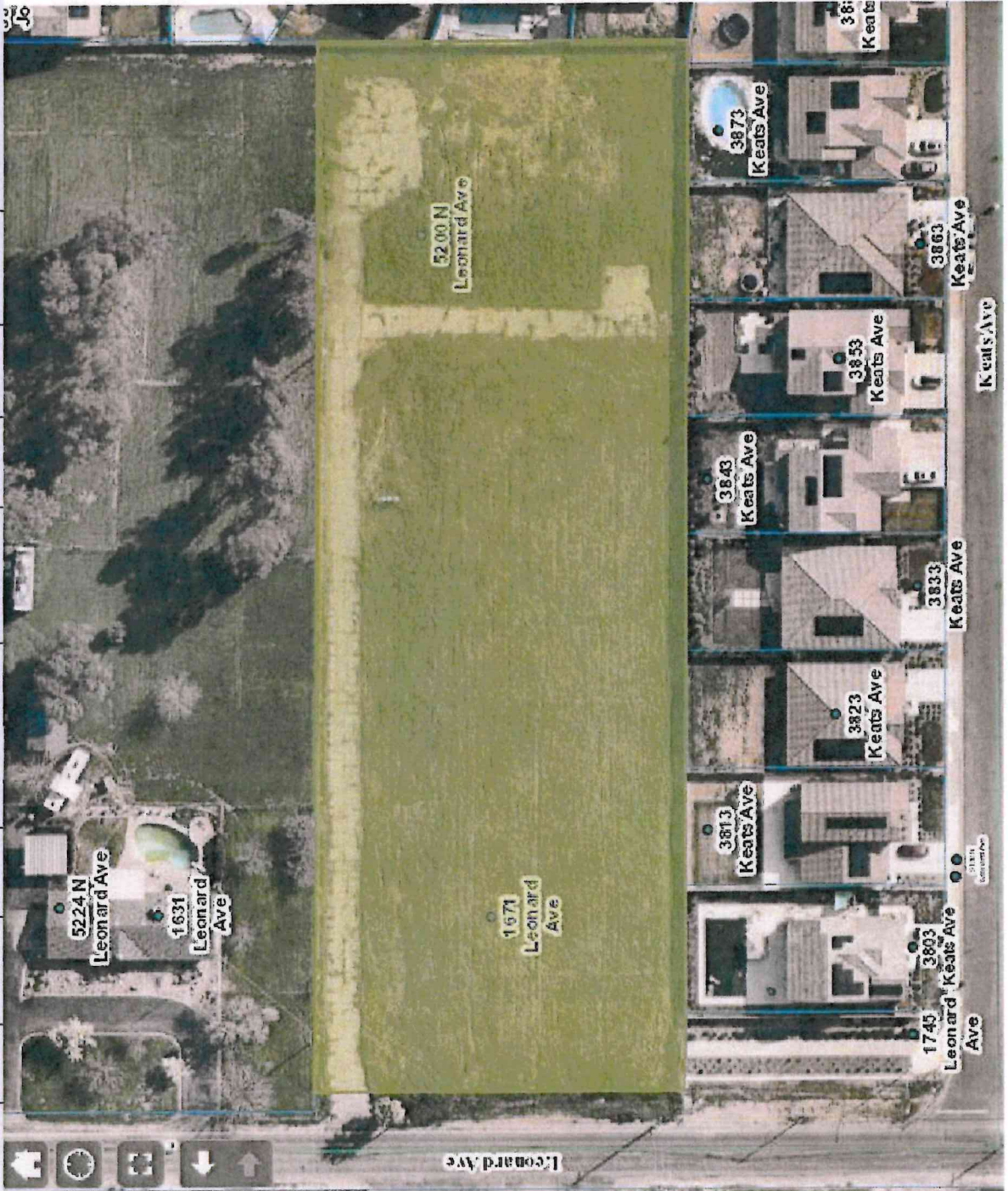
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Parcels - Clovis: 49906074

- APN: 49906074
- Created By: BILLF
- Created When: 5/17/2019
- Modified By: STEPHANIEA
- Modified When: 9/25/2019
- NAME1: ATTIA AMIN KAMAL
- NAME2:
- ADDRESS1: P O BOX 3335
- ADDRESS2: CLOVIS CA 93613
- ADDRESS3:
- ADDRESS4:
- PERCENT_INTEREST1: 0.00
- JOINT_TENANCY_CODE1:
- CHANGE_DATE1: 1/6/2015
- RECORDING_DATE1: 1/6/2015
- INSTRUMENT_NUMBER1: 0001414
- PERCENT_INTEREST2: 0.00
- JOINT_TENANCY_CODE2:
- CHANGE_DATE2: 12/31/1999
- RECORDING_DATE2:

SITE 115

Site ID	115	Hospital (1 mile)	N	High School (1 mile)	Y	Pharmacy (0.5 miles)	N	Existing Bus Stops (0.5 miles)	N	Future Bus Stops (0.5 miles)	N	Park/Community Center (0.5 miles)	Y	Library (0.5 miles)	N	Grocery (0.5 miles)	N	Medical Clinic (0.5 miles)	N	Middle School (0.5 miles)	N	Elementary School (0.5 miles)	N	Elementary School (0.25 miles)	N	Internet	Y	TCAC/HCD Zone	Y	Flood Zone	N	Water	Y	Sewer	Y
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Parcels - Clovis_ Query result

Displayed features: 1/1

Parcels - Clovis: 554570445

APN	554570445
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	6/1/2020
NAME1	SULTAN INTISAB & NOREEN INTISAB TRS
NAME2	
ADDRESS1	7301 N FAUCHER
ADDRESS2	CLOVIS CA 93619
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	10/22/2019
RECORDING_DATE1	10/22/2019
INSTRUMENT_NUMBER1	0127046
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	10/22/2019
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0000000
WORD_DESCRIPTION	1671 LEONARD CL
LOT_WIDTH	0.00
LOT_DEPTH	0.00
TOTAL_AREAS	

SITE 159

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy Bus Stops (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet Zone	TCAC/HCD	Flood Zone	Water	Sewer
159	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
<p>Parcel - Civic 420892</p> <p>Owner: Bill's</p> <p>Address: 420892</p> <p>Phone: 420892</p> <p>City: 420892</p> <p>State: 420892</p> <p>Zip: 420892</p> <p>County: 420892</p> <p>Country: 420892</p> <p>Latitude: 420892</p> <p>Longitude: 420892</p> <p>Area: 420892</p> <p>Volume: 420892</p> <p>Depth: 420892</p> <p>Width: 420892</p> <p>Height: 420892</p> <p>Weight: 420892</p> <p>Temperature: 420892</p> <p>Humidity: 420892</p> <p>Pressure: 420892</p> <p>Wind: 420892</p> <p>Clouds: 420892</p> <p>Visibility: 420892</p> <p>Altitude: 420892</p> <p>Time: 420892</p> <p>Date: 420892</p> <p>Timezone: 420892</p> <p>Language: 420892</p> <p>Encoding: 420892</p> <p>Charset: 420892</p> <p>Collation: 420892</p> <p>Case: 420892</p> <p>Weight: 420892</p> <p>Order: 420892</p> <p>Style: 420892</p> <p>Color: 420892</p> <p>Stroke: 420892</p> <p>StrokeWidth: 420892</p> <p>StrokeDash: 420892</p> <p>StrokeDashOffset: 420892</p> <p>StrokeMiterLimit: 420892</p> <p>StrokeJoinStyle: 420892</p> <p>StrokeCapStyle: 420892</p> <p>StrokeOpacity: 420892</p> <p>StrokeDashArray: 420892</p> <p>StrokeDashOffset: 420892</p> <p>StrokeMiterLimit: 420892</p> <p>StrokeJoinStyle: 420892</p> <p>StrokeCapStyle: 420892</p> <p>StrokeOpacity: 420892</p> <p>StrokeDashArray: 420892</p> <p>StrokeDashOffset: 420892</p> <p>StrokeMiterLimit: 420892</p> <p>StrokeJoinStyle: 420892</p> <p>StrokeCapStyle: 420892</p> <p>StrokeOpacity: 420892</p>																	

SITE 159B

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	TCAC/HCD Zone	Flood Zone	Water	Sewer
159B	N	Y	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y



Display 159B, 1st 1/2

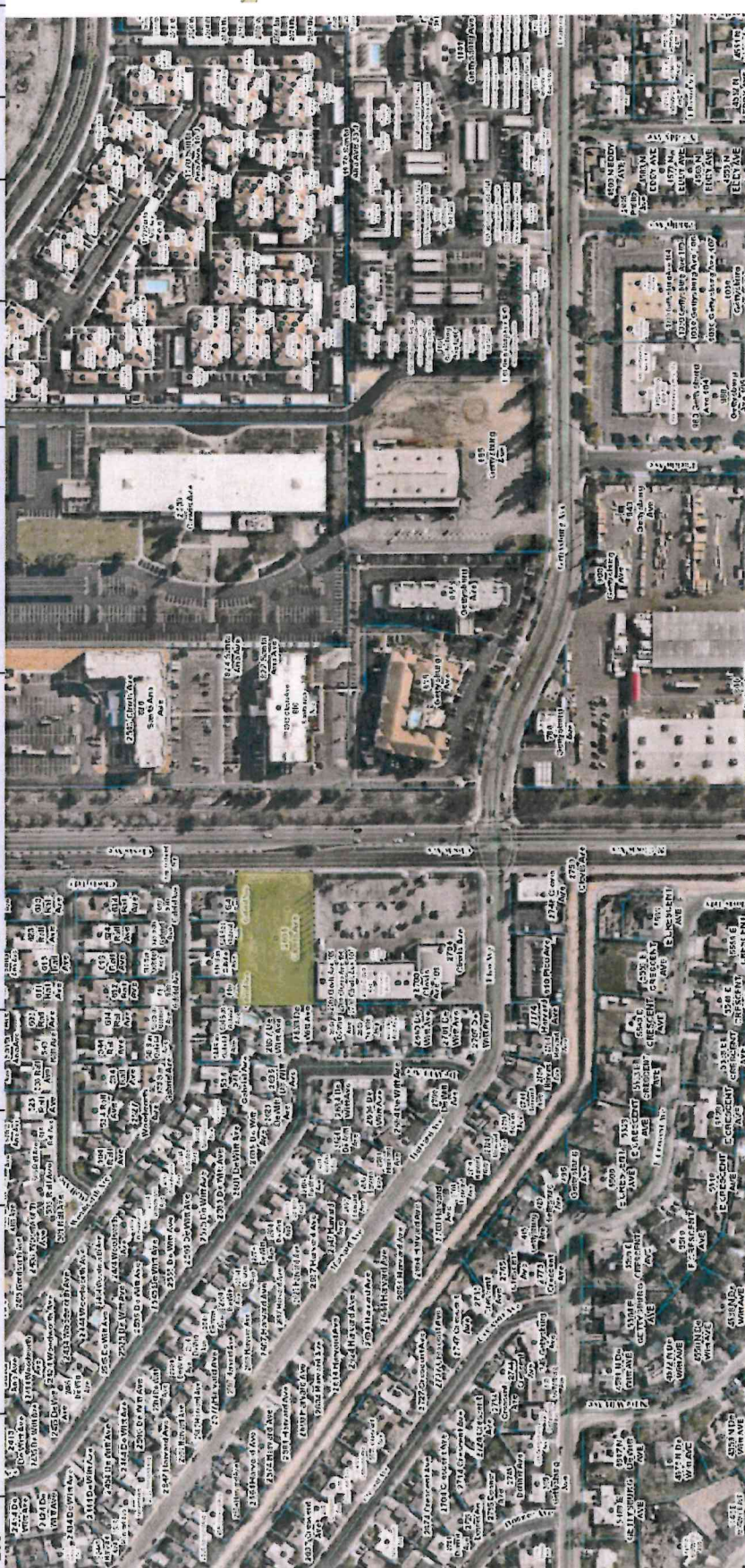
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Created By	IBLI
Created Date	5/17/2017, 11:53 AM
Modified By	IBLI
Modified Date	4/26/2017, 12:29 PM
Job Number	121811010
Project Name	121811010110
Name /	
Address	4855 N WOODWARD
Address 2	CITY OF CALIFORNIA
Address 3	
Address 4	
Address 5	
Address 6	
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SITE 160

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
160	N	N	Y	Y	N	N	N	Y	N	N	N	N	Y	Y	N	Y	Y

40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415	40079415
5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019	5-17-2019
STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA	STEPHANEA
0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016	0-25-2016
WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD	WOLFE DAVID TODD
551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR	551 FOWERS DR
MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337	MANTEGA CA 91337
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979
4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979	4-22-1979
076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543	076543
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000	000000
2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL	2846 CITY'S CL
126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05	126.05
280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00
372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314	372.314
4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM	4721994 5:00 PM
337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344	337.344
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SITE 161

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles) 2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	TCAC/HCD Zone	Flood Zone	Water	Sewer
161	N	N	N	V	V	Y	N	N	N	N	N	N	Y	Y	Y	Y

913515	SELE	3172316	3173196	3174026	3174856	3175686	3176516	3177346	3178176	3179006	3179836	3180666	3181496	3182326	3183156	3183986	3184816	3185646	3186476	3187306	3188136	3188966	3189796	3190626	3191456	3192286	3193116	3193946	3194776	3195606	3196436	3197266	3198096	3198926	3199756	3200586	3201416	3202246	3203076	3203906	3204736	3205566	3206396	3207226	3208056	3208886	3209716	3210546	3211376	3212206	3213036	3213866	3214696	3215526	3216356	3217186	3218016	3218846	3219676	3220506	3221336	3222166	3222996	3223826	3224656	3225486	3226316	3227146	3227976	3228806	3229636	3230466	3231296	3232126	3232956	3233786	3234616	3235446	3236276	3237106	3237936	3238766	3239596	3240426	3241256	3242086	3242916	3243746	3244576	3245406	3246236	3247066	3247896	3248726	3249556	3250386	3251216	3252046	3252876	3253706	3254536	3255366	3256196	3257026	3257856	3258686	3259516	3260346	3261176	3262006	3262836	3263666	3264496	3265326	3266156	3266986	3267816	3268646	3269476	3270306	3271136	3271966	3272796	3273626	3274456	3275286	3276116	3276946	3277776	3278606	3279436	3280266	3281096	3281926	3282756	3283586	3284416	3285246	3286076	3286906	3287736	3288566	3289396	3290226	3291056	3291886	3292716	3293546	3294376	3295206	3296036	3296866	3297696	3298526	3299356	3300186	3301016	3301846	3302676	3303506	3304336	3305166	3305996	3306826	3307656	3308486	3309316	3310146	3310976	3311806	3312636	3313466	3314296	3315126	3315956	3316786	3317616	3318446	3319276	3320106	3320936	3321766	3322596	3323426	3324256	3325086	3325916	3326746	3327576	3328406	3329236	3330066	3330896	3331726	3332556	3333386	3334216	3335046	3335876	3336706	3337536	3338366	3339196	3340026	3340856	3341686	3342516	3343346	3344176	3345006	3345836	3346666	3347496	3348326	3349156	3350000
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SITE 193

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	TCAC/HCD Zone	Flood Zone	Water	Sewer
193	Y	N	N	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	Y

Parcel - Clovis: 56406042

APN: 56406042
 Created By: BILLF
 Created When: 5/17/2019
 Modified By: STCP, IANIFA
 Modified When: 9/25/2019
 NAME1: DA REAL ESTATE LLC
 NAME2:
 ADDRESS1: 1395 W HERNEON #101
 ADDRESS2: FRESNO CA 93711
 ADDRESS3:
 ADDRESS4:
 PERCENT_INTEREST: 0.00
 JOINT_TENANCY_CODE1:
 CHANGE_DATE1: 3/16/2021
 RECORDING_DATE1: 3/16/2021
 INSTRUMENT_NUMBER1: 0044751
 PERCENT_INTEREST2: 0.00
 JOINT_TENANCY_CODE2:
 CHANGE_DATE2:
 RECORDING_DATE2:
 INSTRUMENT_NUMBER2: 0000000
 WORD_DESCRIPTION: 2780 E NEES CL
 LOT_WIDTH: 210.00

SITE 197



Results	
Parcels - Coval_QueryResult	
Discovered Features 1/1	***
Parcel - Coval:55849233	A
SFN	55849230
County	BILLI
Creation Date	5/7/2010 11:15:20
Registered By	STEPHANEA
Modified When	9/25/2019 11:43:00
Parcel	BETTERCOURT JOHN & DEBBE
Parcel	1855 HERNDON BOX 243
Address	CLOVIS CA 95311
Address	0.00
APN	0322013 5:00 PM
CHARGE DATE	5/22/2013 5:00 PM
RECORDING DATE	5/22/2013 5:00 PM
RECORDING NUMBER	074209
PERCENT INTEREST	0.00
APN - TENANT ADDRESS	
CHANGE DATE	
RECORDING DATE	03/03/00
RESTRICTING JURISDICTION	419 ACIN NEVA OF SW 1/4 SEC 28 T120 S11
UNCLAS. DESCRIPTION	497.00
LOT GROUP	1.00
LOT DEPTH	326.048
TOTAL ASSESSOR VALUE	522/2013 5:00 PM
LAST RECEIVED CA	35.849
ANNUAL LAND TAX	277.549
ASSES. IMP. VAL.	0
TAX VALUE	0
FRONT FRONT VAL.	0
MOBILE HOME VAL.	0
MOBILE HOME TAX	0
MOBILE HOME EXEMPT	C
MOBILE HOME EXEMPT	C

SITE 217

REVISED 12-8-23

Site ID	217	Hospital	High School	Pharmacy	Existing Bus Stops	Future Bus Stops	Park/Community Center	Library	Grocery	Medical Clinic	Middle School	Elementary School	Elementary School	TCAC/HCD Zone	Flood Zone	Water	Sewer
		N	N	Y	Y	Y	N	N	Y	N	N	N	N	Y	N	Y	Y
		(1 mile)	(1 mile)	(0.5 miles)	Stops (0.5 miles)	Stops (0.5 miles)	(0.5 miles)	(0.5 miles)	(0.5 miles)	(0.5 miles)	(0.5 miles)	(0.25 miles)	(0.25 miles)				

1.8 AC

Tasks Results

Parent - Clinic Query result

Displaced Reserves (1)

Parcel - Clinic:499540135T

APN: 499540135T

County: BLUF

Creation Date: 5/1/2019 11:16 AM

Modified By: STEPHANIE

Modified When: 2/28/2020 4:57 AM

NAME:

ADDRESS:

ADDRESS:

ADDRESS:

ADDRESS:

PERCENT_INTEREST:

PERCENT_INTEREST_CODE:

CHANGE_DATE:

RECORDING_DATE:

INSTRUMENT_NUMBER:

PERCENT_INTEREST_CODE:

CHANGE_DATE:

RECORDING_DATE:

INSTRUMENT_NUMBER:

ACRD_DESCRIPTION:

LOT_WIDTH:

LOT_DEPTH:

TOTAL_ASSESSED_VALUE:

LAST_RECORDED_DT:

ASSESSED_VALUE:

PT_VALUE:

AREA_FLOORING:

MOBILE_PHONE_NO:

HOME_NUMBER_EXTENSION:

SITE 377

Site ID	377	Hospital (1 mile)	N	High School (1 mile)	N	Pharmacy (0.5 miles)	N	Existing Bus Stops (0.5 miles)	Y	Future Bus Stops (0.5 miles)	N	Park/Community Center (0.5 miles)	Y	Library (0.5 miles)	N	Grocery (0.5 miles)	N	Medical Clinic (0.5 miles)	N	Middle School (0.5 miles)	N	Elementary School (0.5 miles)	Y	Elementary School (0.25 miles)	N	Internet	Y	TCAC/HCD Zone	Y	Flood Zone	N	Water	Y	Sewer	Y
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Tasks

Results

Parcels - Clovis _Query result

Displayed features: 1/1

Parcels Clovis: 49931155

APN: 49931155
 Created By: BILLF
 Created When: 5/7/2019
 Modified By: STEPH-ANIEA
 Modified When: 2/27/2020
 NAME1: DAVIS,ROBERT;KELSEY & BRENDA;BERLENE
 NAME2:
 ADDRESS1: 17922 E TOLL HOUSE
 ADDRESS2: CLOVIS CA 93611
 ADDRESS3:
 ADDRESS4:
 PERCENT_INTEREST1: 0.00
 JOINT_TENANCY_CODE1: RS
 CHANGE_DATE1: 5/7/2019
 RECORDING_DATE1: 5/7/2019
 INSTRUMENT_NUMBER1: 0047485
 PERCENT_INTEREST2: 0.00
 JOINT_TENANCY_CODE2:
 CHANGE_DATE2:
 RECORDING_DATE2:
 INSTRUMENT_NUMBER2: 0030000
 WORLD_DESCRIPTION: E115,50 FT 04 PAR A BK 22,97 & 04 PAR B

Misc data © OpenStreetMap contributors, CC

SITE 590

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Center (0.5 miles)	Park/Community (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer	
590	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y	X

Parcel - Clovis 354590345

APN Search

Parcel - Clovis County result

Details

Parcel Features: 1/1

Results

APN: 316540000000000000

County: Clovis

Created: 5/17/2019 11:15 AM

Modified: 4/7/2022 11:27 AM

Modified By: jones@cloviscounty.ca.gov

Name: MEDIA NEW M

Address: 2899 F SHAW

Address2: CLOVIS CA 93319

Address3:

Address4:

Parcel Line: 2246

Point To Name: POINT TO NAME COUPE

Change Date: 7/1/2021 5:03 PM

Recording Date: 7/1/2021 5:03 PM

Instrument Number: 112445

Parcel In Files: 2

Parcel: 14646

Joint Escancy Coube

Change Date: 5/30/2020 5:03 PM

Recording Date: 5/30/2020 5:03 PM

Word Description: 3553 SJ ANN CL

Lot 102 H

Lot 102 H

Total Assessed Value: 247,186

Last Recorded: 7/1/2021 5:03 PM

Assessed Value: 119,218

Assessed Value: 127,803

Tax Value: 0

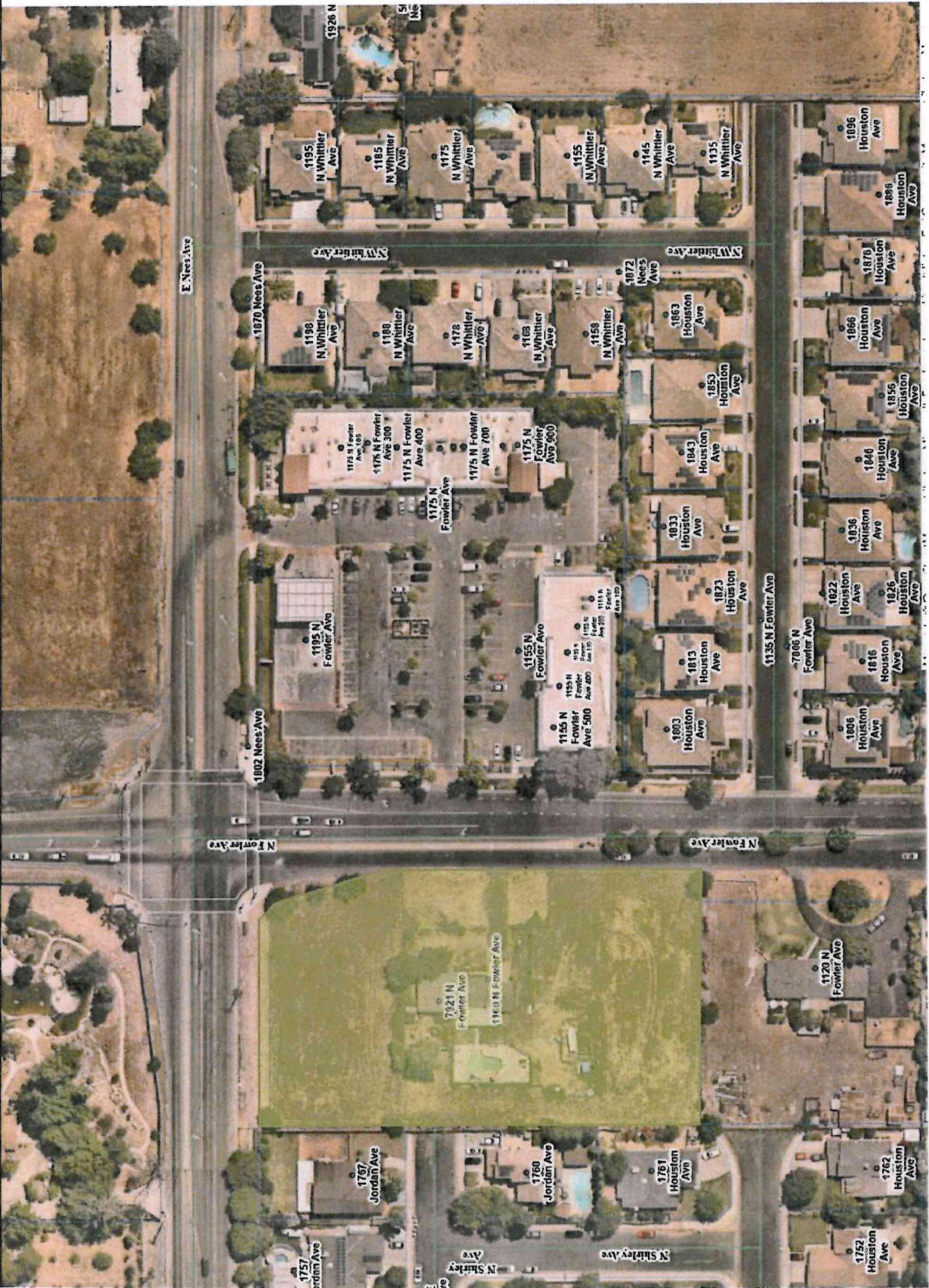
Per Property: 0

Mobile Personal: 0

Home Connection: 0

SITE 592

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	TCAC/BCD Zone	Flood Zone	Water	Sewer
592	Y	N	N	N	N	Y	N	N	N	N	Y	Y	N	Y	Y



Parcel - Clovis 56303131

APN	16238181
Created By	BILL
Created When	5/17/2019 11:15 AM
Modified By	SIP-HANHA
Modified When	7/25/2019 9:50 AM
NAME	CUI XUDONG & DC VI 1145
NAME-2	SHUNSHANG & VANHUYU 1145
ADDRESS	2030 C REVEE
ADDRESS2	PTCSNO CA 95720
ADDRESS3	
PERCENT_INTEREST	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	5/25/2021 5:00 PM
RECORDING_DATE1	5/25/2021 5:00 PM
INSTRUMENT_NUMBER1	087965
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	5/25/2021 5:00 PM
RECORDING_DATE2	5/25/2021 5:00 PM
INSTRUMENT_NUMBER2	087965
WORD_DESCRIPTION	1762 N FOWLER CL
LOT_WIDTH	209.96
LOT_DEPTH	1.00
TOTL_ASSESSED_VALUE	551472
LAST RECORDED DT	5/25/2021 5:00 PM
ASSESSED_LAND_VAL	228,980
ASSESSED_INF_VAL	343,330
TFL VALUE	0
PERF PROP VAL	0
MOBILE HOME VAL	0
COMPDOWN_PFLXEMP	0

SITE 593

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles) 2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet Zone	TCAC/HCD Zone	Flood Zone	Water	Sewer
593	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y



Parcel - Client: 56324505
Parcel - Client: Query result

APN: 54325925
Created: 08/19/11 11:15 AM
Modified By: STEPHANIE
Modified Date: 9/25/2019 11:11 PM
NAPEY: DA REAL ESTATE HOLDINGS LLC
NAME: ACCOUNTING
ADDRESS: 1308 W HEPBURN #101
ADDRESS2: FRESNO CA 93711
ADDRESS3:
ADDRESS4:
PERCENT INTEREST: 0.00
APPOINT. TERMINAL CODE: 04/24/2021 3:30:00 PM
LAND-USE: 04
RECORDING DATE: 6/29/2021 5:00 PM
APPOINTMENT NUMBER: 195493
PERCENT INTEREST: 0.00
APPOINT. TERMINAL CODE:
CHANGE DATE:
RECORDING DATE:
APPOINTMENT NUMBER:
APPOINT. TERMINAL CODE:
11/27/2021 12:00:00 PM
CL
500 WIDTH: 230.00
500 LENGTH: 1.00
TOTAL ASSESSED VALUE: 520,200
LAST RECORDED DT: 6/29/2021 5:00 PM
ASSESSED LAND AMT: 520.200
TAX VALUE: 0
WESS: 00000000
MOBILE PHONE VAR: 0
HYDROPOWER ENHANC: 0

SITE 594

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	TCAC/HCD Zone	Flood Zone	Water	Sewer
594	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	N	Y	Y

Parcel - Clovis-56324506

Parcel: Clovis_Overpass

Display Features: 1/1

Parcel ID: 56324506

Concept No: BILLF

Created When: 3/17/2019 11:15 AM

Modified By: STEPHONIEA

Modified When: 9/25/2019 11:13 PM

Name: NAME1

Address: ADDRESS1

Address2: ADDRESS2

Address3: ADDRESS3

Address4: ADDRESS4

Project Interest: PROJECT_INTEREST

Project Termination Code: PROJECT_TERMINATION_CODE

Change Date: CHANGE_DATE1

Rescinding Date: RESCINDING_DATE1

Instrument Number: INSTRUMENT_NUMBER1

Project Interest: PROJECT_INTERESTS

Project Termination Code: PROJECT_TERMINATION_CODE1

Change Date: CHANGE_DATE2

Recording Date: RECORDING_DATE1

Instrument Number: INSTRUMENT_NUMBER2

Work Description: 1112 N ARMSTRONG CL

Lot Area: 230.00

Lot Depth: 130

Total Assessed Value: 320,209

Last Recorded DT: 6/29/2021 5:00 PM

Assessed Value: 320,209

Assessed LP Val: C

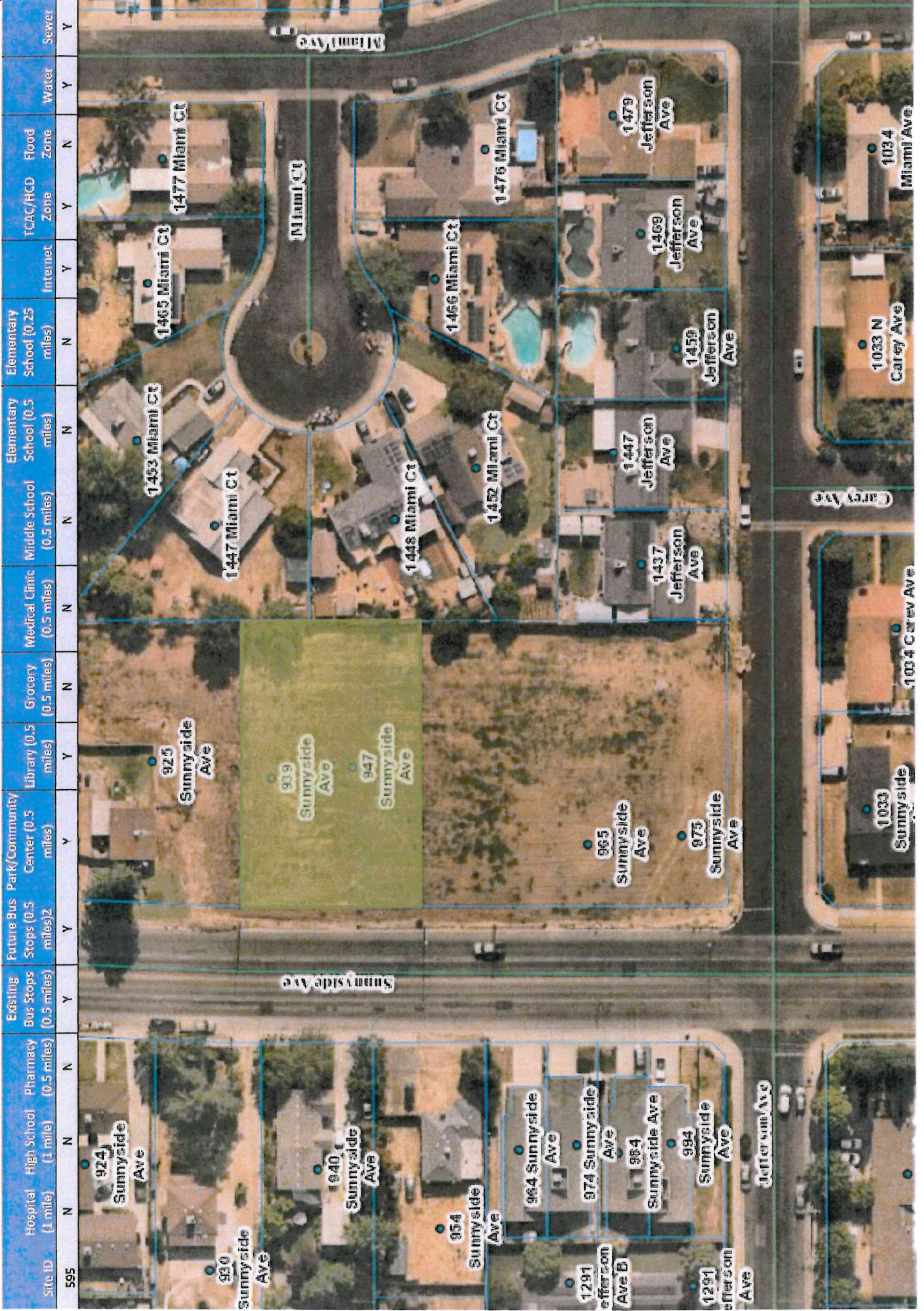
Tr. Value: C

Prop. Prop. Val: C

Imp. Val: 0

Homeowner Enbap: 0

SITE 595



Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
595	N	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y

SITE 596

