



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

SPECIFIC SERVICE PLAN –SHEPHERD-SUNNYSIDE NW REORGANIZATION GPA17-07, R17-18, CUP17-17, TM6200, AND RO297

1.1 INTRODUCTION

A Site Specific Service Plan for providing services and improvements to land being annexed to the City is required by the Fresno Local Agency Formation Commission (LAFCo). The site specific service plan provides assurance to LAFCo that newly annexed land to the City will be properly served as urban territory. The service plan also provides information to property owners, districts and interested parties who may have projects underway within the vicinity of the proposed annexation.

On June 28, 2018, the Clovis Planning Commission approved General Plan Amendment GPA2017-07, Prezone R2017-18, Conditional Use Permit CUP2017-17, and Vesting Tentative Tract Map TM6200 for property located at the northwest corner of Shepherd and Sunnyside Avenues. The entitlements requested approved a 586-lot single-family planned residential development with public streets and rezoning to the Clovis R-1 (Single-Family Residential), P-F (Public Facilities) and C-2 (Community Commercial) Zone Districts.

On August 6, 2018, the Clovis City Council approved General Plan Amendment GPA2017-07, Prezone R2017-18, Conditional Use Permit CUP2017-17, and Vesting Tentative Tract Map TM6200 for property located at the northwest corner of Shepherd and Sunnyside Avenues. The entitlements requested approved a 586-lot single-family planned residential development with public streets and rezoning to the Clovis R-1 (Single-Family Residential), P-F (Public Facilities) and C-2 (Community Commercial) Zone Districts.

On August 6, 2018, the Clovis City Council approved entitlement Reorganization RO297, requesting the Fresno Local Agency Formation Commission (LAFCo) to take proceedings for the reorganization of the territory known as the Shepherd-Sunnyside NW Reorganization.

1.2 SERVICES EXISTING OR PROPOSED

1. Community Water Service

The Water Master Plan Updates, completed in 1995 and 1997, by Provost & Pritchard, Inc., was prepared to support the 1993 Clovis General Plan, and the development plans therein. The plan examined the feasibility of continued growth in the greater Clovis area from a water resource perspective. This included a review of existing and future demands for water from both surface and groundwater. The study area corresponded with the General Plan planning area. Since the 1995 report, the City completed construction of the Surface Water Treatment Facility (SWTF). The 2010 Urban Water Management Plan updated the water supply and demand issues identified in the 1995 Master Plan and recognized the changes in water supply dynamics resulting from the completion of the SWTF.

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The City has 37 domestic water wells to provide for the needs of its residents. Some of these have wellhead treatment facilities to treat contaminated groundwater. The wells discharge water into a distribution main grid, based on a minimum of 12-inch mains, spaced at half-mile intervals. The present water storage facilities consist of two elevated tanks and three ground level tanks. The total storage capacity is 7.06 million gallons.

The City began operations of the Surface Water Treatment Facility, located on the Enterprise Canal on the east side of Clovis, in 2004. Kings River water is supplied to the plant via Fresno Irrigation District's (FID) Enterprise Canal. This 15 million gallons per day (MGD) plant allows Clovis to serve existing users and new growth areas, while lessening the demand on groundwater.

In 2009, the City began operation of the Water Reuse Facility (WRF) to treat wastewater from a portion of the City's growth areas. In 2012, the City began using recycled water from this facility to irrigate public landscapes. At build-out of the system, this facility will be able to produce 8.4 MGD of recycled water.

The strategy for future water supply is termed "conjunctive use" where multiple elements are used to provide a secure long-term supply. It includes using both groundwater and treated surface water to insure a secure drought-resistant water supply with the flexibility to use surface and groundwater supplies in a cost and operationally-efficient manner. This strategy is conducive to phased development that is critical to both community approval and existing operational constraints.

Water systems for newly developed areas, such as the project site, will be financed by development fees, assessment districts, and capital facilities funding. Additional surface water supplies for certain growth areas will be financed by the Water Supply development fee.

The following water conditions have been placed on the project:

1. The applicant shall identify and abandon all water wells to City standards.
2. Water well requirements: Prior to obtaining a building permit for the Tract Map, the applicant shall acquire and prove by a test hole a future reserve water well site, at a location to be approved by the City Engineer. The applicant shall demonstrate, to the satisfaction of the City Engineer and the City Fire Chief, that there will be adequate water pressure to serve the development to be constructed. The applicant shall provide the necessary infrastructure and improvement for the well at its ultimate location.
3. 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.
 - Sunnyside Avenue - install 24" main between Shepherd Avenue and Street 'A'.
 - Street 'A' and Marion Avenue - install 24" main between Sunnyside Avenue and Perrin Avenue.
 - Street '1' - install 16" main between Perrin Avenue and Clovis Avenue.
 - Clovis Avenue – install 12" main between Street '1' and Shepherd Avenue.
 - Interior streets - install 8" mains.

4. The applicant shall identify and abandon all water wells to City standards.
5. 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.
6. 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.
7. 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.

2. Wastewater

The Fresno-Clovis Regional Wastewater Treatment Facility serves the Fresno and Clovis urban area from its location southwest of the two cities. The City of Clovis owns and maintains sewer lines within the City Sphere of Influence, with the exception of the Tarpey Village area, which is maintained by the City of Fresno. The City operates the Water Reuse Facility which treats wastewater from a portion of the City and provides recycled water for use in public landscapes. This facility will be expanded as required to serve portions of the northwest and northeast growth areas. The City does not have sewer collection facilities constructed for the entire current Sphere of Influence at this time, but all areas have been master planned.

The Clovis Wastewater Master Plan Update in 1996 provided the City with a course of action with respect to wastewater service needs through the year 2030, in keeping with the Clovis General Plan.

Wastewater facilities for newly developed areas will be financed by development fees, assessment districts, and capital facilities funding.

The following sewer conditions have been placed on the project:

8. The applicant shall install sanitary sewer mains of the size and in the locations according to the approved Master Plan or revisions approved by the City Engineer. The conditions of approval are based on draft versions of the Master Plan and are subject to change.
9. The applicant shall identify and abandon all septic systems to City standards.
10. 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.
 - Shepherd Avenue - install 8" & 16" force mains along frontage.

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- Clovis Avenue - install 12" main between Street '1' and Shepherd Avenue.
- Street '1" - install 12" main between Clovis Avenue and Perrin Avenue.
- Perrin Avenue – install 10" between Sunnyside Avenue and Street '1.'
- Interior streets - install 8" mains.

11. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

12. 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.

3. Streets

The following street conditions have been placed on the project.

- a) 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.
- Shepherd Avenue - along development frontage where median island exist, provide right-of-way acquisition for 70' (exist 30') north of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, permanent paving and overlay as necessary to match the existing permanent pavement, and all transitional paving as required.
 - Shepherd Avenue - along development frontage where no median island exist, provide right-of-way acquisition for 70' (exist 30') north of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, median island, median island landscape and irrigation, landscaping, irrigation, permanent paving and overlay as necessary to match the existing permanent pavement, and all transitional paving as required.
 - Shepherd Avenue – Access along development frontage between Clovis Avenue and the Enterprise canal requires the approval of a General Plan Amendment.
 - Shepherd Avenue - along development frontage, median island openings shall not be allowed without the approval of the City Engineer. Access to Shepherd will require City and County Approval.
 - Sunnyside Avenue – between the northern most property line and the round-a-bout including the sub-station frontage, provide right-of-way acquisition for 68' west and 21' east (exist 20') of the centerline and improve with curb, gutter, sidewalk, drive approach, curb return ramps, street lights, landscaping, irrigation, 33' (16+17) of permanent paving, 3' paved swales, and all transitional paving as required.
 - Sunnyside Avenue – between the round-a-bout and Shepherd Avenue, provide right-of-way acquisition for 59' west and 28' east (exist 20') of the centerline improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 35' (18+17) of permanent paving, 3' paved swales, and all transitional paving as required.

- Sunnyside Avenue - along development frontage, dedicate and provide for a round-a-bout.
- Clovis Avenue – along development frontage, provide right-of-way acquisition for 72' (exist 0') east and 29' (exist 0') west of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, fiber optic conduits, median island, median island landscaping and irrigation, landscaping, irrigation, 45' (28'+17') of permanent paving, 3' paved swales, and all transitional paving as required.
- Clovis Avenue – along development frontage, median island openings shall not be allowed without the approval of the City Engineer.
- Street '1' street between Clovis Avenue and Perrin Avenue, provide right-of-way acquisition for 47' (exist 0') east and 47' (exist 0') west of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 36' (18'+18') of permanent paving, and all transitional paving as required.
- Perrin Avenue – between the west property line and Marion Avenue, provide right-of-way acquisition for 47' (exist 0') south and 28' (exist 0') north of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 35' (18'+17') of permanent paving, 3' paved swales, and all transitional paving as required.
- Perrin Avenue – provide for a temporary cul de sac on the east and west ends of the street.
- Marion Avenue and Street 'A' street - provide right-of-way acquisition for 98' (exist 0') and improve with curb, gutter, sidewalk, curb return ramps, street lights, drive approaches, landscaping, irrigation, 36' (26'+26') of permanent paving, and all transitional paving as required. Median island on these street will require the approval of the Planning Department.
- 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.
- 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.
- Applicant shall be aware that a Fresno Metropolitan Flood Control District (FMFCD) plan tributary (Perrin Tributary No. 1) runs through this property and will need to be addressed in the design per Fresno Metropolitan Flood Control District requirements.
- Round-a-bouts – dedicate and improve to Federal Highway Administration guidelines and approval of the City Engineer.
- Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.

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- 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.
- 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.
- Install a traffic signal at Shepherd and Sunnyside Avenues and provide the necessary right-of-way for the signal in its ultimate location.
- Modify the existing traffic signal at Shepherd and Clovis Avenues and provide any necessary right-of-way for the signal in its ultimate location.
- The applicant shall dedicate and provide for a corner gateway at Shepherd and Clovis Avenues.
- The applicant shall dedicate and provide for a corner gateway at Shepherd and Sunnyside Avenues.
- The applicant shall dedicate and provide for trails along Shepherd Avenue, Sunnyside Avenue, Clovis Avenue and the Enterprise Canal.
- The applicant shall dedicate and provide for corner paseos at Perrin Avenue and Street '1' and at Sunnyside Avenue at the round-a-bout.
- The applicant shall dedicate and provide for a park, south of Phase 5 and north of Street '1'.
- All landscaping beyond the requirements of the Heritage Grove Design Guidelines shall be maintained by an H.O.A.
- The Applicant shall modify the existing pedestrian bridge on the Enterprise Canal as necessary, to the approval of the City Engineer.
- Provide for a Bridge at the Enterprise Canal and the North-South Street '1'.
- The applicant shall relinquish all vehicular access to Shepherd Avenue, Clovis Avenue Perrin Avenue, Sunnyside Avenue and Street '1' , for all the lots backing or siding onto these streets.
- Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies
- 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.
- The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

- 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.
- 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.
- 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.

4. Solid Waste Collection

Refuse Collection collects and disposes of solid waste generated by residential and commercial customers located within the City. Private vendors, under City contract, collect waste from select commercial customers and recyclables and yard wastes from residential customers. For improved cost accounting and control, the Refuse Collection Unit is further organized into four sub-accounts identified as Administration, Landfill, and Residential which includes Commercial and Community Cleanup.

Refuse Landfill conducts all operations necessary to landfill City refuse in accordance with county, state, and federal requirements. The Clovis landfill is an active Class III landfill which accepts municipal solid waste that is currently permitted through the year 2053.

Refuse Contracts provides refuse-related services to the community through contracts with private vendors. These include refuse compactor and roll-off services for larger businesses, and residential curbside recycling, and greenwaste programs.

5. Fire Protection

The Fire Department employs two primary measures in determining service for the community and future development. The first measure is distribution. "Distribution" describes station locations that allow for a rapid first-due response deployment to mitigate fire and medical aid emergencies before they result in further life/property loss. Distribution is measured by how much of the jurisdiction is covered by first due units within our adopted response time goal of arrival within 5 minutes or less 90% of the time. The second term, "concentration" is a measure of how many multiple units are within sufficient proximity to provide the necessary tools, equipment and personnel, known as an effective response force, for a large scale incident or when another unit is assigned to a concurrent emergency. An initial effective response force is one that has been determined likely to stop the escalation of a fire emergency and bring it effectively under control.

In addition to these factors, Clovis Fire has conducted several station location studies over the last ten years to ensure efficient and effective operations. Stations have generally been located in between 4.5 to 5 mile squares near major street intersections. Previous studies identified various station configurations that could serve City growth depending on the type of development and infrastructure planned for these areas. Currently, the Clovis Fire Department operates out of five fire stations located throughout the City.

In determining desired levels of resource concentration to maintain existing standards and to provide equal protection to future growth areas, the Clovis Fire Department analyzed the risk

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assessment, call volume, population, critical task analysis, and industry standards. Depending on the factors previously noted, the number of units needed for an initial effective response force are dispatched as defined in the Critical Task Analysis document.

Consideration for community protection must also take into account utilization of Automatic Aid Agreements that provide the closest available resources, regardless of jurisdiction. Using software programs and data from neighboring jurisdictions, fire staff are able to analyze the concentration of units revealing detailed information regarding the deployment of resources necessary to provide an effective fire fighting force within defined response time goals for a geographic area neighboring other fire protection districts.

The Emergency Services Bureau is responsible for providing the resources needed by Fire Department staff who respond daily to requests for emergency and non-emergency services from the citizens of Clovis through four divisions: Operations, Special Operations, Training and Support Services, and Communications. The Operations Division activities include: responding to fires, first responder medical services, mapping, radio communications, apparatus replacement, etc. The Special Operations Division is covered below under Emergency Preparedness. The Training and Support Services Division activities include: recruitment, testing and training of new employees, in-service training for all Fire Department safety employees, coordination of the Fire Explorer program, apparatus maintenance, facilities maintenance, station supplies, etc. The Communications Division has the responsibility for providing dispatch services to the Fire Department. The fire dispatch center coordinates the emergency response of all City fire resources, mutual or automatic aid resources, and general information management. The Department continues to promote sound planning, economic efficiency, and effective use of the City resources while providing essential and valuable services.

Life Safety and Enforcement Bureau regulates and enforces fire safety through three divisions using adopted fire codes, standards, and local ordinances while continually educating the citizens and youth in our community about fire behavior and life safety. The Bureau has the responsibility to investigate all fires for cause and origin, and enforce minimum standards to safeguard life or limb, health, property, and public welfare. The provision of public education regarding home safety, disaster preparedness, and arson prevention is critical to maintain a fire-safe community. The Fire Prevention Division provides quality support for our growing community through consultations with developers, plan review, and new construction inspections. In addition, an aggressive weed abatement program reduces fire hazards and helps maintain an attractive community. The Administrative Services Division activities include: incident response data management, time keeping, and other routine duties performed daily that support the delivery of emergency and non-emergency services.

Emergency Preparedness Division has the responsibility for preparing and carrying out emergency plans to protect property and the citizens of Clovis in case of actual or threatened conditions of disaster or extreme peril. This includes having an emergency plan in place, maintaining an Emergency Operations Center (EOC), and following the Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS) guidelines. The Special Operations Division is managed under the Emergency Services Bureau and has the responsibility for responding to emergency incidents that require specific and advanced training and specialized tools and equipment. The Department currently fields a Hazardous Materials Response Team and an Urban Search and Rescue Team. Some funding for this division is augmented by state and federal grants.

The following fire conditions have been placed on the project:

- a) This property is currently served by County emergency response agencies. Upon annexation, this project will receive improved emergency services including, but not limited to:
 - Municipal water supply for residential fire sprinklers.
 - Effective Response Force composition.
 - Emergency Vehicle Access.
- b) However, for an unknown period of time the development will not meet the City of Clovis Fire Department travel time response standard of four (4) minutes. It is unknown how long this project or development will have extended response time for both first in fire unit and effective response force (ERF).
- c) The City of Clovis Fire Department in its Standard of Cover has an adopted response time standard for the first in fire unit total response time for medical emergencies to be under six minutes and thirty seconds (6:30) and for fire responses to be under seven minutes (7:00). This equates for both types of emergency situations a required travel time of under four (4) minutes for the first in responding fire unit.
- d) This adopted standard is derived from many factors and industry standards, but two are the main factors; during medical emergencies where a patient has lost circulation, irreversible brain damage begins to set in around four (4) to six (6) minutes and during a fire, growth of the fire and its associated toxic byproducts will overwhelm occupants and extend beyond the room of origin within six (6) to ten (10) minutes. All structures within this proposed development will be equipped with fire protection systems, but these do not cover the entire structure and still pose a fire and life safety threat to all occupants. By maintaining this response time standard it enables the Fire Department to reduce the impacts of fire damage and improve life safety outcomes.
- e) This emergency response travel time deficiency will only occur until a fire station is built and staffed within the service area. This normally occurs when complete build out reaches greater than 50%. Until then, the projects and developments within this service area are served by fire units located at fire stations which have a greater than four (4) minutes of travel time.
- f) **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).
- g) **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1.
- h) **Turning Radius:** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').
- i) **Security Gates:** All security gates shall comply with Clovis Fire Department Gates Standard #1.5. Plans shall be submitted for review and permits issued by Fire Department prior to installation.

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- j) **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.
- k) **Cul-De-Sac (C.M.C. 9.110.030 D4):** No roadway shall be over five hundred feet (500') in length, measured from center line of the perpendicular street to center of cul-de-sac.
- l) **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.
- m) **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.
- n) **Residential Fire Hydrant:** The applicant shall install sixty-six (66), 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.
- o) **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.

6. Law Enforcement

The responsibility of the Police Department is to provide protection and police-related services to the community. The Department's mission is to do this in a manner that builds public confidence and improves the quality of life in Clovis. Police headquarters is located at the Clovis Civic Center. Currently, the Police Department has 96 sworn officers. The current ratio is 0.97 sworn officers per 1,000 residents. In accordance with the recommendations contained in the Police Department Master Service Plan, the Police Department will seek funding to achieve and maintain a ratio of 1.3 officers per 1,000 residents.

Police protection to the unincorporated areas is provided by the Fresno County Sheriff and California Highway Patrol. The City has a mutual aid assistance agreement with both agencies.

The operations of the Police Department, now and as the City grows, will be funded through the General Fund, Community Facilities District (CFD) fund, and grants. It is noted that continued annexation and development without proportionate increase in the funding of safety services will have an effect on the city's ability to maintain acceptable service levels.

The Department is organized into four major divisions, which are composed of seven budgetary sections.

7. Parks & Recreation

The Parks Section provides maintenance to City parks, trails, street landscaping, City trees, and numerous recreational facilities, including playgrounds and picnic sites; maintains Old Town streetscape; and provides grounds maintenance at City administrative facilities. Parks provide support for civic activities such as hanging banners and decorating for Christmas, Rodeo Weekend, Big Hat Days, and Farmer's Market. The Park Section administers the Landscape Maintenance District (LMD), which provides funding for maintenance of certain parks, trails, street landscaping, streetlights, and neighborhood architectural enhancement features for areas within the Landscape Maintenance District. All City owned landscaping that is not within the LMD is funded through the General Fund.

With the approval of TM6200, the applicant is required to contribute a proportionate share to the development of a "trail" system as required by the General Plan Land Use Diagram.

8. Transit Services

The Community Services Division administers various senior citizen programs at the Clovis Senior Center. The Division also administers the City's Round-Up demand-response transit program, the fixed-route Stageline transit program, and administers the City's contract with Fresno Area Express (FAX). User fees, and state and federal transit funds and grants support the transit service.

9. Storm Drainage

Storm Drain responds to significant rainfall events by providing sand bags, pumping of flooded areas, monitoring stream channels, placing warning signage, and pumping temporary storm drain basins when needed. It also provides pre-storm cleaning of drain inlets to ensure debris do not hamper proper operation of the storm drain collection system.

The following grading and drainage conditions have been placed on the project:

13. 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.
14. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City's Municipal Code.
15. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.

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16. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
17. 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.

10. Street Lighting

Street Lighting and Traffic Signals provides maintenance and operations of traffic signals and City owned street lights. It also coordinates repairs of PG&E-owned street lights and pays all street light and traffic signal utility bills.

The following street lighting condition has been placed on the project:

- a) The applicant shall install street lights streets 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.

11. Schools

The City of Clovis and its sphere of influence lies primarily within the Clovis Unified School District (CUSD). Only a small portion of the southwest area of the city lies in the Fresno Unified School District (FUSD). A small portion of the southeast area of the sphere of influence lies within the Sanger Unified School District (SUSD). These districts are affected by residential growth in the Clovis area. CUSD is managing the growth by financing new facilities through bonds, development fees, and state schools funding. The area of the City serviced by FUSD is fully built-out and future development within the City's sphere of influence will not affect this district.

The Project site is located within the Clovis Unified School District.

12. Other Services

Pacific Gas and Electric (P. G. & E.) provides gas and electrical service to the City of Clovis, its sphere of influence, and Fresno County. Electrical service is supplied by underground and overhead lines routed through three substations in the greater Clovis area. The hierarchy of establishing electrical power lines from generation stations to customers is as follows: transmission distribution; sub-transmission; and service. P. G. & E. provides gas to customers through plastic and steel underground lines. Residents not serviced by P. G. & E. use propane fuel.

13. FINANCING OF SERVICES AND FACILITIES

The City Council has established fiscal policies that govern the city's financial administration and are designed to safeguard the city's assets, provide a stable funding base, and ensure that

adequate accounting data are compiled. These accounting data allow for the preparation of various accounting reports such as the annual budget and the annual year-end financial report. Following are the financial policies that provide the basis for the financial direction of the city.

- The City's budget policy states that all operating budgets shall be balanced and ongoing costs will not exceed current revenues plus available fund balance that exceeds reserve requirements. The minimum reserve for any operational fund is 5% of the budgeted expenditures with the goal for reserves of 15% of budgeted expenditures unless capital borrowing or extraordinary fiscal conditions require that higher levels of reserves be maintained. Budgetary and purchasing controls have been instituted that ensure adherence to the adopted budget.
- The Enterprise Funds are to be fully supported by user fees and charges, and the Internal Services Funds are to be funded at appropriate levels to ensure reasonable ability to respond to unforeseen events. In response to this policy, in 1992 the city began transferring funds into the General Government Services Fund (an Internal Service Fund) to address the building space needs for new fire stations, corporation yard consolidation, new animal shelter, regional parks, industrial parks, and major remodeling, repairs, or additions to existing facilities. The fund also provides resources to improve and expand the use of technology for improved productivity and effectiveness.
- The City will not issue long-term debt to cover current operations. The city will consider the issuance of long-term debt to purchase/build capital assets when those assets will benefit users over several years and it is determined that it is more equitable to spread the capital investment and financing costs of the asset to current and future users of the asset.
- Annually the City must have an audit of its financial records by a certified public accountant and submit an annual financial report to the City Council by December 31 for the previous fiscal year.
- Fees for services are to be charged for services provided where appropriate and should cover the cost to deliver the service. Fees are to be reviewed on an annual basis to ensure that the fee is appropriate for the service provided.
- The City has established development impact fees so that growth pays the cost of infrastructure improvements as well as other development related impacts.
- The City will invest available cash assets in a manner consistent with the safeguards and diversity that a prudent investor would adhere to with primary emphasis on preservation of principal, sufficient liquidity to cover anticipated payment outflows, and, lastly, high yields consistent with the first two goals. The City's investments will be consistent with Section 53601 of the Government Code of the State of California that identifies which types of investments are eligible for investment of public funds and the maximum percentage of an investment portfolio that are allowed in any one investment.

The City is in compliance with all of its financial policies.

14. California Environmental Quality Act (CEQA) Compliance

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. A Mitigated Negative Declaration was approved and adopted by the Clovis City Council.