



City of Clovis
Department of Planning and Development Services
CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

**SITE SPECIFIC SERVICE PLAN –LEONARD-DAKOTA NE REORGANIZATION
RO288, TM6080, TM5716, AND TM5998**

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 November 9, 2006, the Clovis Planning Commission approval Tentative Tract Map TM5716 for the property located on the east side of Leonard Avenue, between Ashlan & Dakota Avenues. The entitlement requested approved a 77-lot single-family residential development.

On September 27, 2012, the Planning Commission approved Tentative Tract Map TM5998 for the property located at the northeast corner of Leonard and Dakota Avenues. The entitlement requested approved a 91-lot single-family residential development.

On December 15, 2014, the Clovis City Council approved entitlements Prezone R2014-13, Conditional Use Permit CUP2014-14, and Tentative Tract Map TM6080 for a 77-lot single-family planned residential development with public streets.

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.

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.

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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 and non-potable water conditions have been placed on the project:

- a) The applicant shall identify and abandon all water wells to City standards.
- b) The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
 - Highland Avenue - install 12" main along property frontage.
 - Highland Avenue - install 12" main between north property line and Ashlan Avenue.
 - Highland Avenue - install 12" main between south property line and future Dakota Avenue.
 - Future Dakota Avenue – install 12" main between Highland and Leonard Avenues as part of loop water system.
 - Leonard Avenue – install 16" main between future Dakota and just north of Pontiac Avenues.
 - Pontiac and Saginaw Avenues – install 12" main between Leonard Avenue and east to the existing water main in DeWolf Avenue.
 - Interior streets - install 8" mains.
- c) The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
- d) 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.

- e) The applicant shall install non-potable water mains of the sizes and in the locations indicated below. The non-potable water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing non-potable water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.
- Highland Avenue – install 8" main along the property frontage.
 - Highland Avenue – install 8" main between north property line and Ashlan Avenue.
 - Paseos, trails, and neighborhood parks – install mains as necessary to serve the paseos, trails, and the neighborhood parks.
- f) 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.
- Leonard Avenue - install 16" main from existing 16" main near Ashlan Avenue to south property line.
 - Dakota Avenue - install 12" main along the property frontage.
 - Interior streets - install 8" mains.
 - Provide looped water system to the satisfaction of City Engineer.
- g) 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.
- h) Water supply requirement: prior to issuance of building permits, the applicant shall demonstrate to the satisfaction of the city engineer that there will be adequate water supply/pressure to serve the new units. The applicant shall work with the City Engineer to determine the adequacy of water supply/ pressure for the proposed development. A water supply fee will satisfy the need acquire water right for any additional needs for increased density if applicable.
- i) The applicant shall install non-potable water mains of the sizes and in the locations indicated below. The applicant's landscape architect shall design and sign all non-potable water improvements plans. The improvements shall be in accordance with the City's master plans and shall match existing improvements. All non-potable water irrigation use areas shall be marked and calculated on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.
- Leonard Avenue – install 8" main along the property frontage.
 - Dakota Avenue – install 8" main along the property frontage.
 - Paseos – install mains as necessary to serve the paseos and the neighborhood parks.
- j) 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

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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.

- Leonard Avenue - install 16" main along property frontage.
 - Leonard Avenue - install 16" main between the north property line and Ashlan Avenue and to the existing 16" main in Ashlan and DeWolf intersection.
 - For a looped water system, the applicant shall install a looped water system with two points of connection approved by the City Engineer.
 - Interior streets - install 8" mains.
- k) The applicant shall provide dedication of 15-foot wide utility easements for all on-site water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
- l) The applicant shall install non-potable water mains of the sizes and in the locations indicated below. The non-potable 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 may require appropriate calculations.
- Leonard Avenue – install 8" main along the property frontage.
 - Paseos – install mains as necessary to serve the paseos and the neighborhood parks.

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:

- a) The applicant shall identify and abandon all septic systems to City standards.
- b) 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.

- Highland Avenue - install 8" main along frontage.
 - Highland Avenue - install 8" main between north property line and Ashlan Avenue.
 - Ashlan Avenue - install 24" main between Highland and sewer lift station at Leonard Avenue.
 - Interior streets - install 8" mains.
 - The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
- c) 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.
- Leonard Avenue - install 12" main between Ashlan Avenue and future westbound Pontiac Avenue.
 - Leonard Avenue - install 10" main between future westbound Pontiac Avenue and south property line.
 - Interior streets - install 8" mains.
- d) The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
- e) The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract. 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.
- Leonard Avenue - install 10" main along frontage.
 - Leonard Avenue - install 12" main between the north property line and Ashlan Avenue.
 - Interior streets - install 8" mains.
- f) Applicant acknowledges that sewage collection and treatment capacity for the area within which the proposed subdivision is located is extremely limited, and that capacity may not be available to provide service for the proposed subdivision at such time as applicant is ready to seek approval of a final map. Applicant agrees that if such sewage collection and treatment capacity is not available to serve the proposed subdivision, as determined in the sole and absolute discretion of the City of Clovis, the final map will not be approved. Notwithstanding this knowledge and agreement, applicant has freely and voluntarily chosen to proceed with the submittal and processing of the tentative map, intends to expend money, time and effort in connection therewith, and accepts the risks that the final map may not be approved if such capacity is unavailable. Applicant agrees to hold harmless and indemnify the City of Clovis from any and all claims, costs, expenses, and damages incurred or suffered by applicant, its principals, officers, employees, agents, or contractors,

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caused by, in connection with, or arising out of the unavailability of sewage collection or treatment capacity to serve the proposed subdivision, or the City's refusal or failure to approve a final map for the proposed subdivision because of the unavailability of sewage collection or treatment capacity.

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.
- Highland Avenue - along development frontage, provide right-of-way acquisition for 52' (exist 30') west of the centerline and sectionline and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation, 52' (30+22) of permanent paving, 3' paved swale, and all transitional paving as required. For nonadjacent major street requirements, the applicant shall provide between north property line and Ashlan Avenue, 44' (22+22) of permanent paving, 2-3' paved swales, and all transitional paving as required, or another City approved alternate route.
- Leonard Avenue - along development frontage, provide right-of-way acquisition for 60' (exist 20') east of the centerline and improve with curb, gutter, sidewalk, handicap ramps, street lights, median island, landscaping, irrigation, 46' (30+16) of permanent paving, 3' paved swale, and all transitional paving as required.
- Leonard Avenue - for nonadjacent major street work from north property line to Ashlan Avenue provide right-of-way acquisition for 28' (exist 20') east and west of the centerline and improve with median island, landscaping, irrigation, 32' (16+16) of permanent paving, 3' paved swales, and all transitional paving as required.
- Dakota Avenue - along development frontage, provide right-of-way acquisition for 46' (exist 0') north and 20' (exist 0') south of the centerline and improve with curb, gutter, sidewalk, handicap ramps, street lights, landscaping, irrigation, 40' (24'+16') of permanent paving, 3' paved swales, and all transitional paving as required.
- Ashlan Avenue - For nonadjacent major street requirements, the applicant shall provide between Highland to Leonard Avenues, dedicate 28' (exist 20' to 70') of right of way south and north of the centerline and improve with 32' (16+16) of permanent paving, including median island, landscaping, irrigation, 2-3' paved swales, and all transitional paving as required, or another City approved alternate route.
- The most northerly east-west proposed interior street - provide for a temporary cul de sac at the east end of the street. If a temporary cul de sac is not installed then a garbage covenant will need to be executed for lot 18.
- The most southerly southwest proposed interior street - to provide for a temporary cul de sac. If a temporary cul de sac is not installed then a garbage covenant will need to be executed for lot 34.

- Leonard Avenue - along development frontage, provide right-of-way acquisition for 60' (exist 25') east of the centerline and improve with curb, gutter, sidewalk, drive approach, handicap ramps, street lights, median island, landscaping, irrigation, 46' (30'+16') of permanent paving, 3' paved swales if needed, and all transitional paving as required. For nonadjacent major street requirements, the applicant shall provide right of way acquisition for 28' (exist 25') both east and west of the centerline, between the north property line to Ashlan Avenue, and improve with 32' of permanent paving, including median island, landscaping, irrigation, 2-3' paved swales if needed, and all transitional paving as required, or another City approved alternate route.
- Interior streets dedicate to provide for 54' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, temporary cul de sacs, 36' permanent paving except in cul de sac, and all transitional paving as needed.
- The most easterly north-south proposed interior street - dedicate to provide for a 54' right-of-way with a temporary cul de sac at the north and south end of the street and improve with curb, gutter, sidewalk, drive approaches, handicap ramps, street lights, 36' permanent paving except in cul de sac, and all transitional paving as needed. If a temporary cul de sac is not installed then a garbage covenant will need to be executed for lots 24, 25, 26, 27.
- If the applicant chooses the Narrower 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, temporary cul de sacs, 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.
- North-south streets C, E and G shall be required to install temporary cul de sac at the north end.
- 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.
- Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
- 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.
- 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

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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.
- The applicant shall provide a second vehicular access point or an alternate design to be approved by the city engineer.
- The applicant shall replace the bridge on Leonard Avenue.
- Dedicate corner cut-off and install curb return ramps at all locations as required.
- Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
- Dog creek may need to be relocated and placed in its ultimate location depending on the final Leonard Avenue street configuration.
- 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.

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 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

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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) 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).
- b) 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. This shall require a temporary 2nd access off of Highland Ave. at either lot 3 or 75 until connections to adjacent tracts are completed.
- c) All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.
- d) All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').
- e) 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 #29 or #30.
- f) The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #35 prior to issuance of building permits within a subdivision.

- g) The applicant shall install seven (7) 6" x 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 #7. 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.
- h) 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.
- i) The applicant shall install an automatic fire sprinkler system in all new one and two family dwellings and manufactured homes, as per NFPA 13D, 2010.
- j) 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. The proposed Emergency Access shall be a minimum of 30 feet wide (clear).
- k) Private street names shall be consistent with public street names to the north and south or to the east and west alignments as approved by the Fire Department.
- l) The applicant shall install address numbers on every building that meet the Clovis Fire Department Standard #14.
- m) The applicant shall install eight (8) 6" x 4 ½" x 2 ½" approved Residential Type fire hydrant(s) as indicated on plans that are to be submitted to the Clovis Fire Department. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site.
- n) The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #35 prior to issuance of building permits within a subdivision.
- o) All Fire Department comments shall be on plans.

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.

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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 TM5716, TM5998 & TM6080, the applicants are required to contribute a proportionate share to the development of a "paseo" system as required by the Loma Vista Specific Plan.

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:

- a) 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.
- b) 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.

- c) 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.
- d) Grading 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 one foot or higher shall be masonry construction and any retaining walls required less than one foot may be wood or masonry construction. All retaining walls shall be designed by a registered civil engineer. All retaining walls installed in public right-of-way shall be masonry construction.

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 Scholl District (FUSD). A small portion of the southeast area of the proposed 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.

SITE SPECIFIC SERVICE PLAN

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