



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

**SITE SPECIFIC SERVICE PLAN –BARSTOW-DE WOLF SE REORGANIZATION
RO282, R2013-07, CUP2013-10, TM6055, R2013-12, CUP2013-16, TM6058, AND
SPR2008-10**

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 December 19, 2013, the Clovis Planning Commission recommended approval of Prezone R2013-07, Conditional Use Permit CUP2013-10, and Tentative Tract Map TM6055 for the properties located on the south side of Barstow Avenue, between De Wolf and Leonard Avenues. The entitlements requested approving a Prezone from the County AE-20 to the R-2 (Low Density Multiple Family Residential – 1 unit/3,000 Sq. Ft.), conditional use permit and vested tentative tract map for a 134-lot single-family planned unit development. The Project site consists of approximately 10.39 acres of property currently located outside the City limits. The Project is consistent with the Clovis Zoning Ordinance and General Plan land use designations.

On January 13, 2014, the Clovis City Council approved entitlements Prezone R2013-07, Conditional Use Permit CUP2013-10, and Vesting Tentative Tract Map TM6055. The Project is consistent with the Clovis Zoning Ordinance and General Plan land use designations.

On January 23, 2014, the Clovis Planning Commission recommended approval of Prezone R2013-12, Conditional Use Permit CUP2013-16, and Tentative Tract Map TM6058 for the properties located near the southeast corner of Barstow and De Wolf Avenues. The entitlements requested approving a Prezone from the County AE-20 to the R-2 (Low Density Multiple Family Residential – 1 unit/3,000 Sq. Ft.), conditional use permit and vested tentative tract map for a 111-lot single-family planned unit development. The Project site consists of approximately 32 acres of property currently located outside the City limits. The Project is consistent with the Clovis Zoning Ordinance and General Plan land use designations.

On February 18, 2014, the Clovis City Council approved entitlements Reorganization RO282, Prezone R2013-12, Conditional Use Permit CUP2013-16, and Tentative Tract Map TM6058 along with a resolution of application for the annexation of the Project boundary and the adjacent current right-of-way consisting of approximately 41 acres. The resolution approval allowed staff to submit an annexation application to LAFCo requesting the Commission to proceed with reorganization of the Project site.

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.

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 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.

- Barstow Avenue - install 12" main between De Wolf and Leonard Avenues.

- Leonard Avenue – install 12" main between Barstow Avenue and the surface water treatment facility, including connection to an existing water main from the surface water treatment facility as approved by the City Engineer.
 - Interior Private streets - install 8" mains.
 - Jose Avenue - install 8" main along property frontage.
- b) 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.
- c) The applicant shall identify and abandon all water wells to City standards.
- 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 a City standard water service connection or connections of the necessary size to all parcels along the new water main where new pavement will be installed.
- f) The applicant shall install a City standard water service for the remainder parcel along De Wolf Avenue and connect to City mains.
- g) 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.
- Barstow Avenue – install 8" main along the property frontage and extend to connect to existing main in De Wolf Avenue.
 - Trails and Paseos – install mains as necessary to serve the trails and paseos.
- h) Under SPR2008-10 approval, water mains and facilities needed to serve each development shall be identified at the time of each entitlement is submitted.
- i) Under SPR2008-10 approval, non-potable water mains and facilities needed to serve each development shall be identified at the time of each entitlement is submitted.

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.

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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 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.
 - Barstow Avenue - install 10" main between De Wolf Avenue and the east property line.
 - Jose Avenue - install 8" main along frontage.
 - Interior private streets – install 8" mains.
- b) The applicant shall provide dedication of a minimum 15' wide utility easement for all on-site sewer mains, not located in otherwise dedicated rights-of-way.
- c) The applicant shall identify and abandon all septic systems to City standards.
- d) The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tracts.
- e) The applicant shall install a sewer lateral for the remainder parcel along De Wolf Avenue and connect to City mains.
- f) Under SPR2008-10 approval, sanitary sewer mains and facilities needed to serve each development shall be identified at the time each entitlement is submitted.

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.
 - De Wolf Avenue - along development frontage, including the remainder parcel, provide right-of-way acquisition for 57' (exist varies 20' to 30') east of the centerline and improve with curb, gutter, sidewalk, drive approach, curb return ramps, street lights, permanent paving and overlay as necessary to match the existing permanent pavement, and all transitional paving as required.
 - San Jose Avenue - along development frontage, provide right-of-way acquisition for 37' (exist 0') north of and 16' (exist 0') south of the centerline, the centerline east of DeWolf

Avenue shall align with the centerline west of DeWolf Avenue, and improve with curb, gutter, sidewalk, decorative street lights per the Loma Vista Community Centers North and South Master Plan Document, 28' (16+12) of permanent paving 3' paved swale, temporary cul de sac at the east end of the street, and all transitional paving as required.

- Jefferson Canal – along the development frontage, the applicant shall be required to install a pipe for the canal in accordance with Fresno Irrigation District standards, and provide an easement as required by the Fresno Irrigation District. As property owner of the future park site on the south side of the Jefferson Canal, the City will participate in ½ the cost of the permanent portions of the pipeline construction.
- The applicant shall dedicate to the City the public park remainder property located on the southeast side of the Jefferson Canal, and install trail improvements as approved by the City Engineer.
- For gated developments, the applicant shall provide ample vehicle stacking area outside the travel lanes of DeWolf Avenue that will allow vehicles to wait as vehicles are accessing the control panel to open the security gates. The applicant shall design a turn-a-round to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. The applicant shall provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
- Interior streets shall be private, for two-way traffic with no parking on both sides the minimum travel width shall be 25' with a clear width of 30', for two-way traffic with parking on one side the minimum travel width shall be 32', and for two-way traffic with parking on both sides the minimum travel width shall be 36'.
- 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 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 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.
- Barstow Avenue - along development frontage, provide right-of-way acquisition for 52' (exist 20') south of and 26' (exist 20') north of the centerline and sectionline and improve with curb, gutter, sidewalk, curb return ramps, street lights, fiber optic conduits, 52'

(30+22) of permanent paving, 3' paved swales, and all transitional paving as required. For nonadjacent major street requirements, the applicant shall provide between DeWolf Avenue and the west property line, 26' (exist 20') of right-of-way south of and north of the centerline and sectionline and improve with 44' (22+22) of permanent paving, two 3' paved swales, and all transitional paving as required.

- The applicant shall provide a solid waste covenant as necessary for all applicable lots including lots 15, 16, 17, 30, 31, 32, and 33 indicating where solid waste residential carts are to be placed on pickup days.
- Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utility companies.
- Under SPR2008-10 approval, streets and dedications and improvements shall be designated at the time each specific entitlement is submitted. Access, circulation, and specific street designs shall also be done at the time of each entitlement.

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.

Under SPR2008-10 approval, solid waste service requirements shall be identified at the time each entitlement is submitted. This may include detailed residential rolling bin placement diagrams as required by the City Engineer and Solid Waste Manager.

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 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,

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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) All access way roads constructed shall be designed with a minimum turning radius of forty-five feet (45').
- b) The street width in this development 36 feet flow line to flow line allows parking on both sides of street. No parking areas shall be marked with RED curbs per Fire Department Standard #2 at traffic calming areas by Paseo's, and on the standard curb in front of fire hydrants extending 7 ½ feet from the center line of fire hydrant in both directions for a total of 15 feet. Fire Hydrants shall be placed on the opposite side of lot from the driveways.
- c) The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #35 prior to issuance of building permits within a subdivision.
- d) 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.
- e) All security gates shall comply with Clovis Fire Department Gates Standard #18. This shall apply to both the North and South gates on De Wolf Avenue. Gate by pass Fire Department Lock Box shall be mounted in an approved location by Fire Department. Plans shall be submitted for Fire Department review and approval prior to installation.
- f) All 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.
- g) The applicant shall install 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) Provide a copy of the approved stamped site plan from the Planning Division including all fire department notes to verify compliance with requirements. Site plans included with this plan submittal are subject to the conditions on the Planning Division approved set.

- j) The applicant shall install 8 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.
- k) Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.
- l) 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.

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 TM6055 & TM6058, the applicants are required to contribute a proportionate share to the development of a "paseo" system as required by the Loma Vista Specific Plan.

With the approval of SPR2008-10, the following trees listed in the landscape palette shall not be allowed in park strips less than 11 feet in width and must be deleted from the tree palette: Cedrus deodara; Celtis sinensis, Liriodendron tulipifera, Platanus acerfolia, Quercus agrifolia, Quercus virginiana, Zelkova serrata. These varieties are acceptable in 11' wide or greater planter strips.

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) 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.

- e) 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 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 along the major 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 along the major streets 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 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.

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

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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.