
FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT

CONSENT AGENDA ITEM No. 5B

DATE: May 6, 2015

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: Consider Approval: City of Clovis "Nees-Armstrong Northeast Reorganization." A proposed reorganization to annex 3.25 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the east side of Armstrong Avenue, north of Nees Avenue. (LAFCo File No. RO-15-1)

Applicant: City of Clovis

Land Owners/Parties of Real Interest (asterisk indicates consent):

City of Clovis*

Recommendation: Approve By Taking the Following Actions:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to approving the proposed annexation, the environmental effects of the project as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.
- B. Find that the proposed reorganization is sufficiently consistent with LAFCo Policies, Standards and Procedures of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).
- C. Assign the distinctive short form designation "Nees-Armstrong Northeast Reorganization" and approve the reorganization (annexation and detachments) subject to the following condition of approval:

The City of Clovis shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the subject territory.
- D. Find pursuant to CKH that:
 - 1. The territory is uninhabited; and
 - 2. All landowners and affected agencies have consented to the reorganization.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of the CKH and the 30-day reconsideration period.

Procedural Note

Per CKH Section 56662, this proposed reorganization ("Proposal") has been placed on the consent agenda because the territory is uninhabited, all property owners have consented in writing to the annexation (100% consent), and no affected local agency has submitted a written demand for notice and hearing during the 10-day period as described in CKH.

Notwithstanding, the Proposal can be removed from the Consent Calendar by any member of the Commission or any person requesting removal, and opportunity given for testimony relative to the proposal.

Background

Dwight Kroll, Director of Planning and Development Services for the City of Clovis states in a letter to Fresno County Administrative Officer Navarrette dated December 19, 2014, that the City plans to annex the subject territory as a stand-alone public facility and then transfer ownership to the Fresno Irrigation District (FID) to fulfill the City's contractual obligation to the FID to locate replacement property for FID to use as a maintenance staging site after the City developed FID property located at the southwest corner of Sunnyside and Shepherd Avenues for use as a regional trailhead facility (**Attachment 1**).

On January 20, 2015, the City of Clovis initiated these proceedings with the adoption of Resolution No. 15-14, requesting that the Commission begin proceedings for the "Nees-Armstrong Northeast Reorganization" to annex 3.25 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the east side of Armstrong Avenue, north of Nees Avenue. The City pre-zoned the territory to R-R (Rural Residential), approved CUP 2015-12 to permit public facility uses in the R-R zone district, and prepared an Initial Study for the proposal as required by the California Environmental Quality Act (CEQA) to determine and evaluate the potential environmental effects of the project. The City found that no potential significant impacts to the environment would occur as a result of the project. A Notice of Determination was filed by the City on January 23, 2015.

The Proposal is in an unincorporated area known as the "Dry Creek Preserve." A committee of land owners in this area has written its support of the Proposal (**Attachment 2**).

Discussion

Fresno County CAO Navarrette has determined that the proposal is consistent with the Standards of Annexation contained within the City/County Memorandum of Understanding.

Notwithstanding, both the CAO and County planning staff have recommended that the parcel located between the subject territory and existing city limit boundary be included in the reorganization. LAFCo staff also suggested including this property in the annexation Proposal.

City staff responded that the intervening parcel property owners had already been contacted by the City and did not consent to annexation. LAFCo has the authority to include the intervening parcel in the proposal boundaries. However, the assessed valuation of the intervening parcel exceeds that of the proposal and it is likely if the intervening parcel was included in the

annexation that any protest by the owners would result in either removal of the parcel from the annexation or termination of the proposal.

LAFCo policy 210 (Standard for Annexation to Cities and Urban Service Districts) was used to evaluate the Proposal for consistency with LAFCo policies. Being one parcel contiguous to the Clovis city limit on its eastern boundary, but otherwise surrounded by unincorporated territory, the Proposal does not result in an efficient development pattern.

- 210-05 Proposal would result in planned, well ordered, efficient development patterns and service areas, and does not encourage urban sprawl.*
- 210-08 Proposal would not create islands. Boundaries minimize creation of peninsulas and corridors, or other distortion of boundaries, and should include any developed islands or substantially surrounded area with the proposed developing area. (See additional peninsula guidelines)*

However, because the proposal is owned by the City of Clovis and title will be conveyed to the FID to be used as a public facility with minimal improvements, Policy 201-09 allows the Commission to exercise some discretion:

- 201-09 For any of the following special circumstances the above standards shall be used as guidelines:*
 - 01 Request for annexation is by agency for annexation of its publicly-owned property, used for public purposes.*
 - 02 Request for annexation is by agency in order to facilitate construction of public improvement or facility which otherwise could not be constructed.*

Proposal / Land Use

- The territory is within the City of Clovis' Sphere of Influence, adjacent to the city limits to the west (**Figure 1**).
- The proposal consists of the annexation of 3.25 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.
- The City of Clovis adopted Ordinance No. 15-02 on January 20, 2015 changing the zoning from AE-20 to R-R. The City also approved Conditional Use Permit 2015-12 to allow the subject territory to be used for public facility uses in this zone district.
- The subject territory is located on the east side of Armstrong Avenue, north of Nees Avenue (**Figure 2**). The territory is uninhabited.
- The territory proposed for reorganization includes one property which has a mobile home and shop building.
- Once the City conveys title of the proposal to the Fresno Irrigation District the FID intends to use the site for public facility purposes as a storing and staging site for canal maintenance equipment.

Environmental Determination

On January 12, 2015, the Clovis City Council adopted an Initial Study & Mitigated Negative Declaration "Nees-Armstrong Northeast Reorganization." The Initial Study evaluated annexation of 3.25 acres, rezoning, site plan review, and conditional use permit. A Notice of Determination was filed with the County of Fresno on January 23, 2015, stating that the City of Clovis had determined that the project would not have a significant effect on the environment

and therefore the preparation of an environmental impact report is not necessary and there were no subsequent legal challenges. (See Environmental Documents on our website at www.fresnolafco.org)

As Responsible Agency, the Commission is required to review and consider the City's environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

Consistency with LAFCo Policies, Standards and Procedures

- The Proposal and rezoned R-R is consistent with the General Plan land use designation that designates the territory for Rural Residential land uses.
- The County has determined that the Proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Clovis and County of Fresno (see letter from Mr. John Navarrette, Fresno County CAO, March 4, 2015 - Correspondence and Comments).
- The City of Clovis and the Fresno County Fire Protection District have a transition agreement in place to provide fire protection services to the affected territory.

The Proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

APPLICATION INFORMATION

1. Subject Territory

Acreage:	3.25 acres
Current Land Use:	Mobile Home & Shop
Number of Residences/ Population:	Residences:1 / Population: 0
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	559-061-06S-2

2. **Proposed Development:** Construction of a storing and staging site for the Fresno Irrigation District.

3. **Surrounding Territory:** Rural residential to the north, south, and west and a water basin to the east.

4. **Consistency with Adopted Sphere of Influence (SOI):** The subject territory is within the LAFCo-approved Sphere of Influence for Clovis.

5. Existing Service Agencies and Proposed Service Changes:

Service	Existing Service	Change
Water	Private Well	City of Clovis
Sewer	Private Septic	City of Clovis
Fire Protection	Fresno Co. Fire Protection District	City of Clovis
Distance to Station	1.03 mile	.78 mile

(See Service Plan on our website at www.fresnolafco.org)

6. **Cities and Districts Included Wholly or Partially Within the Subject Territory**

Kings River Conservation District	Fresno County Fire Protection District
Fresno Co. Fire, Zone 10	Fresno Irrigation District
State Center Community College District	Clovis Unified School District
Clovis Cemetery District	County Service Area No. 35
Fresno Metropolitan Flood Control District	Fresno County Library
County of Fresno	Clovis Memorial District
Consolidated Mosquito Abatement Dist.	County School Service
West Fresno County Red Scale Protective District	

7. **Costs and Other Changes Affecting Residents or Landowners:** The costs of services will not change upon annexation. Upon annexation, the City will provide for the water, sewer, etc.

8. **Agencies and Individuals Submitting Comments:** (see Correspondence and Comments attached to the staff report on our website at www.fresnolaftco.org)

- John Navarrette, County Administrative Officer
- Will Kettler, Manager, Dev. Services Division, Department of Public Works & Planning
- Dwight Kroll, Director of Planning & Development Services, City of Clovis
- Laurel Prysiaczny, County Librarian
- Janet Gardner, Environmental Health Specialist III, Fresno Co. Dept. of Public Health
- Dale Mitchell, Dry Creek Preserve Neighborhood Committee
- Michael Maxwell, Engineering Technician, Fresno Metropolitan Flood Control District
- Ryan Lopez, IT Analyst, Fresno County Elections Department
- Janet Gardner, Environmental Health Specialist III

9. **Territory Boundaries:** The boundaries of the proposed annexation are definite and certain and the County Assessor has determined that the map and legal description is adequate to file with the State Board of Equalization.

10. **Registered Voter Data:** The County of Fresno Elections Office reported that there no (0) registered voters in the subject territory.

11. **Compliance with the Requirements of CEQA:**

Lead Agency: City of Clovis

Level of Analysis: Initial Study

Finding: Mitigated Negative Declaration

12. **Public Notice of Hearing:** Public notice concerning this Proposal was issued by the Executive Officer pursuant to State law.

13. Individuals and Agencies Receiving this Report

- Commissioners and Alternates
- Ken Price, LAFCo Counsel
- Will Kettler, Development Services Div. Mgr., Fresno Co. Public Works and Planning
- Bernard Jimenez, Deputy Director of Public Works and Planning
- Mark Johnson, Chief, Fresno County Fire Protection District
- Randy Shilling, Deputy District Manager, Kings River Conservation District
- George Gonzalez, Associate Planner, City of Clovis
- Dwight Kroll, Director of Planning & Development Services, City of Clovis



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

December 19, 2014

Mr. John Navarrette, County Administrative Officer
County of Fresno
Hall of Records, Room 304
2281 Tulare Street
Fresno, CA 93721

Subject: Annexation of 8214 Armstrong Avenue

Dear Mr. Navarrette:

The intent of this letter is to give background and bring clarification to an upcoming annexation proposal being sponsored by the City of Clovis. The City is currently purchasing a property at 8214 Armstrong Avenue, located north of Nees Avenue on the east side of Armstrong (see enclosed exhibit) and proposes to annex the property as a stand-alone public facility. The property is within the sphere of influence of Clovis and adjacent to the city limits. The City's intention is to entitle the property, annex it to the City, and subsequently transfer ownership to the Fresno Irrigation District (FID) which will then be used for their purposes.

Consistent with an agreement between the City and FID, FID sold the City property at the southwest corner of Sunnyside and Shepherd Avenues, to be developed as regional trailhead facility. This facility is currently developed; serving both City and County residents. Under the agreement, the City's obligation was to locate a replacement property for FID to use as maintenance staging site.

To fulfill the City's obligation under the agreement, the City has located the subject property at 8214 Armstrong Avenue and is under contract to purchase it. The City is also processing entitlements for the property, which include rezoning, a conditional use permit, a site plan, and annexation. Upon approval of the conditional use permit, the site will be able to be used as a public facility.

The City limits are adjacent to the subject property's eastern property line. There is one property in-between the subject property and the City limits to the south. The City has had discussions with the property owners to the south, who have indicated that they are

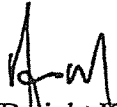
Mr. John Navarrette
Subject: Annexation of 8214 Armstrong Avenue
Page 2 of 2

not in favor of annexation to the City. City staff has attempted to also contact the property owners to the north of the subject property on several occasions regarding annexation, but have not been able to make contact with them.

At this time, the City is looking to move forward with a single annexation of 8214 Armstrong Avenue, as has been done with other City facility sites, including the City's landfill, water treatment facility, and waste water treatment facility. Assuming the entitlements are approved, the City will be sending a "Notice of Intent" letter to you by early February.

We would like to meet with you and your staff if there are any County questions or concerns regarding this annexation proposal. I can be reached at 324-2343 if you would like to meet and discuss this issue further.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Kroll', is positioned above the printed name.

Dwight Kroll, AICP
Director of Planning and Development Services

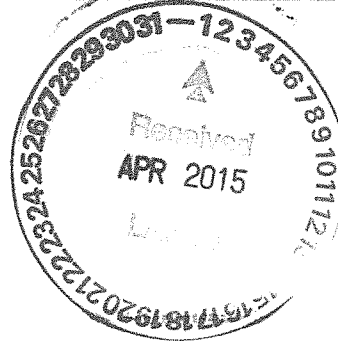
cc: Bernard Jimenez, Deputy Director of Planning at Fresno County Public Works and Planning



Dry Creek Preserve Neighborhood Committee

March 30, 2015

David Fey, AICP, Executive Officer
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721



Dear Mr. Fey:

Subject: City of Clovis' Proposed Annexation of a 3.25-acre Parcel Located on the East Side of Armstrong Avenue, Within the Dry Creek Preserve (DCP), for Intended Use by Fresno Irrigation District (FID)

The Dry Creek Preserve Neighborhood Committee has reviewed the subject proposal by The City of Clovis to annex this 3.25-acre parcel for use by Fresno Irrigation District as a storage site and future construction laydown area. We have also reviewed the site design and operational conditions included in the City's approved Conditional Use Permit (CUP) for the project. We previously commented during Clovis' December 18, 2014 approval hearing that we have no objections to the proposed annexation, or to the proposed uses as conditioned. We continue to take that position.

It is our understanding that FID's use of this site will replace and be similar to their historical use of a site located at the intersection of FID's Enterprise Canal and Sunnyside Avenue, which was previously transferred to the City for construction of the Dry Creek Trailhead (Park). Our Committee and DCP area landowners very much appreciated the development and choice of location of the Trailhead Park, as it represents a significant move forward and encouragement toward the eventual development of abundant public recreation facilities, which we have long envisioned and proposed to be a part of the Dry Creek Preserve, and which we seek to provide for in our developing draft Specific Plan for the area.

FID has historically been, and will continue to be, an important provider of irrigation water to the Dry Creek Preserve agricultural properties. Our owners recognize that long-term relationship along with their individual reliance upon FID's ability to continue providing scheduled surface irrigation water. Continuation of visible agriculture is a key feature of our draft Specific Plan and its "Open Space Legacy" Vision for the area; therefore, the FID proposed operations will be a reasonable fit for the area, just as they have been in the past.

I have included, herein, a copy of our (albeit futuristic) Open Space Legacy Vision description, from our DCP website, drycreekpreserve.org. It should help you to understand how and why we see the FID site and operations as consistent with our neighborhood goals. We would welcome any questions or

comments you may have about our vision, as we move forward with development of our Area Specific Plan. We have other, more detailed Open Space Legacy write-ups available, if you have interest.

We sincerely appreciate the opportunity to comment on this proposal or other proposals which could affect our neighborhood or our process of developing a DCP Area Specific Plan. If you have any questions, or comments concerning our vision, or our position with regard to the subject annexation proposal, please do not hesitate to contact us at your convenience. Our Committee can be reached directly by contacting me as follows, or through our website e-mail link.

Contact:

Dale Mitchell
8300 North Marion Avenue,
Clovis CA, 93619
Telephone: (559) 999-1758
e-mail at dmitchellclovis@aol.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dale Mitchell", with a stylized, cursive script.

Dale Mitchell
Dry Creek Preserve Neighborhood Committee

cc: Dwight Kroll, Director
City of Clovis Planning and Development Services



A Futuristic Vision of the DCP Open Space Legacy:

Let us envision a Dry Creek Preserve with land uses being successfully administered in accord with the Dry Creek Preserve Specific Plan. That Plan enables landowners to enjoy all of the past uses of their property, including ability to sell or transfer lands if and when they so desire, plus some new uses. The Plan incorporates the Open Space Legacy Program which provides for much broader public purposes and value, and at the same time could represent a ready market for many of those wishing to sell properties, provided funding is available at the time. The Plan (with help from the Clovis City Council) will carefully guard open space values across the DCP landscape by requiring proposed land use changes to conform to specific policies, regulations and standards; all intended to reduce adverse effects of changes to neighbor's lifestyles today and to protect the Legacy values inherent in our land.

Envisioning the future will challenge our collective imagination. So please sit back and allow your imagination to join ours in a "time capsule" moving you through another much later time – a time when our vision might actually have become a tangible reality. Completely imaginary? Maybe – but then again, maybe not! The time-frames are *very long*, but the value is *very real*.

By 2020, we envision the same soft DCP landscape as we enjoy today: open views, quiet, non-intimidating streets, a dark night sky with night animal sounds, pastures, orchards, livestock and familiar neighbors who wave as they pass. Lands have a mosaic of different uses with an array of interesting outbuildings, fields and visible equipment. Yards are large enough for kids to play outdoors and get dirty – and be healthy. They can holler all day long and their dad can run his chain saw. Nobody cares. Houses vary greatly in age, size, color, value and architecture. Landscaping is by individuals, and shows characteristic individuality – in fact, individuality characterizes almost everything about the DCP. The collective view is decidedly rural and invitingly informal.

Streets lack hardened edges. There are no curbs, no gutters, no sidewalks, no noise walls (no need, there is no traffic noise!), no street lights, and no redundant urban looking street trees or manicured landscaping. When one walks alongside the quiet roads, they have the option to physically touch the earth – soil, that is -- not just spotless concrete or swept asphalt. The DCP quietly, softly announces, "This is not an urban place."

By 2025 the general landscape has seen few changes. But within this first decade of the Specific Plan, paved bicycle and equestrian paths have begun to unveil along the area streets and roads. As these are discovered by urban residents in areas surrounding the DCP, they become busy at times with whirring bicycles – individuals, groups and families passing quietly in irregular pulses. On weekday mornings and evenings, they are commuters bicycling through the DCP en route to work and home again. At mid-day many are DCP residents bicycling to and from Clovis for errands or shopping. On summer evenings and weekends, they are families from outlying areas who come to rest and recreate. Yard signs along the roadways welcome all of them to the Dry Creek Preserve. At intersections, the street-name signs have a unique DCP identity, and where major roads enter the area, there are monuments to make people aware they are entering a unique open space area. Intersections have no stop lights, no accumulating exhaust, no acceleration sounds. Instead, there are traffic roundabouts. They smooth out the flow, slow traffic down and relax mind-sets so that drivers can enjoy their ride through "The Preserve." Community awareness and support for the "Preserve" is, by 2025, fast growing.

After its first decade, the Clovis population now strongly embraces the Legacy Concept and has encouraged the City Council to fully implement the program. A special Commission was appointed by the City Council to seek grants and explore other special funding and to prioritize and implement land purchases. The City Recreation Department is charged with maintaining the purchased lands, with the significant help of a large volunteer association. By then, funding is beginning to accrue. Grants have been won, and it has become a popular marketing tool among Clovis businesses and corporations to sponsor the acquisition of DCP Legacy park-sites and trails. By then, some DCP residents have also arranged to bequeath lands to the Legacy Program. Individual sponsors' names and those of supporting businesses appear on park benches, plaques and commemorative bricks throughout the trails and facilities, making these community participants a part of the Legacy. By then, a few owners have offered their lands for sale, and parkland purchases are beginning. A few large parcels are already acquired and they are being developed with park furniture and tied together by connecting off-street trails. Trails link Old Town (across the DCP) to the Regional Park at Dry Creek Reservoir. From there, bicyclists and equestrians connect with other regional trails.

2030: After fifteen years, the recreational attractions have encouraged new DCP-related businesses to pop up across the landscape. One offers parking, and they rent bicycles, including cheap one-way rentals for people wanting to ride into Old Town. They also have an Old Town facility where bicycles are available for the return trip. Another business has restored an old barn which now contains small retail store fronts – ones like you might find at the coast or in other touristy areas. There are old tractors on display out front, and friendly horses just behind the barn. The horses and ponies are tame – they get regular visits (and treats) from young urban friends. They also give rides along parkway trails. Yet another business is a winery. It has become popular for people to ride or walk the trails on weekends or summer evenings and stop to imbibe and visit. Out-of-town tourists often pause at the winery on weekends, en route

en route to and from events in Old Town. Still another business is a hand-made furniture outlet, where quality solid wood furniture is visibly made the old-fashioned way and then retailed from a store that resembles an old farmhouse. There is also an authentic old fashioned ice cream concession stand at a major trail-street juncture. It offers real home-made ice cream and old fashioned fresh fruit freezes. It enjoys a regular weekday bicycle clientele. On weekends it is besieged by families from nearby neighborhoods to the north, west and east. Finally, there is an equestrian center. Urban and rural area residents can board horses there. Access is easy to miles of riding trails, without need of a trailer. The Specific Plan successfully prevented the development of urban-focused businesses, which has encouraged a very successful recreation and tourism array and allowed them to blend and thrive in the rural DCP environs.

2040: After more than two decades, the DCP Legacy has matured. Almost one-third of the DCP lands have now been offered by owners and publically acquired. As many of the original DCP landowners aged and moved, they sold land parcels to the Program. Many took advantage of "extended purchase" options offered by the Commission, in which sellers receive payments spread out over a number of years. The acquisition fund fluctuates, but has remained in operative condition. Maintenance requires an increasing segment of the Commission's annual budget, but at the same time, with so much of the Preserve already acquired, new recreation purchases have become less frequent, so the funding remains solvent. The volunteer corps is now huge. They work tirelessly to manage the acquired lands and help seek new grants and sponsorships. A bond issue will be put before the Clovis voters within the next year, and it is anticipated to pass easily. It contains earmark funds for a new DCP Visitor Center and historical museum, with indoor-outdoor classrooms and an environmental education lab.

By 2040, it will be time for the Clovis General Plan and the DCP Specific Plan to be updated. With the stability and broad popularity of the DCP area, it is unlikely this landscape will see major changes.

Now fast-forward 36 years to 2050: Clovis' population now exceeds 140,000. About half of the DCP land parcels are still occupied by individual residents. Their lifestyles have changed only slightly, because the recreational facilities, trails and businesses have been carefully planned to buffer their effects on neighbors. Many residents or their heirs still live in the same homes, and still enjoy the familiar open views and friendly neighbors. Many still farm orchards or livestock. Quite a few now ride bicycles. Others ride their horses much more than they used to. Residents care for their gardens and yard landscaping carefully and they spend a bit more time maintaining their property; now that people are driving and cycling past slowly enough to notice. Their ownership pride is at its height, considering that outsiders view the "Preserve" as a premium place to visit or live. Down the street a recent 12-home subdivision has just sold its last remaining homes. They're custom homes on one-acre lots. In the "urban villages" to the northeast and northwest, homes sell almost as fast as they can be constructed; especially in subdivisions which had foresight to include trails linking to the DCP and to Old Town. Clovis is becoming a walking, bicycling and -- once again-- an equestrian community.

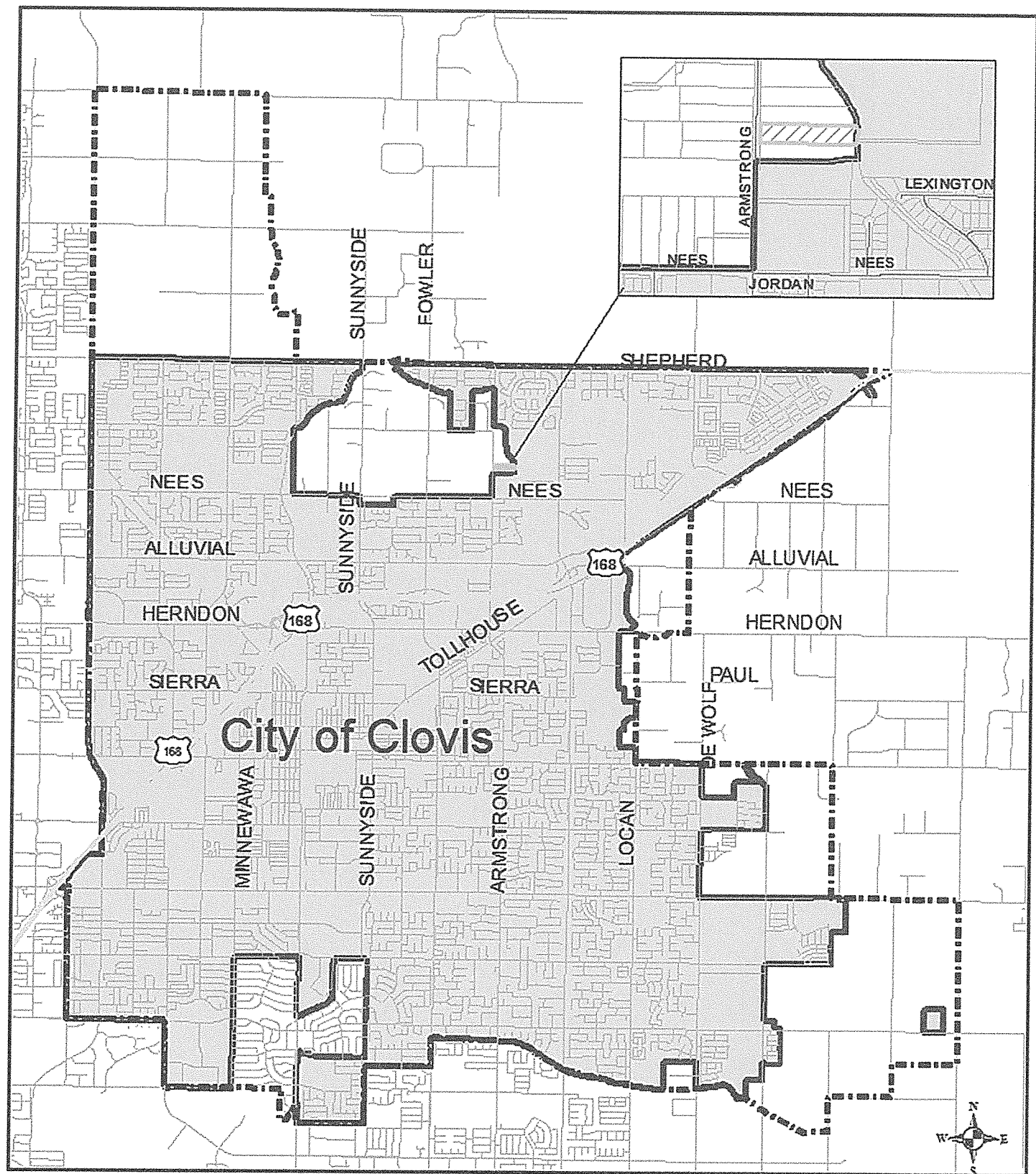
The DCP area has remained secure. Clovis Police patrol the area in vehicles to enforce the reduced speed limits. Officers also ride bicycles on residential and recreation area beats. On weekends, for nostalgia sake, they sometimes ride horses and wear old western marshals' apparel; to everyone's enjoyment. Because the trails, parks and businesses are daytime-only features, the crowds must leave at night. The area then returns to a quiet, dark, peaceful, rural place with large, individualized yards and well-spaced houses of varying age, size, color, value and architecture, and with peaceful, soft-appearing streets without hardened edges, sidewalks or lights -- and with a collective view that is decidedly rural and invitingly informal -- Some things don't ever change!

Returning to reality does not necessarily require us to abandon the vision. If we "carry the torch" as a Clovis community, the vision can protect our open space today, and these quieter places can then also become reality for future Clovis generations to enjoy and appreciate.

Dry Creek Preserve Neighborhood Committee
July, 2014



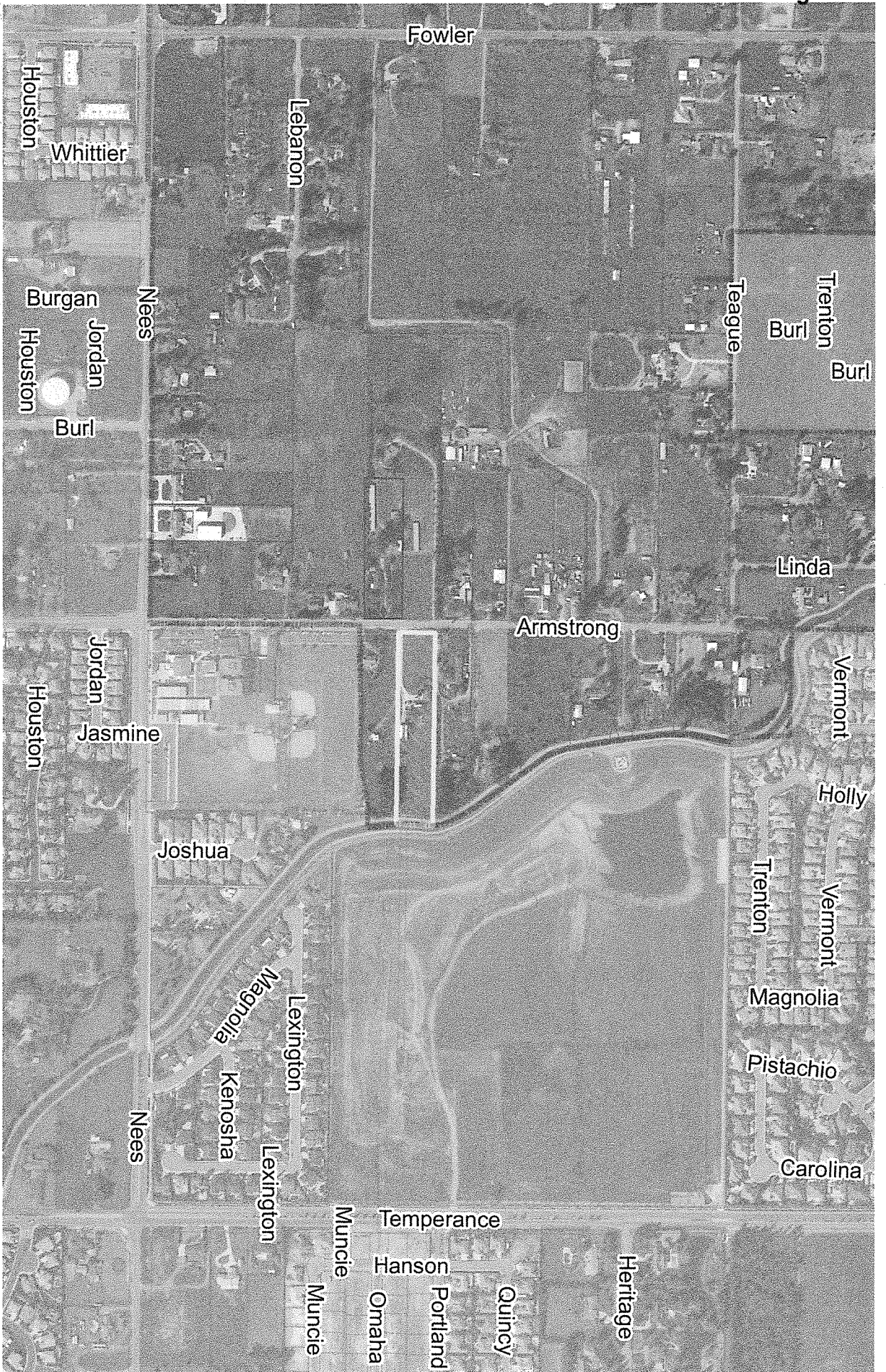
Figure 1



- City of Clovis, City Limits
- Clovis SOI
- Affected Territory

Nees-Armstrong NE Reorganization City of Clovis

Figure 2

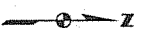


Clovis City Limits



Parcel Affected by Annexation

Nees-Armstrong NE Reorganization Vicinity Map



1/26/2015

1" = 610'