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

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AGENDA ITEM No. 6

DATE: January 13, 2016

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: Consider Approval: City of Clovis "Leonard-Dakota Southeast Reorganization." A proposed reorganization to annex 86.6 acres to the City of Clovis and detach from the Kings River Conservation District and the Fresno County Fire Protection District for territory located south of Dakota Avenue and west of Highland Avenue (LAFCo File No. RO-15-14).

**Applicant:** George Gonzalez, MPA, City of Clovis

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

David Harmon*	Amber White*	Cindy Gill*	Suzanne Edwards	Brad Phillips*
Melissa Herring	Mark Pfaff*	Terrilyn Pfaff*	Fresno Metropolitan Flood Control District*	

**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 consistent with LAFCo Policies, Standards and Procedures of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).
- C. Find that the reorganization is subject to a contract executed pursuant to the Williamson Act, and based on substantial evidence in the record, determine that the City of Clovis shall succeed to the rights, duties, and powers of the County pursuant to Government Code Section 51243.
- D. Assign the distinctive short form designation "Leonard-Dakota Southeast Reorganization" and approve the annexation and detachments subject to the following condition of approval:

Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or

not the proposed project is materially similar to the project described in any application before the Commission.

- E. Find pursuant to the CKH that the territory is inhabited and not all landowners and affected agencies have consented to the annexation.
- F. Find that the notice mailed on December 21, 2015, was given to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory, disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that "The Commission intends to waive protest proceedings pursuant to section 56663(b)(c) unless written opposition is received before the conclusion of the Commission proceedings on this proposal."
- G. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and waive further Conducting Authority Proceedings.

Or

- H. If written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and direct staff to set a protest hearing pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 57000 et seq.).

## **Background**

On September 8, 2015, the City of Clovis initiated this reorganization with the adoption of Resolution No. 15-112, requesting that the Commission begin proceedings for the "Leonard-Dakota Southeast Reorganization" to annex 86.6 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District.

The Fresno County CAO determined that the proposal is consistent with the Standards of Annexation contained within the City/County Memorandum of Understanding. The proposed development conforms to the City's General Plan and Loma Vista Specific Plan. The City of Clovis and the Fresno County Fire Protection District have a fire transition agreement in place as required by Section 102-04 of the Commission's Policies, Standards, and Procedures.

## **Discussion**

All landowners in the affected territory consented in writing; however, since the proposal is inhabited (11 or more registered voters), the registered voters must also consent in writing. The CKH Section 56663 allows the Commission to waive protest proceedings if the notice of hearing discloses to the registered voters and landowners that unless written opposition to the proposal is received before the conclusion of the commission proceedings, the Commission intends to waive protest proceedings. The notice must also disclose that there is potential for the extension or continuation of previously authorized charges, fees, assessments, or taxes by the local agency in the affected territory. The mailed notice of public hearing did include this

language and staff is recommending that the Commission waive the protest proceedings, if no written protest is received prior to the conclusion of the hearing.

### Proposal

The proposal consists of the annexation of 86.6 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located south of Dakota Avenue and west of Highland Avenue.

### Tentative Tract Map No. 6101

Tentative Tract Map No. 6101 proposes the development of a 112-lot single-family residential subdivision on approximately 28.52 acres. On September 21, 2015, the Clovis City Council adopted Ordinance No. 15-18 and rezoned the territory to R-1-MD (Single-Family Residential Medium Density), P-F (Public Facilities), and R-1 (Single-Family Residential, 6,000 sq. ft. minimum). The City of Clovis as "lead agency" conducted an initial study and on September 8, 2015, adopted a Mitigated Negative Declaration for Tentative Tract Map No. 6101.

### Land Conservation Contract No. 5739

The affected territory is subject to Land Conservation Contract No. 5739 which was entered into on March 1, 1974. Notices of Partial Non-Renewal were filed for APN Nos. 310-290-14s and 310-290-27s on October 5, 2007, and are set to expire in December, 2016. A Notice of Non-Renewal for the remainder of the contract (APN No. 310-290-28) was filed on June 2, 2014, and is set to expire in December, 2023.

Pursuant to Section 56754 of the CKH, the Commission shall determine (a) That the city shall succeed to the rights, duties, and powers of the county pursuant to section 51243, or (b) That the city may exercise its option to not succeed to the rights, duties, and powers of the county pursuant to Section 51243.5.

The City of Clovis has adopted rules and procedures required by the Williamson Act and has stated in its resolution that it is their intent to succeed to Land Conservation Contract No. 5739 pursuant to Government Code section 51243.

### Ability for the City to Serve Water to the Territory

At the request of the City of Clovis, Chad Wegley, an engineer with Provost & Pritchard Consulting Group prepared a letter summarizing findings of an investigation into the water-related infrastructure that would be required to serve the single-family residential development planned for the southeast corner of Leonard and the Dakota Avenue Alignments (see attached correspondence).

In summary, Mr. Wegley found that the existing water system and recommended connections would be adequate to support the anticipated demands from the project. He stated that while the proposed land use change may result in an increase in water use for all demand conditions beyond what was originally contemplated in the 1999 Water Management Plan, it will not negatively impact Clovis' ability to supply or deliver water to this project or to the reasonably foreseeable users within the City.

## Relationship to Regional Housing Goals and Policies

The City of Clovis is currently updating its Housing Element to comply with the State regional housing allocations. The proposed project will not negatively change or impact the City's Housing Element objectives or needs.

## Proposal / Land Use

- The territory is within the City of Clovis' Sphere of Influence, adjacent to the city limits to the south (**Exhibit A**).
- The proposal consists of the annexation of 86.6 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.
- The subject territory is located on the north and south sides of the Dakota Avenue alignment, east and west of Leonard Avenue, and west of Highland Avenue (**Exhibit B**).
- There is one tentative tract map (TM 6101), a ponding basin, and four other parcels for inclusion in the reorganization that will have an opportunity to connect to City sewer and water (**Exhibit C**).
- All properties within the project area have been rezoned to the Clovis R-1-MD, P-f, and R-1 zone districts.
- The territory is inhabited.
- The proposed development and reorganization conform to the City of Clovis' General Plan and Loma Vista Specific Plan.

## Environmental Determination

The City of Clovis prepared an initial study for TM 6061 and adopted a mitigated negative declaration and Mitigation Monitoring Program on September 8, 2015. A Notice of Determination was filed with the County Clerk on September 11, 2015. Two parcels (APN 310-300-32 and 310-300-33) were considered at the time the initial study was prepared for TM 5716 and the Clovis City Council adopted a mitigated negative declaration on December 4, 2006. (See Environmental Documents on our website at [www.fresnolafco.org](http://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

- All properties within the project area have been rezoned to the Clovis R-1, R-1MD, and P-F Zone Districts and the proposed uses conform to this rezoning.
- 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, October 7, 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**

<b>Acreage:</b>	86.6 acres
<b>Current Land Use:</b>	Rural Residential
<b>Number of Residences/ Population:</b>	Residences:7 / Population: 7
<b>Registered Voters:</b>	Voters: 13
<b>Assessor Parcel Number(s):</b>	310-290-14, 25, 27,28; 300-16, 17, 32, 33

2. **Proposed Development:** One single-family residential subdivision with a total of 112 lots.

3. **Surrounding Territory:** Rural residential and agriculture.

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:**

<b>Service</b>	<b>Existing Service</b>	<b>Change</b>
Water	Private Well	City of Clovis
Sewer	Private Septic	City of Clovis
Fire Protection	Fresno Co. Fire Protection District	City of Clovis

(See Service Plan on our website at [www.fresnolafco.org](http://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.	West Fresno Co. Red Scale Protect. Dist.

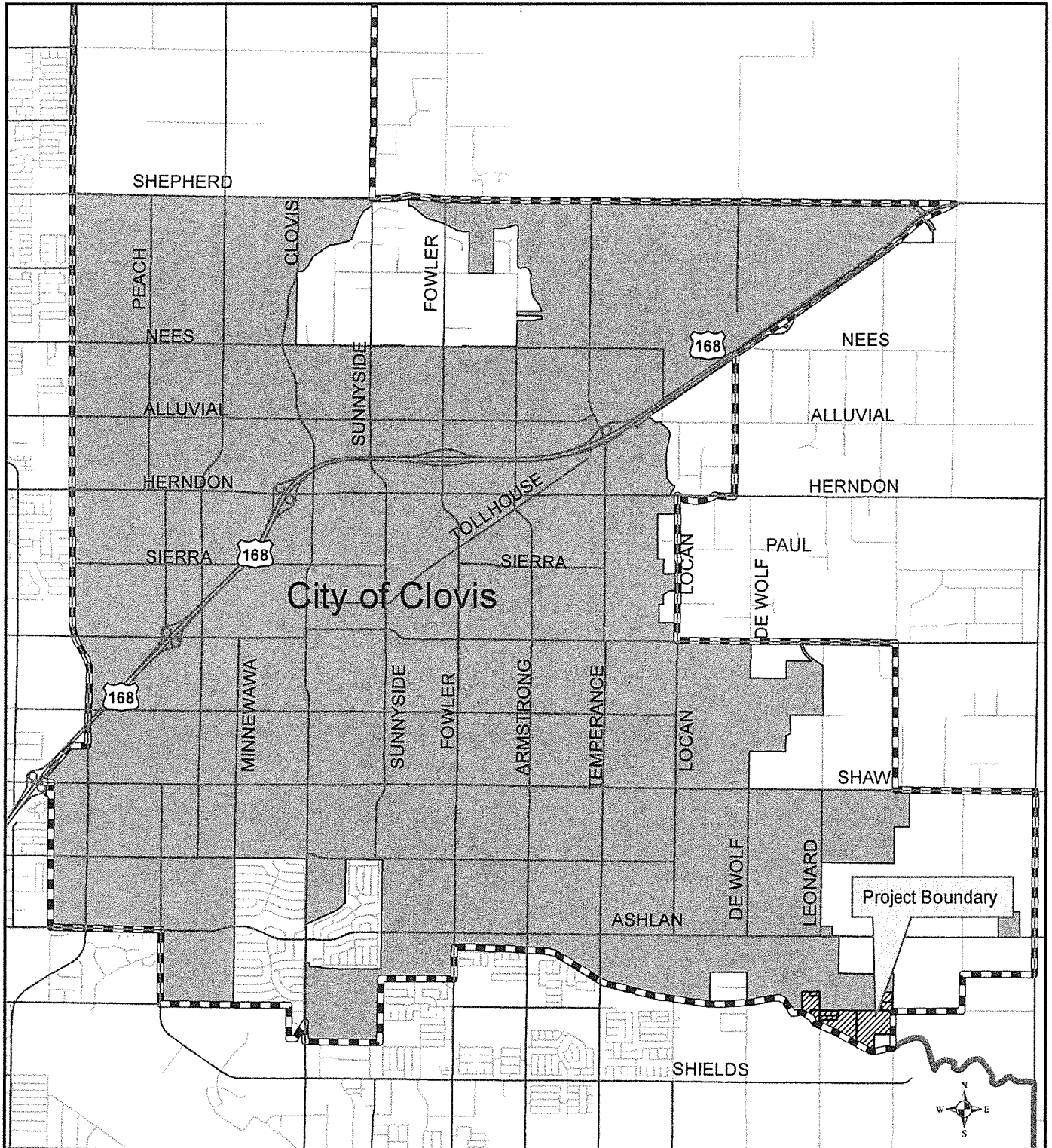
7. **Costs and Other Changes Affecting Residents or Landowners:** The costs of services will not change upon annexation. Residents will not be required to change services at the time of annexation. Existing residents will receive new City of Clovis addresses.





### **8. Agencies and Individuals Submitting Comments:**

- John Navarrette, County Administrative Officer
- Will Kettler, Manager, Dev. Services Division, Department of Public Works & Planning
- Janet Gardner, Environmental Health Specialist III, Fresno Co. Dept. of Public Health
- Eric Salcedo, IT Analyst, Fresno County Elections Department
- Paul-Albert Marquez, Chief, Office of Transportation
- Neda Shakeri, Engineer III, Fresno Metropolitan Flood Control District
- Chad Wegley, Provost & Pritchard

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 were thirteen) 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 and 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
  - Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
  - Will Kettler, Development Services Div. Mgr., Fresno Co. 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
  - Manny Penn
  - Chris Kliewer

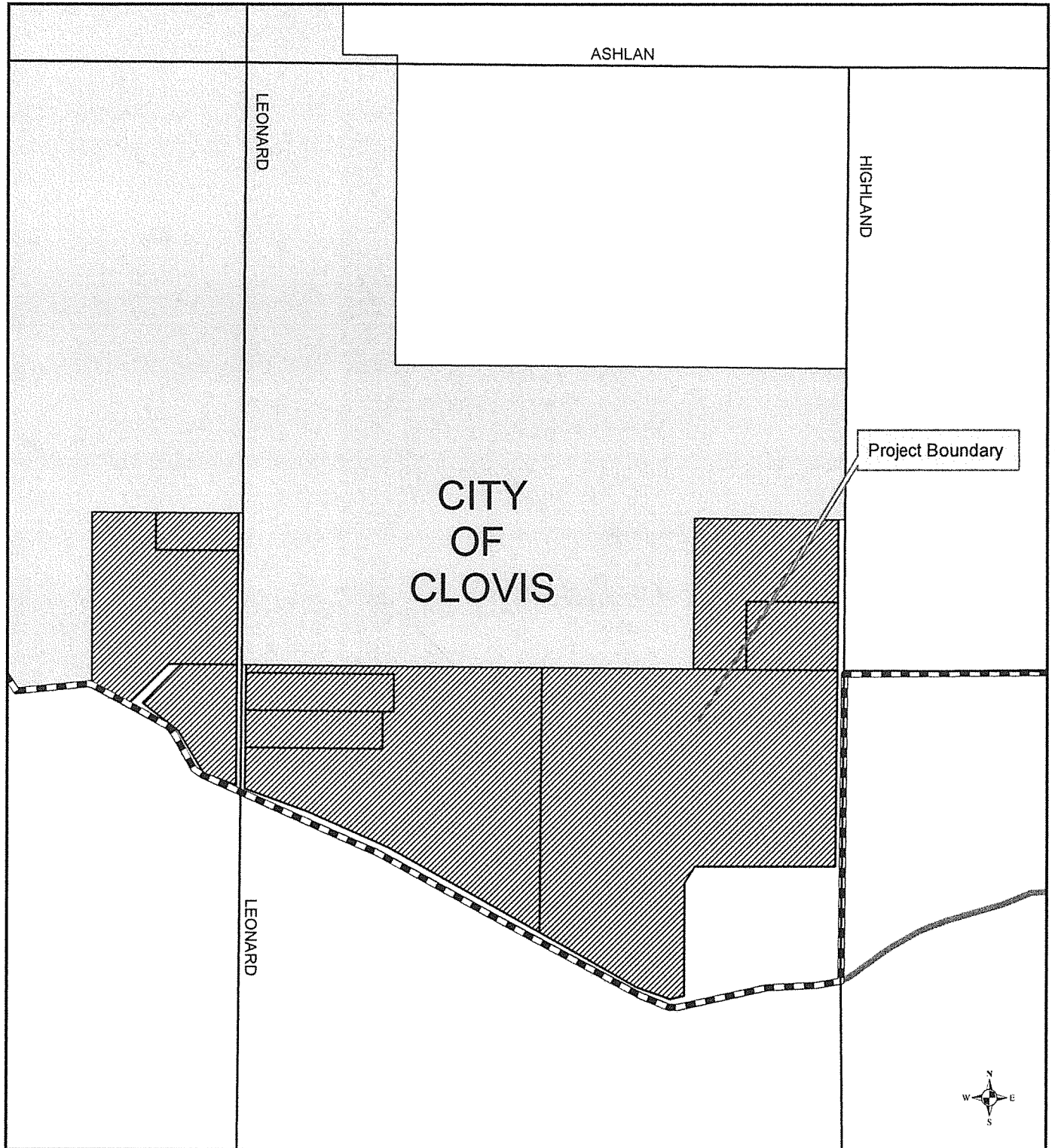
# EXHIBIT A







-  Sphere Of Influence, Clovis
-  City Limits, Clovis
-  Leonard-Dakota SE Reorganization
-  Sphere Of Influence, Fresno

**Leonard-Dakota SE Reorganization  
City of Clovis**

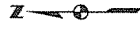
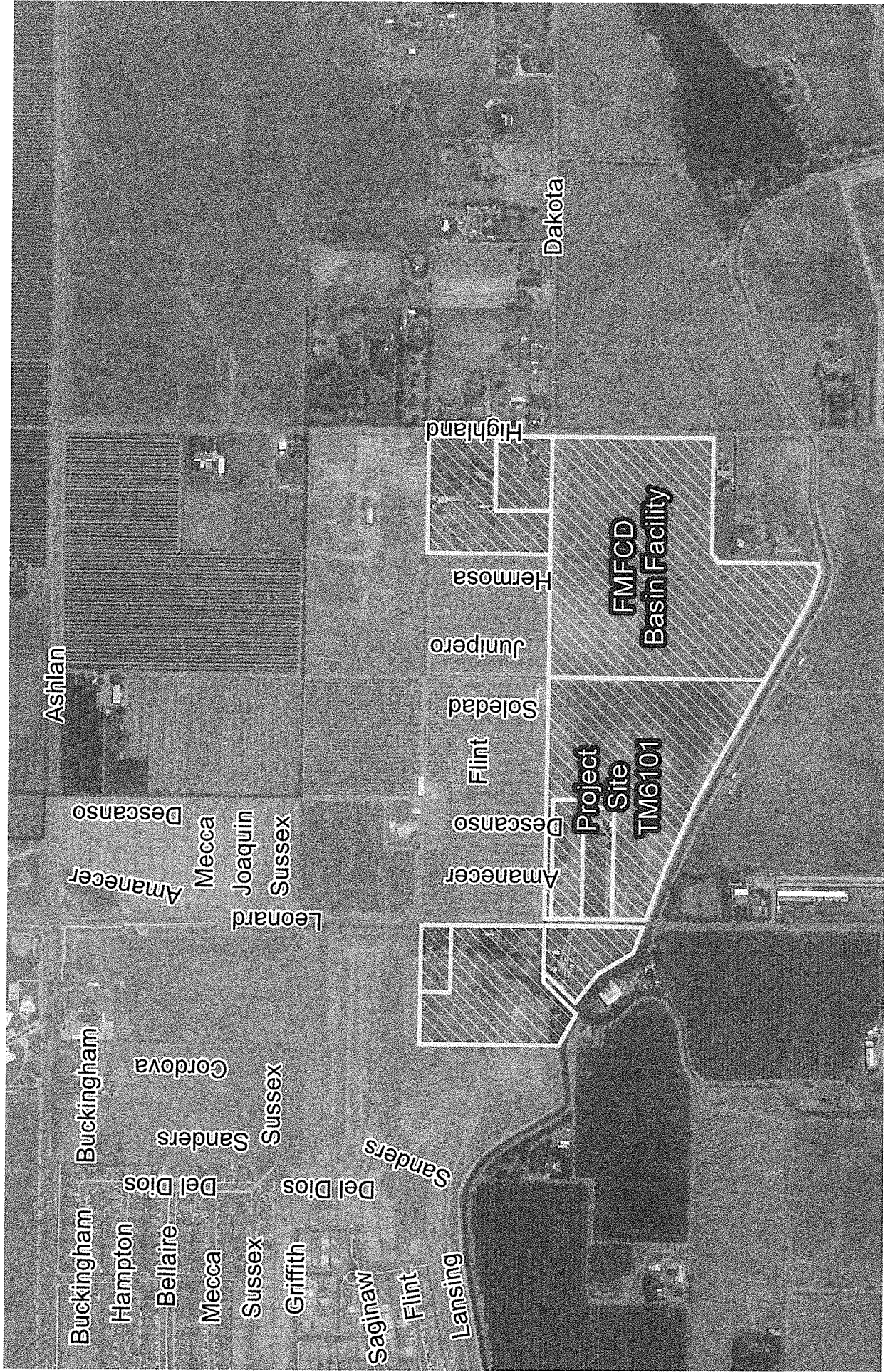
# EXHIBIT B



-  Sphere Of Influence, Clovis
-  City Limits, Clovis
-  Leonard-Dakota SE Reorganization
-  Sphere Of Influence, Fresno

**Leonard-Dakota SE Reorganization  
City of Clovis**





1" = 735'

# Leonard-Dakota SE Reorganization

## Exhibit C Vicinity Map

Leonard-Dakota SE Reorganization  
Clovis City Limits





## County of Fresno

COUNTY ADMINISTRATIVE OFFICE

**JOHN NAVARRETTE**

COUNTY ADMINISTRATIVE OFFICER

October 7, 2015

Robert Woolley, City Manager  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: Notice of Intent to File Leonard-Dakota Southeast Reorganization

Dear Mr. Woolley:

In accordance with the Amended and Restated Memorandum of Understanding between the City of Clovis and the County of Fresno, we have reviewed the annexation proposal described in the City's letter, dated September 16, 2015.

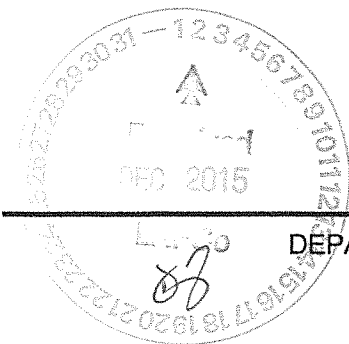
We have determined that the proposed Leonard-Dakota Southeast Reorganization involving annexation of the subject 82.94-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding between the City of Clovis and the County. We recommend that the full-width right-of-way along Leonard and Highland Avenues be included in this annexation as well.

If you have any questions, you may contact me at (559) 600-1710 or William Kettler at (559) 600-4497.

Sincerely,

John Navarrette  
County Administrative Officer

c: Alan Weaver, Department of Public Works and Planning  
Bernard Jimenez, Department of Public Works and Planning  
Will Kettler, Department of Public Works and Planning  
Mohammad Khorsand, Department of Public Works and Planning  
David Fey, LAFCo  
George Gonzalez, City of Clovis



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
ALAN WEAVER, DIRECTOR

DATE: December 2, 2015

TO: David E. Fey, AICP, Executive Officer

FROM: William M. Kettler, Manager  
Development Services Division  
Department of Public Works and Planning

SUBJECT: City of Clovis, "Leonard-Dakota Southeast Reorganization"; Agency No. RO-15-14

This is in response to your notice dated November 24, 2015, regarding an annexation application submitted by the City of Clovis to LAFCO known as the "Leonard-Dakota Southeast Reorganization"; Agency No. RO-15-14.

1. County plan designation for the area:

The subject territory is designated for Agriculture within the County adopted General Plan.

2. Consistency of the proposal with adopted County General and Community Plans and Policies.

The County's General Plan directs urban type uses to incorporated cities and unincorporated communities where necessary support services are available. Annexation of the subject territory represents a logical expansion of the City of Clovis' boundary. The subject territory is within the City of Clovis' Sphere of Influence (SOI) and abuts the current city boundary. Therefore, the proposed annexation is in conformance with the Amended and Restated Memorandum of Understanding (MOU) between the City of Clovis and the County of Fresno.

3. Any pending County plans, projects (i.e. Community Development, roads, etc.) or development permits:

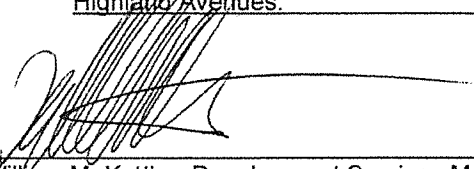
NONE

4. Other related comments:

On October 7, 2015, the County issued a consistency determination letter stating that the "Leonard-Dakota Southeast Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Memorandum of Understanding between the County of Fresno and the City of Clovis.

5. Recommendations:

It is recommended that the City of Clovis include the full width right-of-way along Leonard and Highland Avenues.

  
William M. Kettler, Development Services Manager  
Department of Public Works and Planning

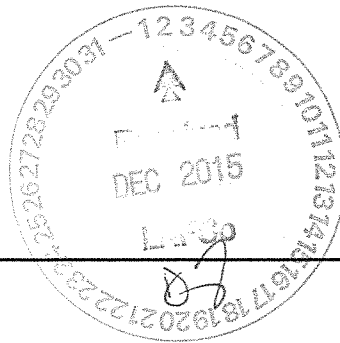
12/1/15  
Date

SS

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DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
The County of Fresno is an Equal Employment Opportunity Employer



**County of Fresno**  
**DEPARTMENT OF PUBLIC HEALTH**  
**DAVID POMAVILLE, DIRECTOR**

December 1, 2015

LU0018282  
2620

Mr. David E. Fey  
Local Agency Formation Commission  
2607 Fresno Street, Suite B  
Fresno, CA 93721

Dear Mr. Fey:

PROJECT NO: RO-15-14  
SUBJECT: Leonard-Dakota Southeast Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Environmental Health has no record of a prior routing of this project; therefore the City of Clovis is encouraged to take measures to protect groundwater in their area.

Drinking water, which meets state quality standards for public water systems, is a precious commodity that must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

The Fresno County Department of Public Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served by individual water wells and septic systems. Improper abandonment of water wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

- As development progresses on the property, all water wells and septic systems within the property shall be properly destroyed by appropriately licensed contractors.

If I can be of more assistance, please contact me at (559) 600-3271.

Sincerely,

Janet Gardner, R.E.H.S., M.P.H.  
Environmental Health Specialist III  
Environmental Health Division

***Promotion, preservation and protection of the community's health***

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: [EnvironmentalHealth@co.fresno.ca.us](mailto:EnvironmentalHealth@co.fresno.ca.us) ♦ [www.co.fresno.ca.us](http://www.co.fresno.ca.us) ♦ [www.fcdph.org](http://www.fcdph.org)

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

## Fleming, Candace Lynn

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**From:** Salcedo, Erik  
**Sent:** Tuesday, November 24, 2015 1:47 PM  
**To:** Fleming, Candace Lynn  
**Subject:** RE: Number of Registered Voters - RO289

ADDRESS	# OF VOTERS	# APN	NAMES
3585 N LEONARD AVE FRESNO	1	31030032	Doolittle, Nancy L
3521 N LEONARD AVE FRESNO	0	31030033	
3513 N LEONARD AVE FRESNO	1	31030033	Ihde, Dorothy L
			Edwards, Emma Lou
			Edwards, Larry G
			Phillips, Cassandra Kay
			Phillips, Morgan
3432 N LEONARD AVE FRESNO	4	310290145	Bradley ✓
			Desatoff, Michael
3467 N LEONARD AVE FRESNO	2	310290285	Dedatoff, Peter A
			Pfaff, Kenneth Edward
			Pfaff, Russel
			Pfaff, Mark K ✓
3549 N HIGHLAND AVE CLOVIS	4	310300165	Pfaff, Terrilynn J ✓
3499 N HIGHLAND AVE CLOVIS	0	310300175	
3285 N HIGHLAND AVE FRESNO	1	310290255T	Jue, Rachelle
	13		

I RECALCULATED AND THIS IS THE NUMBERED OF REGISTERED VOTERS AS OF TODAY. I WAS OFF BY ONE VOTER IN MY LAST EMAIL, my apologies. I am not sure why my numbers are different.

THANK YOU.

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**From:** Fleming, Candace Lynn  
**Sent:** Tuesday, November 24, 2015 1:07 PM  
**To:** Salcedo, Erik  
**Cc:** George Gonzalez ([georgeg@ci.clovis.ca.us](mailto:georgeg@ci.clovis.ca.us))  
**Subject:** FW: Number of Registered Voters - RO289

Eric,

This e-mail came from the City of Clovis. Apparently Ryan Lopez had said there were only 11 registered voters? Do you know where the discrepancy is?

Thanks,

Candie

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**From:** George Gonzalez [<mailto:georgeg@ci.clovis.ca.us>]  
**Sent:** Tuesday, November 24, 2015 12:24 PM  
**To:** Fleming, Candace Lynn; Fey, David  
**Cc:** George Gonzalez; Bryan Araki  
**Subject:** FW: Number of Registered Voters - RO289

Please see email below, thanks.

George

FRE -180- 65.530 7-

**LAFCo**

**Fresno Local Agency Formation Commission**


36.738 -119.661

DATE: November 24, 2015

TO: County of Fresno  
Laurel Prysiakny Fresno County Library  
Historical Landmarks and Records Commission (HLRC)  
Paul-Albert Marquez, Chief, Office of Transportation  
Clovis Memorial District  
Clovis Cemetery District  
Fresno Irrigation District  
Fresno Metropolitan Flood Control District  
Consolidated Mosquito Abatement District  
West Fresno Red Scale Protective District  
Sierra Resource Conservation District

RECEIVED  
NOV 30 2015

BY: GM

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: "Leonard-Dakota Southeast Reorganization"; AGENCY NO.: RO-15-14

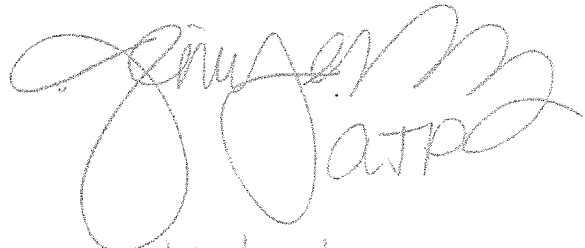
The Local Agency Formation Commission (LAFCo) is in receipt of a resolution of application initiating proceedings for the attached proposal. In accordance with Government Code Section 56386, your agency has been identified as an affected and/or interested agency and we are requesting your assistance in reviewing and commenting on this application.

Please return any comments you have regarding this proposed reorganization by **December 11, 2015**. Your assistance is greatly appreciated. Thank you.

DF:cf

Attachments: Application, Map, Legal Description, Service Plan, and Resolution

No Comment

  
12/2/15

  
12/10/15



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.44

January 5, 2016

Mr. David E. Fey, AICP  
Fresno Local Agency Formation Commission  
2607 Fresno Street, Suite "B"  
Fresno, CA 93721



Dear Mr. Fey,

**LAFCO No. RO-15-14**  
**Leonard-Dakota Southeast Reorganization**  
**Annexation to the City of Clovis**  
**Drainage Areas "DP"**

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further request its historic growth increment tax applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Very truly yours,

Neda Shakeri  
Engineer III

NS/lrl

c: Alan Hofmann, Fresno Metropolitan Flood Control District

K:\Letters\Annexation Letters\Clovis\lafco ro-15-14(leonard-dakota)(dp)(ns).docx



June 30, 2015

By E-mail (only)



Gene Abella  
Engineering Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Subject: Water Structure Investigation for a Future General Plan Amendment (GPA) 15-01 TM 6101  
at the Southeast Corner of Leonard Avenue, South of the Dakota Avenue Alignment

Dear Gene:

Provost & Pritchard Consulting Group (P&P) has prepared this letter summarizing findings of our investigation into water-related infrastructure required to serve a potential single family residential development planned for the southeast corner of Leonard Avenue and south of the Dakota Avenue Alignment. Results of this investigation will be incorporated into development conditions for the proposed project.

### **Project Information**

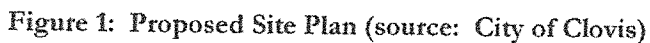
The following project information relevant to this investigation was provided by the City. The proposed project is located in a rural portion of the City near the southern boundary of the Loma Vista planning area. The proposed project would convert about 24 acres of land originally designated as agricultural in *Water Master Plan Update Phase II – Facilities Plan* to a medium density use. This project is a single family residential development consisting of 112 lots ranging in size from 4,750 ft<sup>2</sup> to 19,600 ft<sup>2</sup> plus two outlots (A and B) with a total area of approximately 46,000 ft<sup>2</sup>. This project excludes a remainder outlot with an area of 4.24 acres located west of Leonard Ave. Water is conveyed into this area – lower portion of the Zone 2 pressure zone – through a combination of pipes, wells, and pumps. Existing water mains are located in Ashlan, Gettysburg, and Leonard Avenues. The primary source of potable water for this area is a surface water treatment plant located approximately 2 miles to the north, along the Enterprise Canal.



## Assumptions

Below is a list of assumptions for this investigation:

- Minimum required fire flow is 1,800 gallons per minute (gpm) with minimum residual system pressure of 35 psi (requirement set by City for evaluations involving single family residential development projects).
- Water distribution system modeling was not part of this effort.
- Analysis only considers master planned infrastructure (i.e. water pipes 12 inches and larger)
- Water system demands were based on two sets of unit demand in order to develop a range of anticipated values. The lower values were based on unit demands from the *Water Master Plan Update Phase II - Facilities Plan* (Provost & Pritchard, 1999) while the upper range was adjusted to match the increase in per capita use from the last water master plan to 2013 use.
- In accordance with City policy, the proposed development shall have two points of connection to the City's water distribution system that creates a "true" looped water system.
- Proposed development will install all master planned water infrastructure as specified herein.
- Project is planned for APNs 310-290-14, 27, and a portion of APN 310-290-28 located east of Leonard Avenue and has a total gross area of about 24 acres, which excludes a remainder lot of 4.24 acres.
- Developer is responsible sizing and installing all water system infrastructure within the limits of this development project.
- In this investigation, demands for existing land use were not determined for the three parcels since this area was assumed to remain as agricultural use in the 1999 WMP.



Potable water demands for the proposed development were estimated using land use based unit water demand factors from the *Water Master Plan Update Phase II - Facilities Plan* (Provost & Pritchard, 1999) along with a high unit demand intended to reflect the increase in per capita usage since the last master plan effort. It was not necessary to determine existing demands for land assigned an agricultural designation because this category type was not considered for urbanization in the 1999 WMP therefore any conversion would generate potable demand that would be additive to those original demands. Also, water demands for land assigned an agricultural designation is a function of many factors such as crop type, soil conditions, irrigation methodology, etc., which is beyond the scope of this investigation. Since this project proposes 112 dwelling units on approximately 24 acres – area total excludes the remainder and outlots A and B – its overall dwelling unit density equals 4.61 units per acre, which corresponds to a medium density land use classification. Table 1 summarizes demand factors, by land use, of the proposed development for typical planning conditions such as average day, maximum day, and peak hour.

Table 1. Summary of Unit Water Demands by Land Use (Lower End)

Summary of Unit Water Demands by Land Use						
Land Use	Average Day		Maximum Day		Peak Hour	
	AFY/ac	gpm/ac	Multiplier	gpm/ac	Multiplier	gpm/ac
Agricultural	3	N/A	N/A	N/A	N/A	N/A
Medium Density	2.1	1.3	2.1	2.73	3.2	4.17

Notes:

1. Source for unit water demands values was Table 1-1 in the *Water Master Plan Update Phase II – Facilities Plan*.
2. Abbreviations: AFY = Acre-feet per year, GPM = gallons per minute
3. Unit demand shown for the agricultural land use category is an assumed value; actual value is a function of the crop type, soil conditions, irrigation methodology, etc. all of which are beyond the scope of this effort. In general, annual unit demands for ag land uses are likely to vary from 3 to 5 ft/ac.
4. Existing agricultural land use category does not have any potable demand associated with it and therefore was not included in the potable demands listed in 1999 WMP.

After a lower limit was identified for the anticipated Project demands an upper limit was also established in order to define a range of typical demands. The upper demand limit was determined by comparing the percent change between per capita usage values from 1998 and 2013. Since the percent difference between these values was about 15 percent unit demands shown in Table 1 were increased by the same factor. See Table 2 for unit demands associated with the upper demand limit.

Table 2. Summary of Unit Water Demands by Land Use (Upper End)

Summary of Unit Water Demands by Land Use						
Land Use	Average Day		Maximum Day		Peak Hour	
	AFY/ac	gpm/ac	Multiplier	gpm/ac	Multiplier	gpm/ac
Agricultural	3	N/A	N/A	N/A	N/A	N/A
Medium Density	2.4	1.5	2.1	3.1	3.2	4.8

Notes:

1. Source for unit water demands values was Table 1-1 in the *Water Master Plan Update Phase II – Facilities Plan* with a 1.15 multiplier applied to them in order to reflect increased per capita demand in 2013.
2. Abbreviations: AFY = Acre-feet per year, GPM = gallons per minute
3. Unit demand for the agricultural land use category is an assumed value and was provided for comparison purpose only.

Water usage for each demand condition was estimated by multiplying the gross acreage of a land use type by its respective unit demand. Refer to Tables 3 and 4 for summaries of anticipated water demands for existing General Plan land use conditions and the current proposal using the lower and upper anticipated unit demand values.

Table 3. Summary of Existing and Proposed Water Demands (Lower End)

Summary of Existing and Proposed Water Demands (Lower End)					
Land Use	Area (ac)	Average Day		Maximum Day (gpm)	Peak Hour (gpm)
		AFY	gpm		
<u>Existing General Plan</u>					
Agricultural	24	72	N/A	N/A	N/A
<u>Proposed General Plan</u>					
Medium Density	24	51	32	66	101

Notes:

- Existing condition reflects the land uses that were planned for during the Water Master Plan Update Phase II – Facilities Plan while the proposed condition reflects current actions of the developer.

Table 4. Summary of Existing and Proposed Water Demands (Upper End)

Summary of Existing and Proposed Water Demands (Upper End)					
Land Use	Area (ac)	Average Day		Maximum Day (gpm)	Peak Hour (gpm)
		AFY	gpm		
<u>Existing General Plan</u>					
Agricultural	24	72	N/A	N/A	N/A
<u>Proposed General Plan</u>					
Medium Density	24	59	36	76	116

Notes:

- Existing condition reflects the land uses that were planned for during the Water Master Plan Update Phase II – Facilities Plan while the proposed condition reflects current actions of the developer.
- Existing water delivery or crop records are needed to determine actual water demand for

Since this area was not considered for urbanization in the 1999 WMP any demand from the proposed project will be additive to those demands used in the sizing of water related infrastructure. This anticipated incremental increase in potable demand would not be significant when compared to the City's daily demands. In order to quantify cumulative impacts from changes in demand conditions, whether greater than or less than planning values from the 1999 WMP, it is recommended that the City begin tracking this type of information as projects move through the development process.

## Infrastructure

The Project is located in a rural portion of southeast Clovis that has existing water mains located to the north of the project in Ashlan, Gettysburg, and Leonard Avenues. Since the Project is located at the leading edge of the development front the master planned water main grid system is not fully developed and will therefore require new water mains to complete a looped system. Figure 2 shows potential connection alternatives that the proposed development could use in order to comply with the City's requirement of providing two connection points. For all alternatives, the proposed development will need to install a 12-in diameter water main in the Dakota Avenue alignment along the northern frontage (labeled as Option 4 in Figure 2) since it is the continuation of the City's master planned water distribution system.

Potential connection points were assumed at opposite ends of the development along the Dakota Avenue alignment. Establishing a connection at Point "A" will only partially satisfy the City's connection requirement. Alternatives to comply with the second point of connection include Option 1 and Option 2 for a connection at Point "B". Option 2 would require crossing an area that is currently being considered for a master planned community (Home Place) – easement across this property may be difficult to obtain given the landowner's proposed plan. Option 3 provides a third alternative that would involve a looped connection in Leonard Avenue. Given the number of existing utilities running in and through the intersection of Ashlan and Leonard Avenues it would be very difficult to cross this area and is not an option the City should consider. Also, the looped connection shown in Option 3 would not provide a long-term benefit to the City and the under utilize infrastructure places after master planned infrastructure is constructed surrounding the proposed development.

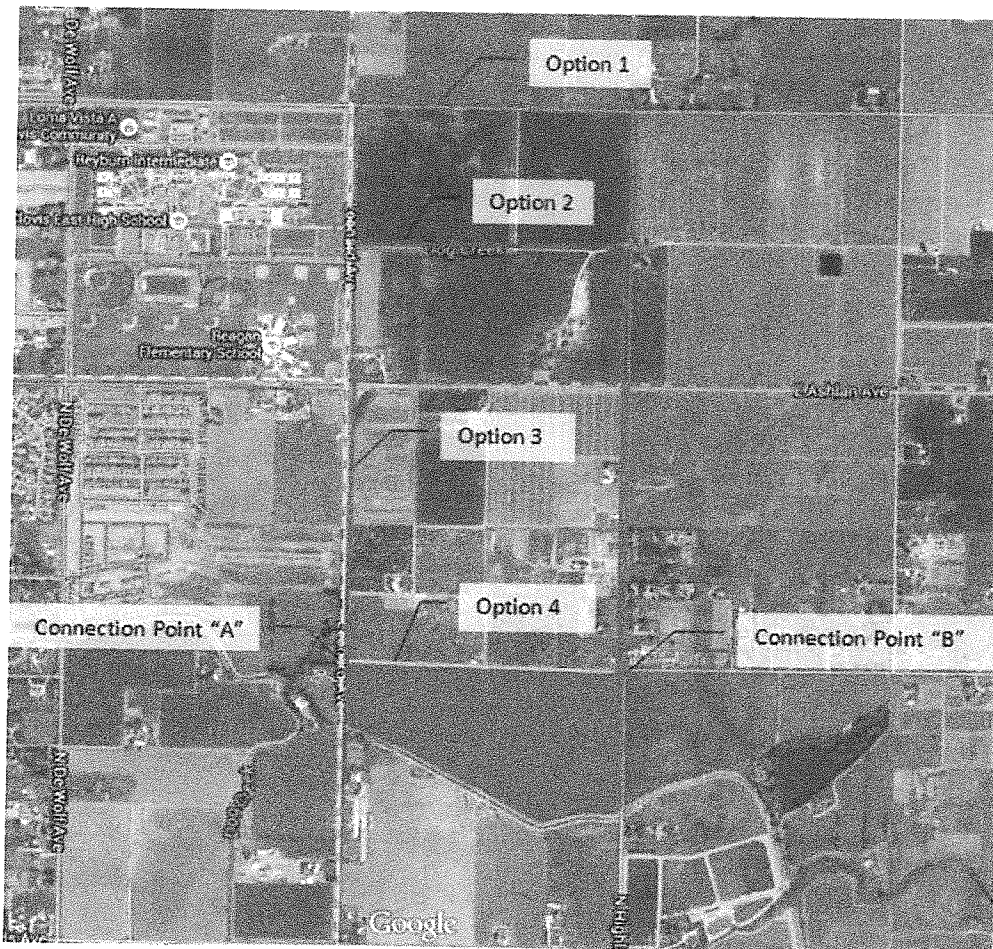


Figure 2: Proposed Connection Points

## Water Supply

The City of Clovis receives Kings River water entitlement of 2.1 acre-feet per acre from Fresno Irrigation District (FID) for properties located within the District's boundaries. The City adopted an ordinance requiring new development with demands exceeding the water entitlement to pay fees so the City can acquire additional supply to serve the development. New developments located outside the FID boundary are

required to pay fees for the entire water supply required to serve the development. Since the proposed project is within the FID service area the only change is utilization (see Table 5) of the entitled supply.

Table 5. Reconciliation of Supply and Demand

Reconciliation of Supply and Demand (Upper End)			
Land Use Category	Ave Day Demand (AFY)	FID Entitlement (AFY)	Additional Supply Required (AFY)
<u>Existing General Plan</u>			
Agricultural	3	2.1	0.9
<u>Proposed General Plan</u>			
Medium Density	2.4	2.1	0.3

Notes:

1. Additional water supply is not required for the existing land use condition because demand is less than FID's Kings River entitlement.
2. Reconciliation for the agricultural land use is based on a hypothetical demand condition and was provided for comparison purposes only.

### Summary

Based on information collected during this investigation, the existing water system and recommended connections would be adequate to support anticipated demands from the Project. In order to comply with the City's two-points of connections the Project would need make connections along the Dakota Avenue alignment at Leonard and Highland Avenues plus installing facilities identified in either Option 1 or Option 2. While the proposed land use change may result in an increase in water use for all demand conditions beyond what was originally contemplated in the 1999 WMP it will not negatively impact Clovis' ability to supply or deliver water to this project or reasonably foreseeable users within the City. To understand cumulative impacts to available water supplies and other major water infrastructure the City should begin tracking changes in demand as part of its development process.

Thank you for giving P&P the opportunity to assist Clovis in assessing the impact this proposed development project will have on the City's water-related infrastructure. If you have any questions regarding this evaluation or would like to discuss our findings, please do not hesitate to give me a call.

Respectfully,

Chad Wegley, PE



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Steve White