



CITY *of* CLOVIS

AGENDA • PLANNING COMMISSION

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340

www.cityofclovis.com

May 26, 2022

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you require special assistance to access and/or participate in this Planning Commission meeting, please contact the Planning Division at (559) 324-2340 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; you may participate by calling in by phone (see “Verbal Comments” below); and you may view the meeting which is webcast and accessed at www.cityofclovis.com/planning-commission-agendas.

Written Comments

- Members of the public are encouraged to submit written comments at: www.cityofclovis.com/planning-commission-agendas at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:
 - Planning Commission Meeting Date
 - Item Number
 - Name
 - Email
 - Comment (please limit to 300 words or 3 minutes)
- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to the Planning



Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Webex Participation

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the Planning Commission. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

Verbal Comments Made by Telephone or Webex

- If you wish to speak to the Commission on the item by telephone, you must contact the City Planner, Dave Merchen, at (559) 324-2346 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Planning Commission for up to five (5) minutes.

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Planning Commission Minutes for the Meeting of April 28, 2022.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

PUBLIC COMMENTS

This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic. Anyone wishing to

be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

PUBLIC HEARINGS

1. Consider Approval - Res. 22-____, General Plan Consistency Finding for the Proposed 2022-2023 Community Investment Program.

Staff: Thad Avery, Supervising Civil Engineer

Recommendation: Approve

2. Consider Approval - Res. 22-____, A request to amend the Loma Vista Community Centers North and South Master Plan to remove the planned local street identified as Marengo Avenue within Planning Area 1 and Planning Area 2 and to adjust the underlying R-3 Zone District to reflect the modified circulation layout. AP Multifamily, LP, property owner; Wathen Castanos Homes, applicant; Precision Civil Engineering, representative.

Staff: Dave Merchen, City Planner

Recommendation: Approve

3. Consider items concerning Conditional Use Permit 2020-004, allowing the expansion of an existing athletic training facility to include outdoor training, activities, and events for a portion of an approximate .6 acre property located at 340 Clovis Avenue. Athletic Performance, applicant; David Standifer, representative.

a. Review compliance with the conditions of approval for Conditional Use Permit 2020-004.

b. Consider approval of Res. 22-____, a resolution revoking Conditional Use Permit 2020-004 for non-compliance with the conditions of approval.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ADJOURNMENT

MEETINGS & KEY ISSUES

Regular Planning Commission Meetings are held at 6 P.M. in the Council Chamber. The following are future meeting dates:

June 23, 2022

July 28, 2022

August 25, 2022

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Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 4:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

CLOVIS PLANNING COMMISSION MINUTES

April 28, 2022

A meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Pro Tem Cunningham in the Clovis Council Chamber.

Flag salute led by Commissioner Hatcher

Present: Commissioners Antuna, Hatcher, Chair Pro Tem Cunningham

Absent: Commissioner Bedsted, Chair Hinkle

Staff: Dave Merchen, City Planner
 Ricky Caperton, Deputy City Planner
 George Gonzalez, Senior Planner
 Lily Cha, Associate Planner
 Joyce Roach, Planning Technician I
 Sean Smith, Supervising Civil Engineer
 Chris Catalano, Business Workflow Analyst
 Catreena Stirton, Principal Office Assistant
 Michael Linden, City Attorney

MINUTES – 6:02

ITEM 1 – APPROVED.

Motion by Commissioner Antuna, seconded by Commissioner Hatcher, to approve the March 24, 2022, minutes. Motion carried 3-0-2 with Chair Hinkle and Commissioner Bedsted absent.

COMMISSION SECRETARY – 6:02

Senior Planner George Gonzalez informed regarding the change in employment of former Assistant Planner Kelsey George.

PLANNING COMMISSION MEMBERS COMMENTS – 6:03

None.

PUBLIC COMMENTS – 6:03

None.

PUBLIC HEARINGS

ITEM 1 - 6:04 – APPROVED - **RES. 22-03, SPR2001-018A2**, A REQUEST TO APPROVE A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW ±2,500 SQUARE FOOT VISITOR CENTER FOR THE BOTANICAL GARDEN LOCATED AT 945 N. CLOVIS AVENUE. CLOVIS BOTANICAL GARDEN, ANNE CLEMONS, APPLICANT; CITY OF CLOVIS, OWNER; DWIGHT KROLL, REPRESENTATIVE.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 22-03**, a resolution approving a site plan review for the construction of a new ±2,500 square foot visitor center for the Botanical Garden located at 945 N. Clovis Avenue. Motion carried 3-0-2 with Chair Hinkle and Commissioner Bedsted absent.

ITEM 2 - 6:34 – APPROVED - **RES. 22-04, GPA2022-002**, A REQUEST TO AMEND THE GENERAL PLAN TO REDESIGNATE APPROXIMATELY 2.51 ACRES FROM THE INDUSTRIAL CLASSIFICATION TO THE OFFICE CLASSIFICATION FOR PROPERTY LOCATED ON THE WEST SIDE OF N. CLOVIS AVENUE, IMMEDIATELY NORTH OF FREEWAY 168. CITY OF CLOVIS, APPLICANT.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 22-04**, a resolution approving a request to amend the General Plan to redesignate approximately 2.51 acres from the Industrial classification to the Office classification for property located on the west side of N. Clovis Avenue, immediately north of Freeway 168. Motion carried 3-0-2 with Chair Hinkle and Commissioner Bedsted absent.

ADJOURNMENT AT 6:44 P.M. UNTIL the Planning Commission meeting on May 26, 2022.

Mike Cunningham, Chair Pro Tem



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission
 FROM: Planning and Development Services
 DATE: May 26, 2022
 SUBJECT: Consider Approval - Res. 22-____, General Plan Consistency Finding for the Proposed 2022-2023 Community Investment Program.

Staff: Thad Avery, Supervising Civil Engineer

Recommendation: Approve

ATTACHMENTS: 1. Proposed 2022-2023 Community Investment Program
 2. Draft Resolution

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends adoption of Resolution 22-____, finding the City of Clovis proposed 2022-2023 Community Investment Program, inclusive of the Five-Year Community Investment Program, in conformance with the General Plan and relevant specific plans of the City of Clovis.

EXECUTIVE SUMMARY

The City of Clovis Planning Commission must find that the 2022-2023 Community Investment Program is in conformance with the Clovis General Plan and relevant specific plans before the Clovis City Council can proceed with adoption of the Program budget. The proposed 2022-2023 Community Investment Program represents capital projects in the program areas of Government Facilities, Sewer, Parks, Streets, Water, Community Sanitation and Community Development. Subject to approval, various project components including design, right-of-way acquisition, and/or construction will be completed during the 2022-2023 fiscal budget year.

BACKGROUND

Section 65401 of the Government Code calls for the Planning Commission's review and consideration of an annual Capital Improvement Program. The City of Clovis refers to its Capital Improvement Program as the Community Investment Program. The purpose of this provision is to have the Planning Commission review the Community Investment Program and make a specific finding that it is in conformance with the General Plan and relevant specific plans. The

projects included in the proposed 2022-2023 Community Investment Program are included with **Attachment 1**.

PROPOSAL AND ANALYSIS

The proposed 2022-2023 Community Investment Program provides for approximately \$43,021,000 dollars in improvements. Some of the more noteworthy projects are:

- Continued American with Disabilities Act (ADA) improvements throughout the City of Clovis.
- Continued maintenance of the trail system within the Clovis area.
- Design and construction of asphalt overlays and roadway rehabilitation for arterial, collector and local neighborhood streets.
- Continue securing water for current climate conditions and future development in accordance with the General Plan.
- Continued assistance in the repair and rehabilitation of affordable housing.

The projects that are proposed in the 2022-2023 Community Investment Program have been identified in consultation with, and support from, the various City Department Heads, their representatives, and other applicable staff. This collaborative process has assisted in formulating a program that provides a selection of specific projects that are necessary for public service, utility, and/or safety purposes and are consistent with City goals.

General Plan Conformity

If a project identified in the proposed Community Investment Program (CIP) will implement or generally support attainment of a Clovis General Plan or specific plan goal or policy, staff recommends that a finding of conformance be made. Where the linkage between the General Plan and a CIP Project is less direct, a finding of conformance is recommended to the extent that no conflicts are identified, and the City determines that the project will not obstruct attainment of General Plan or specific plan goals and policies. If adopted policies do not support a project, or the project prevents attainment of an adopted policy, a conformity determination should not be made.

A screening level analysis was completed for each CIP project against the goals and policies of the General Plan and applicable specific plans. No conflicts were identified between any proposed project and any goal or policy of the General Plan or applicable specific plan. In general, capital projects identified in the CIP are consistent with the General Plan's intent to provide a comprehensive circulation system; reliable and cost-effective infrastructure, utilities, and public services; and to support enhanced transit, walkability, and recreational opportunities.

The Commission's finding that the proposed CIP conforms with the General Plan does not necessarily mean that the Commission endorses any individual project in any particular form. Individual capital projects must undergo design and environmental review processes and receive approval prior to being carried out. As projects proceed from concept to final design and construction, modifications are commonly made. Where the General Plan or specific plan points

to specific features that affect design, these features will be incorporated. The City Council will continue to have full discretion in deciding to move forward with CIP projects.

FISCAL IMPACT

The proposed 2022-2023 Community Investment Program budget is estimated at \$43,021,000 and is balanced with matching revenue sources. The proposed expenditures and revenues are listed as follows.

Expenditures

General Services	\$488,000
Sewer Developer/Enterprise	\$7,154,000
Parks	\$1,543,000
Streets	\$17,832,000
Water Developer/Enterprise	\$7,369,000
Community Sanitation	\$1,000,000
Housing and Community Development	<u>\$7,635,000</u>
Total:	\$43,021,000

Revenue

Fund Balance	\$5,618,000
Revenue from Agencies	\$22,446,000
Developer Capital Fees	\$13,567,000
Enterprise Revenues	\$1,390,000
Long-Term Financing	<u>\$0</u>
Total:	\$43,021,000


REASON FOR RECOMMENDATION

1. In compliance with the Government Code (65401), the Planning Commission must review the Capital Improvement Program (referred to in this report as the Community Investment Program) for consistency with the City's General Plan and applicable Specific Plans.
2. The projects included in the Community Investment Program serve to implement the General Plan and are consistent with its goals and policies. No conflicts with the General Plan or any relevant specific plan have been identified.
2. Staff believes the Community Investment Program submitted to the Planning Commission is a realistic program that can be accomplished in the 2022-2023 budget year.
3. The project priorities have been established based on a collaborative staff assessment and in accordance with past Council directives and decisions.

ACTIONS FOLLOWING APPROVAL

The proposed 2022-2023 Community Investment Program and Five-Year Community Investment Program will be submitted to the City of Clovis Council at the next available hearing date for adoption into the 2022-2023 budget.

Prepared by: Thad Avery, Supervising Civil Engineer/CIP Manager

Reviewed by: 
Dave Merchen
City Planner

COMMUNITY INVESTMENT PROGRAM BUDGET SUMMARY

The 2022 - 2023 Community Investment Program represents a major portion of the total recommended budget and is devoted to improvements to the physical infrastructure that supports and sustains continued community development.

Some of the more noteworthy proposed projects in the 2022 - 2023 Community Investment Program are:

- Ongoing American with Disabilities Act (ADA) improvements throughout the City of Clovis.
- Reconstruction of existing Fire Station 2.
- Design and construction of asphalt overlays and roadway rehabilitation for arterial, collector and local neighborhood streets.
- Continue securing water for current climate conditions and future development in accordance with the General Plan.
- Continued assistance in the repair and rehabilitation of affordable housing.

The projects included in the proposed 2022 - 2023 budget are summarized on the following pages. The prior and future year expenditures are shown only for those specific projects that are phased over multiple years. Prior and future year expenditures for nonspecific, recurring projects, such as miscellaneous extensions and preventative maintenance are not typically shown. The projects included in the 2022 - 2023 budget may increase or decrease the burden to the current operating budgets depending on the project. Each section summary includes an explanation of the impact to the operating budget. The Five-Year Community Investment Program follows the budget summary.

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
GENERAL GOVERNMENT FACILITIES**

The capital projects for the General Government Services Facilities Program are comprised of acquisition and development of new facilities, improvements to existing facilities, and maintenance of existing improvements required by City departments to enable them to adequately carry out their mission.

The major projects proposed for 2022 - 2023 are:

- Assessment of the capital needs for City facilities.
- Rehabilitation of existing City facilities for compliancy with ADA.
- Upgrades and repairs to Fire Station Facilities.
- Reconstruction of existing Fire Station 2 on Minnewawa Avenue south of Shaw Avenue.

The proposed government facilities projects should reduce or have a minimal effect on the cost of general services and other departmental operations.

SUMMARY**2022 - 2023 COMMUNITY INVESTMENT PROGRAM****GENERAL GOVERNMENT FACILITIES**

<u>General Government Facilities:</u>	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<i>Section 90000</i>			
<i>Public Safety Services</i>			
Fire/Police Training Site	0	43,000	0
Police/Fire Headquarters Parking Lot Slurry	0	50,000	0
<i>Public Services and Utilities</i>			
Capital Assessment	0	300,000	0
<i>Public Services and Utilities</i>			
Fiber Security/Fiber Optics	<u>40,000</u>	<u>95,000</u>	<u>628,000</u>
TOTAL	<u><u>40,000</u></u>	<u><u>488,000</u></u>	<u><u>628,000</u></u>

Budget Year Revenues:

General Fund	<u>488,000</u>
TOTAL	<u><u>488,000</u></u>

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
SEWER CAPITAL PROJECTS – ENTERPRISE AND DEVELOPER**

The Sewer Capital Projects - Enterprise budget includes projects that will repair and/or replace existing sanitary sewer mains that are severely deteriorated or are not adequately sized for the flows now being experienced. These sewer mains present continual maintenance problems.

The Sewer Capital Projects - Developer budget includes the debt service payments for the 2013 Wastewater Revenue Bond, the 2015 Wastewater Revenue Bond, and the 2017 Sewer Revenue Bond which is the previous 2007 Sewer Revenue Bond for the Sewage Treatment and Water Reuse Facility (ST-WRF) and related components that has been refinanced. Also included in this budget are improvements associated with the Recycled Water System and construction of sewer projects driven by new development.

The sewer capital projects planned for 2022 - 2023 include:

- Design and reconstruction of sanitary sewer mains in various streets.
- Work on the Sewer and Recycled Water Master Plans.

The sewer main improvement projects for 2022 - 2023 are intended to repair the existing mains that have the highest maintenance or service call frequency. It is expected that repairing these mains will result in a reduction in the time spent by City maintenance personnel, thereby reducing the maintenance cost to the sewer enterprise operation.

SUMMARY**2022 - 2023 COMMUNITY INVESTMENT PROGRAM****SEWER PROJECTS**

	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<u>Sewer Capital Project - Enterprise:</u>			
<i>Section 91000</i>			
<i>Sewer Facility Improvements</i>	582,400	140,000	560,000
Subtotal	<u>582,400</u>	<u>140,000</u>	<u>560,000</u>
 <u>Sewer Capital Projects - Developer:</u>			
<i>Extensions</i>			
Miscellaneous Extensions	50,000	50,000	200,000
<i>Master Planning</i>			
Wastewater Master Plan	50,000	500,000	100,000
<i>Sewer System Improvements</i>			
Pump Stations	388,000	385,000	0
<i>Debt Services</i>			
Bond Handling Charges	160,000	178,000	200,000
2013 Wastewater Revenue Bond	1,018,700	1,019,000	9,183,000
2015 Wastewater Revenue Bond	1,048,100	1,046,000	27,439,000
2017 Wastewater Revenue Bond	3,840,500	3,836,000	63,465,000
Subtotal	<u>6,555,300</u>	<u>7,014,000</u>	<u>100,587,000</u>
 TOTAL	<u>7,137,700</u>	<u>7,154,000</u>	<u>101,147,000</u>

Budget Year Revenues:

Sewer Enterprise	140,000
Major Sewer Fees	7,004,000
Sewer Connections	<u>10,000</u>
 TOTAL	<u>7,154,000</u>

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
PARK IMPROVEMENTS**

The Park program consists of master planning, design and construction of park improvements. Community park improvements are funded by development fees and state grants when available. Neighborhood parks are installed by development. Park development fees are paid by all new developments constructed within the City of Clovis.

Major projects planned for 2022 - 2023 include:

- Acquire property for the development of future parks and trails designated in the General Plan.
- Continued development of and/or updating Master Plans for City Parks.
- Continued preliminary Master Planning for a Regional park in the Northeast.
- Dog Park installation and improvements at Letterman and Sierra Bicentennial Park.

The addition of the proposed improvements to the Park's inventory will increase the annual maintenance and operations budget by approximately \$30,000 per year for the planned dog parks. Maintenance of acquired land for future parks and the construction of a newly paved trail will have a minimal effect initially on the annual operational costs to Parks and the General Fund account. Upon the build out of these facilities, funding should be increased to meet the additional burden placed on the maintenance and operations budget. The proposed 2022 - 2023 Parks maintenance and operational budget is balanced to meet the level of service expected by the Community.

This year's budgeted projects will continue to make major contributions to the development of park facilities throughout the City.

SUMMARY

2022 - 2023 COMMUNITY INVESTMENT PROGRAM

PARK IMPROVEMENT PROJECTS

<u>Park Improvements:</u> <i>Section 93000</i>	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<i>Park Improvements</i>			
Park Property Acquisition	0	1,000,000	4,000,000
Miscellaneous Park Improvements	538,500	120,000	400,000
Community Park Improvements	0	250,000	500,000
Trail System Survey	20,000	20,000	80,000
Trail Improvements	0	153,000	0
TOTAL	558,500	1,543,000	4,980,000

Budget Year Revenues:

Measure "C" Extension	336,000
Park Fees	804,000
Federal/State/Other Agency Grants	403,000
TOTAL	1,543,000

2022 - 2023 COMMUNITY INVESTMENT PROGRAM STREET IMPROVEMENTS

Street Improvement Projects are funded by state and federal gas taxes, state and local sales taxes, major street development fees, Community Development Block Grants, and reimbursements from other agencies for work completed in their jurisdictions. Funding for street projects is also provided by federal transportation grants.

Traffic signal installations are partially determined by a traffic signal priority list. The highest priority projects are based on traffic volumes, accidents, pedestrian numbers, vehicle speeds, and congestion.

Not all of the street programs that are ranked high on a priority list are placed in the current year budget. Many of these facilities are tied to funding sources or to other programs that are required to occur prior to, or concurrently with, the needed street improvement (such as underground improvement installation, new development and right of way purchase constraints).

Project priorities and street locations were determined using the Pavement Management System (PMS). Arterial, collector and local street reaches throughout the City were given a Pavement Condition Index (PCI) rating. The PMS was then used to develop a long term maintenance solution using the designated PCI values. Technical and Management teams evaluated the PMS recommendations to validate project necessity. Many of the recommended projects were shifted to later years due to funding constraints in the street improvement account.

Major projects planned for 2022 - 2023 include:

- Improvements of City owned public right of way for compliancy with the American with Disabilities Act (ADA).
- Sealing and rejuvenation programs of the various street surfaces to increase longevity and reduce deterioration.
- Continued installation of pedestrian and bicycle improvements at various locations.
- Design and construction of traffic signal improvements at various intersections.
- Design of signal interconnect and adaptive signalization for major street corridors.
- Reconstruction and street widening of various streets to improve safety and traffic flow. These streets have been identified as part of the City's Pavement Management System.

This budget provides for an aggressive schedule of street repair, overlay and reconstruction. Street overlay projects as identified in this year's budget and five-year plan have provisional estimated costs for construction. Some of the projects may not be of acceptable condition for overlaying and may be considered for street reconstruction. Estimated funding for these projects will be re-evaluated as street reconstruction is more costly than a street overlay. This may have an impact on the delivery of projects that have been identified in the Community Investment Program for street improvements.

Staff continues to investigate alternative construction methods for street rehabilitation to reduce project expenditures. The alternative construction methods will be administered through pilot projects in which a rigorous inspection program will be used to evaluate project success. The success factors include projects costs, pavement condition, pavement resilience and pavement longevity.

With the reconstruction of some of the proposed streets, new paved lanes may be added to the street maintenance inventory. However, those same projects will be designed with a minimum twenty-year life expectancy and may involve reconstructing older, lower standard streets. Overall, the impact on the street maintenance fund is expected to be nominally reduced.

SUMMARY**2022 - 2023 COMMUNITY INVESTMENT PROGRAM****STREET IMPROVEMENT PROJECTS**

<u>Street Improvements:</u>	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<i>Section 95000</i>			
<i>Reimbursement</i>			
Miscellaneous Street Widening	271,000	250,000	1,000,000
<i>Preventative Maintenance</i>			
Slurry & Crack Seals	1,541,000	690,000	2,740,000
<i>Bridge and Stream Crossings</i>			
Leonard/Enterprise Canal Bridge	50,000	1,800,000	5,000
<i>Pedestrian Facilities</i>			
Bicycle, Pedestrian and Handicap Facilities	596,000	167,000	868,000
ADA Survey and Projects	150,000	250,000	1,807,000
<i>Traffic Signal/Intersection Improvements</i>			
Missing from the Summary Tab	0	185,000	1,813,000
New Traffic Signals	154,500	1,860,000	1,440,000
DeWolf/Owens Mountain Roundabout	0	175,000	1,560,000
<i>Reconstruction, Overlay and Widening Projects</i>			
Miscellaneous Repairs & Alleys	1,098,000	155,000	920,000
Armstrong Avenue Improvements	1,012,000	70,000	3,915,000
Ashlan Avenue Improvements	391,000	900,000	2,280,000
Barstow Avenue Improvements	744,500	640,000	4,185,000
Bullard Avenue Improvements	789,000	70,000	850,000
Clovis Avenue Improvements	745,000	900,000	285,000
Fowler Avenue Improvements	165,000	1,975,000	355,000
Gettysburg Avenue Improvements	50,000	1,050,000	630,000
Herndon Avenue Improvements	7,775,000	70,000	3,086,000
Minnewawa Avenue Improvements	593,000	1,900,000	1,827,000
Nees Avenue Improvements	0	70,000	2,720,000
Shaw Avenue Improvements	19,921,000	1,400,000	720,000
Sunnyside Avenue Improvements	223,000	1,940,000	3,010,000
Temperance Avenue Improvements	0	70,000	1,755,000
Willow Avenue Improvements	0	70,000	2,665,000
Local Streets and ADA Ramps	2,276,000	1,175,000	4,700,000
TOTAL	38,545,000	17,832,000	45,136,000

Budget Year Revenues:

HUTA funding including SB1	4,309,000
Measure "C" Extension	2,914,000
Federal/State/Other Agency Grants	7,199,000
Street Improvement Fund Balance	3,410,000
TOTAL	17,832,000

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
WATER CAPITAL PROJECTS – ENTERPRISE AND DEVELOPER**

The proposed Water Capital Projects budget for 2022 - 2023 contains projects that will improve the water distribution system. Projects are also scheduled to improve water quality by the addition of treatment facilities at existing wells and increase the reliability of the water supply by the addition of auxiliary power generators.

The Water Capital Projects - Developer budget includes the debt service payments for the Water Revenue Bond. Projects include installation of well facilities, well site development and surface water treatment plant enhancements. Also included is reimbursement for developer constructed projects serving new areas of the community.

Major projects planned for 2022 - 2023 include:

- Investment for Water Development.
- Construction of new water mains, install/replace water services, and make new connections to improve the City's water distribution system at various locations throughout the City.
- Construction and improvements at various well sites.
- Continued examination and development for new well sites throughout the City of Clovis.
- Design for an additional storage tank at the Surface Water Treatment Plant.
- Acquisition of property for future water storage reservoirs in the northeast area.
- Construction of granular activated carbon treatment facilities for removal of 1,2,3-Trichloropropane (TCP) from groundwater wells.

The projects included in the proposed budget are necessary in order to maintain adequate service, accommodate continued growth, and comply with state and federal regulations. These projects further enhance the overall supply and distribution system.

The new facilities proposed in the 2022 - 2023 programs are anticipated to impact the water enterprise operation budget. The impacts consist of the increased load on human resources, energy costs, and material costs, which are anticipated to be approximately \$50,000 in the first year of operation.

SUMMARY**2022 - 2023 COMMUNITY INVESTMENT PROGRAM****WATER PROJECTS**

	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<u>Water Capital Projects - Enterprise Fund:</u>			
<i>Section 96000</i>			
<i>Water Mains</i>			
Various Water Main Replacement	70,000	25,000	515,000
<i>Well Site Improvements</i>			
Well Replacements	700,000	755,000	143,000
Well Upgrades	216,400	90,000	3,295,000
Subtotal	<u>986,400</u>	<u>870,000</u>	<u>3,953,000</u>
<u>Water Capital Projects - Developer:</u>			
<i>Section 97000</i>			
<i>Extensions</i>			
Miscellaneous Extensions	50,000	50,000	200,000
<i>Master Planning</i>			
Water Conveyance System	25,000	25,000	100,000
<i>Water Storage Facilities</i>			
Water Revenue Bond - Debt Service	3,031,200	3,044,000	15,100,000
Water Storage Reservoir #9	2,360,000	1,400,000	17,000,000
Water Storage Reservoir #10	1,800,000	1,500,000	28,500,000
<i>Water Well Improvements</i>			
Various Well Site Development	60,000	480,000	525,000
Subtotal	<u>7,326,200</u>	<u>6,499,000</u>	<u>61,425,000</u>
 TOTAL	 <u>8,312,600</u>	 <u>7,369,000</u>	 <u>65,378,000</u>

Budget Year Revenues:

Water Enterprise	870,000
Water Major Facilities	6,489,000
Water Connections	<u>10,000</u>
 TOTAL	 <u>7,369,000</u>

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
COMMUNITY SANITATION**

The capital projects for the Community Sanitation Program consist of improvements to the existing landfill site as mandated by state law, and expansion of the landfill.

The projects proposed for 2022 - 2023 are:

- Improvements to the landfill flare onsite to meet new requirements by San Joaquin Valley Air Pollution Control District.

The new projects proposed in the 2022 - 2023 programs are not anticipated to impact the Community Sanitation operation budget.

SUMMARY**2022 - 2023 COMMUNITY INVESTMENT PROGRAM****COMMUNITY SANITATION PROJECTS**

<u>Community Sanitation Improvements:</u> <i>Section 99500</i>	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
<i>Community Sanitation Improvements</i>	<u>1,706,300</u>	<u>1,000,000</u>	<u>17,755,000</u>
TOTAL	<u>1,706,300</u>	<u>1,000,000</u>	<u>17,755,000</u>

Budget Year Revenues:

Community Sanitation Enterprise Fund	<u>1,000,000</u>
TOTAL	<u>1,000,000</u>

**2022 - 2023 COMMUNITY INVESTMENT PROGRAM
HOUSING AND COMMUNITY DEVELOPMENT**

The Housing and Community Development budget consists of projects related to self-help and low to moderate income home building.

Major expenses for 2022 - 2023 include:

- Assistance in the repair and rehabilitation of affordable housing.
- Assist Low-Moderate income families with first home purchase.

The Agency continues to focus resources on owner-occupied single-family housing projects for housing rehabilitation and new construction through the Low and Moderate Income Housing Program. These projects will have no operational cost impacts.

SUMMARY

2022 - 2023 COMMUNITY INVESTMENT PROGRAM

HOUSING & COMMUNITY DEVELOPMENT

<u>Housing and Community Development:</u> <i>Section 42750/49210</i>	<u>PRIOR YEARS</u>	<u>BUDGET YEAR</u>	<u>FUTURE YEARS</u>
Home Repair Loans	0	5,000,000	320,000
Home Improvement Grants	130,000	135,000	600,000
First Time Homebuyer Loans	0	1,000,000	400,000
Affordable Housing Project	77,300	1,500,000	600,000
TOTAL	207,300	7,635,000	1,600,000

Budget Year Revenues

Federal/State/Other Agency Grants	7,335,000
Housing Successor Agency Fund Balance	300,000
TOTAL	7,635,000

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FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

TABLE OF CONTENTS

Summary of Five-Year Community Investment Projects C18-C19

General Government Facilities..... C20-C26

Sewer Capital Projects - Enterprise C27

Sewer Capital Projects - Developer C28-C31

Park Improvements C32-C35

Street Improvements C36-C48

Water Capital Projects - Enterprise..... C49-C51

Water Capital Projects - Developer..... C52-C57

Community Sanitation Improvements C58-C59

Housing and Community Development C60

Glossary of Terms, Acronyms, and Abbreviations..... C62-C63

FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

The Five-Year Community Investment Program represents an effort to identify major capital needs and schedule projects consistent with community priorities and available funding. The Capital Program will continue to provide major investments into the community within the identified funding. Most of the funding for these projects will come from grants, development fees and tax revenues. The implementation of the parks and open space master plan is contingent on obtaining new funding sources.

Major projects include:

- Design, construction and replacement of water mains and wells to serve the current capacity and new development.
- Design and reconstruction of existing Fire Station 2 on Minnewawa Avenue south of Shaw Avenue.
- Site acquisition in the Southeast and Northwest areas for future City parks.
- Continuing design, construction and maintenance of the trail system within the Clovis area.
- Assisting the Community in the development, repair and rehabilitation of affordable housing.
- Continued improvement to the City's infrastructure including street reconstruction and sewer and water collection/distribution facilities.
- Design and construction of various traffic signals throughout the City.
- Construction of bike lanes on various streets throughout the City.

Implementation of the Five-Year Community Investment Program will require new sources of financing. Several important projects are identified in the Government Facilities, Streets and Water Programs for which there is no assured funding. Without increased participation by local, state and federal governments and agencies, accomplishment of these projects will be delayed.

A summary of revenue and expenditures for the Five-Year Program is presented on the facing page, followed by individual project sheets with greater detail on scope and financing.

SUMMARY OF FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

<u>Projects</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027 or Later</u>
General Services	488,000	1,670,000	4,310,000	90,000	30,303,000
Sewer	7,154,000	8,086,000	6,859,000	8,254,000	176,744,000
Parks	1,543,000	3,080,000	1,815,000	1,260,000	29,100,000
Streets	17,832,000	14,989,000	8,425,000	13,685,000	20,425,000
Water	7,369,000	21,236,000	28,996,000	7,374,000	255,295,000
Community Sanitation	1,000,000	0	75,000	300,000	17,380,000
Housing and Community Development	7,635,000	480,000	480,000	480,000	480,000
TOTAL	<u>43,021,000</u>	<u>49,541,000</u>	<u>50,960,000</u>	<u>31,443,000</u>	<u>529,727,000</u>

Sources of Funding

Fund Balance	5,618,000	6,205,000	1,865,000	421,000	25,766,000
Revenue from Agencies	22,446,000	15,822,000	9,695,000	14,523,000	21,756,000
Developer Capital Fees	13,567,000	14,207,000	14,813,000	12,911,000	26,439,000
Enterprise Revenues	1,390,000	3,060,000	2,500,000	2,500,000	3,950,000
Long-Term Financing	0	0	0	0	0
Property Sale Proceeds	0	0	0	0	0
*Unfunded	0	10,247,000	22,087,000	1,088,000	451,816,000
TOTAL	<u>43,021,000</u>	<u>49,541,000</u>	<u>50,960,000</u>	<u>31,443,000</u>	<u>529,727,000</u>

*Unfunded projects in future years will require adjustments in rates and changes, or savings in prior year projects.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>PUBLIC SAFETY SERVICES</u>							
71057	Facilities Administration Master Plan					80,000 d	Master plan for relocation of Fire Administration headquarters. (General Fund)
71096	Clovis Explorers/Youth Leadership Facility Improvements					5,000 d 75,000 c	Building improvements for the Clovis PD Explorer/Youth Leadership facility. (General Fund)
71440	Fire Station 7 Northwest Area			600,000 a		1,100,000 d 9,000,000 c 150,000 f	Design and construction of a new fire station in the northwest area. Adjacent to a major street. (Developer Fees)
Downtown Special Event							
71341	Street Bollards Phase II			40,000 d 600,000 c			Install removable bollards at downtown intersections for public safety during downtown events. Phase II: Pollasky from Fifth to Ninth. (General Fund)
Fire / Police Training Site							
71104	Site Drainage around Training Props	8,000 d 35,000 c					Install valley gutters around the training props on site to improve drainage. (General Fund)
	Shade Structures		20,000 d 105,000 c				Install three 20'x30' metal shade structures on site. (General Fund)

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See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Onsite Roads		25,000 d 75,000 c				Construct 30' wide x 150' long street east of training center and 30' wide pavement north to the north. (General Fund)
	Gate on North End					15,000 d 40,000 c	Install automatic rolling gate to access easement on the north property line. (General Fund)
	Police/Fire Headquarters						
71271	Slurry Seal Parking Lot		7,000 d 43,000 c				Crack and slurry seal the fenced in parking pavement. (General Fund)
71437	Security Fencing					5,000 d 55,000 c	Install 2 feet (additional height) of wrought iron fencing to existing police and fire administration yard for security purposes. (General Fund)
71453	Public Safety Facility Flooring Repair					50,000 c	Replace flooring in miscellaneous rooms with new carpet. (General Fund)
	Police/Fire Headquarters						
71456	Gym Patio Cover					20,000 d 115,000 c	Install permanent cover over the outdoor area next to the gym to expand the exercise area. Approximately 30'x100'. (General Fund)
	Interview Room Remodel					20,000 d 35,000 c	Convert two existing small interview rooms into one large one. (General Fund)

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GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Police/Fire Headquarters						
	Atrium Water Feature Replacement					10,000 d	Replace water feature located in the atrium
						20,000 c	with a low maintenance rock wall. (General Fund)
	Property Room Expansion					200,000 d	Expand the current storage space within
						1,500,000 c	current building for property and evidence. (General Fund)
	Police Substation						
	Loma Vista Location		200,000 d				Building near Fire Station 6 that would house an alternate dispatch site, community room, and briefing room. (General Fund and Development Fees)
				1,500,000 c			
	Heritage Grove Location					450,000 a	Building near Fire Station 7 that would
						350,000 d	house an alternate dispatch site,
						2,500,000 c	community room, and briefing room. (General Fund)
71380	Shooting Range						
	Locate Site					10,000 d	Conduct a feasibility study for a shooting
						250,000 a	range and acquire land. (General Fund)
	Site Development					175,000 d	Develop site for shooting range.
	Phase I					1,150,000 c	Phase I: pistol range, Phase II: Civil
	Phase II					2,900,000 c	improvements, shotgun and rifle ranges. (General Fund)
	Animal Services						
	Replace 908 Villa Facility					450,000 d	Replace current facility at 908 Villa to meet
						5,000,000 c	the increased needs of animal control. (General Fund)

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GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Villa Yard Reorganization</u>							
	Police Storage Facilities					120,000 d 1,200,000 c	Construct facilities for impounding and storage of evidence including an area for the Community Service Work Program. (General Fund)
<u>PUBLIC SERVICES AND UTILITIES</u>							
71464	Capital Assessment General Government Facilities	300,000	d				Assess the Capital needs and maintenance required for all general government facilities. (General Fund)
71359	Civic Center Expansion Acquire State Facility		450,000	a			Acquisition of State courthouse for office expansion and demolition of the building. (General Fund)
<u>Civic Center Plaza</u>							
71361	Landscape/Irrigation Replacement Phase Approach		100,000	c		150,000 c	Develop master plan, design and install replacement irrigation and landscaping for the Civic Center including the Courthouse, Senior Center, PDS, City Hall and Library. (General Fund)
71362	Bollard Replacement Phase Approach		140,000	c			Remove/replace all existing pedestrian light bollards with higher density & efficiency for night security. (General Fund)
71392	ADA Improvements Phase Approach		300,000	c			Address ADA compliancy standards in the Civic Center campus. (General Fund)

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GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
71363	Tree Planter Rehabilitation Parking Lot					5,000 d 70,000 c	Rehabilitate parking lot tree planters between the library and I.S. building. (General Fund)
	Corporation Yard Parking Improvement					1,300,000 a 150,000 d	Improvements to Public Utilities parking facilities. (Sewer, Water, and Refuse Fund)
71417	Yard lighting, Safety and Security			70,000 c			Improve the lighting for the transit bus area for safety and security purposes. (Proposition 1B funded)
71397	ADA Master Planning		20,000			20,000	Continue ADA Master Plan compliance and upgrades. (General Fund)
	Landscape Improvements Willow - Shaw to Ashlan & Ashlan - Willow to Winery			35,000 d 315,000 c			Install landscape and irrigation in the median island. (Contingent on CalFire Grant)
	<u>Park Maintenance</u>						
	Sierra Bicentennial Park Sunnyside and Sierra						
75031	Accessibility Improvements				5,000 d 70,000 c		ADA Master Plan Improvements. (Contingent on CDBG Grant)
75030	Play Field and Lighting					30,000 d 750,000 c	Construct a baseball/soccer field and install sports lighting. (Contingent upon a future grant and General Fund)

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GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Parking Lot Lighting					15,000 d 60,000 c	Install additional lights to improve security. (Contingent upon a future grant and General Fund)
	Sierra Bicentennial Park						
	Sunnyside and Sierra						
	Upgrade Existing Sports Field			20,000 d			Replace the existing sports field lights with LED lights to lower maintenance costs.
	Lighting			170,000 c			(General Fund)
	Stadium Lighting					15,000 d 80,000 c	Install additional lighting to existing poles to increase visibility on the playing field. (General Fund)
	Multi-purpose Pad			25,000 d			Replace the basketball multi-purpose pad which is deteriorating.
	Replacement			250,000 c			(General Fund)
	Volleyball Court		25,000 d 110,000 c				Install one additional sand volleyball court to facilitate tournament play. (General Fund)
	Rotary Park						
	Upgrade Existing Sports Field			55,000 d			Replace the existing sports field lights with LED lights to lower maintenance costs.
	Lighting			615,000 c			(General Fund)
	Kiwanis Park						
	Tenth and DeWitt						
75540	Irrigation and Lighting					5,000 d 35,000 c	Remove and replace irrigation system and install security lighting. (Community Donations)
	Temperance/Gettysburg						
	Northwest Corner-Greenbelt					15,000 d 125,000 c	Remove and replace existing landscape and irrigation of greenbelt. (Contingent Upon Funding)

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GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Fiber Optics/Communications</u>							
71408	Citywide Public Safety Fiber Optics System		10,000 d 75,000 c			10,000 d 100,000 c	Installation of fiber and hubs for Public Safety connection throughout the City. (General Fund)
71254	Citywide Public Safety Fiber Optics System	10,000 d 75,000 c					Installation of new fiber cable in existing conduit along Leonard from Bullard to Ashlan. (General Fund)
71450	Miscellaneous Fiber Optic Installation		10,000 c	10,000 c	10,000 c	10,000 c	Miscellaneous fiber optic repair and installation. (General Fund)
71401	Fiber Documentation	10,000 c	5,000 c	5,000 c	5,000 c	5,000 c	Develop and implement a fiber labeling and documentation system for new and existing fiber optic lines. (General Fund)
	Fire Station No.2 to Letterman Park Water Tower					15,000 d 86,000 c	Upgrade existing limitation of fiber system for camera's and City network. (Contingent Upon Funding)
	Shaw Avenue - Clovis to Fowler Clovis Avenue - Shaw to Fourth					19,000 d 183,000 c	Current system is limited due to all lines being used, a link is needed to Sierra Vista Mall's cameras for public safety. (Contingent Upon Funding)
TOTAL- GENERAL GOVERNMENT FACILITIES		488,000	1,670,000	4,310,000	90,000	30,303,000	

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SEWER CAPITAL PROJECTS - ENTERPRISE FUND

91000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>SEWER FACILITY IMPROVEMENTS</u>							
72632	Sewer Main Replacement Santa Ana w/o Clovis	140,000 d	560,000 c				Replace sewer main in Santa Ana from DeWitt to Clovis Avenue.
TOTAL - SEWER CAPITAL PROJECTS - ENTERPRISE		<u>140,000</u>	<u>560,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	

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SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>EXTENSIONS</u>							
72010	Miscellaneous Extensions	50,000 c	50,000 c	50,000 c	50,000 c	50,000 c	Install sewer mains and laterals at various locations.
MASTER PLANNING							
Wastewater Collection System							
73200	Master Plan	500,000 d	25,000 d	25,000 d	25,000 d	25,000 d	Master planning for the conveyance of wastewater and required facilities for new General Plan update. (Development & GPA Consultant Fees)
<u>SEWAGE TREATMENT - WATER REUSE FACILITY</u>							
Sewage Treatment - Water Reuse Facility							
	Phase 2					1,500,000 d 22,000,000 c	Increase plant capacity from 2.84 MGD to 5.68 MGD. (Development Fees)
	Phase 3					2,500,000 d 32,500,000 c	Increase plant capacity from 5.68 MGD to 8.34 MGD. (Development Fees)
Clovis Sewage Treatment - Water Reuse Facility - Offsite Improvements							
73205	Shepherd Pump Station with Force Main		1,500,000 a				Pump Station located at Willow/Shepherd. 1,500,000 d Force main in Shepherd from Willow to 18,250,000 c DeWolf. Needed to serve the Northwest. (Development Fees)
	DeWolf Trunk Sewer					1,300,000 d 6,800,000 c	Sewer in DeWolf from Owen's Mountain to Bullard. Needed to serve the Northwest. (Development Fees)

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SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>RECYCLED WATER SYSTEM IMPROVEMENTS</u>							
	Pump Station No. 1 Shepherd/Dry Creek					100,000 d 450,000 c	Construct pump station to help serve the northwest area. (Development Fees)
73225	Pump Station No. 3 DeWolf/Owens Mountain					40,000 d 450,000 c	Construct pump station at DeWolf Avenue and Owens Mountain Parkway. (Development Fees)
<u>Recycled Water Mains</u>							
	Shepherd Avenue Willow to Temperance					300,000 d 3,000,000 c	Install master planned recycled water main in Shepherd Avenue to serve the northwest area. (Development Fees)
	Sunnyside Avenue Shepherd to Marion Basin					200,000 d 1,800,000 c	Install master planned recycled water main in Sunnyside Avenue for basin discharge. (Development Fees)
	State Route 168 Temperance to Shepherd					300,000 d 3,000,000 c	Install master planned recycled water main. (Development Fees)
<u>SEWER SYSTEM IMPROVEMENTS</u>							
72597	Pump Station E Pump Addition	385,000	c				Install additional pump to keep up with demand. (Development Fees)
	Wastewater Pump Station Herndon/Clovis					100,000 d 266,000 c	Partial construction of pump station and related connection to sewer main. (Development Fees)

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SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	<u>Sewer Mains</u>						
	Nees Avenue				50,000 d		Install 15 inch PVC sewer main per the
	Dry Creek to Sunnyside				500,000 c		Master Plan.
	<u>Sewer Mains</u>						
	Heritage Avenue					15,000 d	Install new 8 inch PVC sewer main and
	E/O Temperance					180,000 c	services. (Reimbursement from property owners)
	Enterprise Avenue					15,000 d	Install new 8 inch PVC sewer main and
	W/O Locan					180,000 c	services. (Reimbursement from property owners)
	<u>DEBT SERVICES</u>						
67201	Bond Handling Charges	178,000	50,000	50,000	50,000	50,000	Handling Charges.
67898							
63390							
	<u>2013 Wastewater Revenue Bonds</u>						
67750	Principal	615,000	645,000	675,000	1,500,000	4,980,000	Debt Service Principal.
67850	Interest	404,000	373,000	340,000	287,000	383,000	Debt Service Interest.
	<u>2015 Wastewater Revenue Bonds</u>						
67757	Principal	180,000	190,000	1,060,000	495,000	18,705,000	Debt Service Principal.
67857	Interest	866,000	856,000	825,000	788,000	4,520,000	Debt Service Interest.

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SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>2017 Wastewater Revenue Bonds</u>							
67775	Principal	1,635,000	1,720,000	1,805,000	2,590,000	37,080,000	Debt Service Principal.
67875	Interest	2,201,000	2,117,000	2,029,000	1,919,000	14,205,000	Debt Service Interest.
TOTAL - SEWER CAPITAL PROJECTS - DEVELOPER		<u>7,014,000</u>	<u>7,526,000</u>	<u>6,859,000</u>	<u>8,254,000</u>	<u>176,744,000</u>	

PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
75600	Park Property Acquisition	1,000,000 a	1,000,000 a	1,000,000 a	1,000,000 a	1,000,000 a	Acquire property for the future development of City park sites and trails. (Development Fees)
75015	Misc. Park Improvements	120,000 c	100,000 c	100,000 c	100,000 c	100,000 c	City participation in miscellaneous projects and unforeseen expenses that are development related.
<u>COMMUNITY PARKS</u> (15 acres or greater)							
	Sierra Bicentennial Park						
	Sunnyside and Sierra						
	Sports Field Area Modifications					25,000 d 160,000 c	Modification and improvement of existing sports field per Master Plan. (Contingent Upon Funding)
75019	Dog Park Improvements	78,000 c					Modification and improvement of existing dog park. (Park Bond Act Per Capita Grant Funded)
	Letterman Park						
75039	Dog Park Improvements	172,000 c					Installation of a dog park on the existing park site. (Park Bond Act Per Capita Grant Funded)
	Sierra and Temperance						
	Security Lighting, Landscaping					60,000 d	Continued site grading and installation of
	Irrigation, Hardscape, Structures					500,000 c	turf, trees, irrigation, security lighting, hardscape and structures. (Contingent upon Grant Funding and Community Contributions)

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PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
76071	Playlot					65,000 c	Construct playlot with play equipment. (Development Fees)
	Amphitheater					40,000 d 300,000 c	Construct cover over stage. (Contingent upon Grant Funding and FMFCD Participation)
	Regional Park Northeast area						
75065	Master Plan					25,000 d	Continue development of master plan for a City of Clovis regional park site. (Development Fees)
	Sports Complex Located within Regional Park					65,000 d 1,250,000 a 1,000,000 c	Develop facilities, including lighting, for soccer fields and baseball diamonds. (Contingent upon Funding)
	<u>AREA PARKS</u> (3 to 20 acres)						
	Railroad Park						
	Peach and Alluvial						
	Workout Station			15,000 d 45,000 c			Install a fitness workout station. (Contingent upon Funding)
	<u>BASIN PARKS</u>						
	Basin 1E						
	Ashlan and Gould Canal						
75122	Landscaping and Play Fields					40,000 d 450,000 c	Construction of baseball and soccer facilities, irrigation, trees, and turf. (Development Fees and FMFCD Participation)

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PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
Basin 1E							
Ashlan and Gould Canal							
75123	Recreation Facilities					17,000 d 114,000 c	Install recreation fields, parking lot ramps. (Development Fees and FMFCD Participation)
75124	Restroom				15,000 d 125,000 c		Construct restroom. (Contingent upon Grant Funding)
75125	Field "Sports" Lighting					25,000 d 208,000 c	Construct sports lighting.(Contingent upon Grant Funding)
<u>TRAILS</u>							
75591	Trail System Survey	20,000 d	20,000 d	20,000 d	20,000 d	20,000 d	Bike and pedestrian survey and counting data for Clovis trail system. (Measure C Funded)
75592	Trail Counter Display		50,000 c				Install bike and pedestrian counting display on the Clovis trail system. (Measure C Funded)
Clovis Old Town Trail							
71415	Restroom			40,000 d 200,000 c			Construct a handicap unisex restroom adjacent to Fire Station 3 for trail users to alleviate use of Station restrooms. (Contingent upon Funding)
Dry Creek Trail							
	Willow to Old Town Trail					83,000 d 455,000 a 828,000 c	Complete unfinished portion of trail. (Contingent Upon Grant Funding)
Dry Creek Trail Lighting							
	Minnewawa to Cottonwood Park			25,000 d 215,000 c			Install lighting along trail. (Contingent upon Funding)

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PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Dry Creek/Enterprise Canal Trail Connection		25,000 d				Construct connection between the two existing trails west of Fowler.
	W/O Fowler		85,000 c				(Measure C Funded)
	Enterprise Canal Trail			35,000 d			Complete unfinished portion of the trail on the bank of the canal. Contingent on an agreement with Fresno Irrigation District.
	E/O Sunnyside			120,000 c			(Contingent upon Measure C Funding)
	Gould Canal Trail						
75581	Peach to Minnewawa	153,000 c					Grading and surface improvements to the canal bank to be used as a trail.
							(Contingent Upon CDBG Funding)
75580	Fowler to DeWolf				250,000 a		Purchase property for the future development of the Gould Canal Trail.
							(Development Fees)
	Sierra Gateway Regional Trail						
	Shepherd to DeWolf						
75630	Phase II				20,000 d		Install trail lighting.
					750,000 c		(Contingent upon Grant Funding)
	SR168/Enterprise Canal Pedestrian Bridge						
74980	Phase II - Final Design		1,800,000 d				Construct pedestrian bridge over SR168
	Phase III - Construction				250,000 a		east of Temperance along the Enterprise
					21,000,000 c		Canal Trail. (Contingent upon Funding)
TOTAL - PARKS		1,543,000	3,080,000	1,815,000	1,260,000	29,100,000	

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>REIMBURSEMENTS</u>							
74010	Misc. Street Widening	250,000 c	250,000 c	250,000 c	250,000 c	250,000 c	City participation in miscellaneous projects and provisions for unforeseen expenses. (HUTA Funded)
<u>PREVENTATIVE MAINTENANCE</u>							
74020	Slurry Seals and Pavement Rejuvenation	40,000 d 480,000 c	40,000 d 490,000 c	40,000 d 500,000 c	40,000 d 510,000 c	40,000 d 520,000 c	Asphalt/sand slurry sealing and pavement rejuvenation of various City streets. Locations prioritized on a yearly basis using Pavement Management System. (Measure C Funded)
74561	Trail Pavement Maintenance	10,000 d 100,000 c	10,000 d 70,000 c	10,000 d 70,000 c	10,000 d 70,000 c	10,000 d 70,000 c	Asphalt/sand slurry sealing and pavement rejuvenation of the City Trails. Locations prioritized on a yearly basis using Pavement Management System. (Measure C Funded)
74971	Pavement Maintenance Crack Seal	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	Crack sealing of various city streets. Locations prioritized on a yearly basis using Pavement Management System. (HUTA Funded)
<u>BRIDGE AND STREAM CROSSINGS</u>							
74529	Leonard/Enterprise Canal	1,800,000 c					Replace and widen bridge section at Leonard and Enterprise Canal. (HBRR Grant Funded)
74559	Bridge Maintenance Plan				5,000 d		Establish Plan for Bridge Maintenance. (HBRR Grant Funded)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>RESEARCH AND TECHNOLOGY PARK</u>							
	Phase 2					372,000	a Westerly extension of Phase 1
	Alluvial e/o Armstrong					25,000	d improvements along Alluvial Avenue,
						3,082,000	c including Armstrong Avenue. (Street Fee Reimbursement)
<u>PEDESTRIAN / BICYCLE FACILITIES</u>							
74110	Bicycle and Pedestrian Facilities	57,000 c	57,000 c	57,000 c	57,000 c	57,000 c	Construct pedestrian and bicycle facilities at various locations. (LTF Article 3 Funding)
74210	Misc. Concrete Improvements	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	Curb, gutter, sidewalk improvements and repairs at various locations. Includes ADA compliance. (HUTA Funded)
74211	ADA Survey	50,000 d	50,000 d	50,000 d	50,000 d	50,000 d	Citywide survey of City facilities located within the City's public right-of-way. (HUTA Funded)
74886	Misc. Wheelchair Ramps Various Locations	100,000 c	150,000 c	150,000 c	150,000 c	150,000 c	Install wheelchair accessible (ADA) ramps at various locations. (CDBG & Measure C ADA Funding)
74016	ADA Transit Various Locations			15,000 d 95,000 c			Improve existing bus stop locations to meet ADA compliance. (LCTOP Funded)
74201	Sidewalk Improvements Sierra Vista School Neighborhood	100,000 d	897,000 c				Install sidewalk and access ramps on neighborhood streets around Sierra Vista school. (Contingent on ATP funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>PEDESTRIAN / BICYCLE FACILITIES</u>							
	Santa Ana Sidewalk Repair			15,000	d		Replace sidewalk for ADA compliance and accessibility concerns. (Contingent on CDBG funding)
	Peach to Villa			75,000	c		
	Villa Avenue Sidewalk Repair				20,000	d	Replace sidewalk for ADA compliance and accessibility concerns. (Contingent on CDBG funding)
	Gettysburg to Santa Ana				90,000	c	
<u>LANDSCAPING IMPROVEMENTS</u>							
74023	LMD Landscape Improvements						Modify soil and re-landscape to improve the 5,000 d current median and outside travel lane 75,000 c areas. (LMD Funded)
	Sunnyside - Fwy. 168 to Alluvial Alluvial - Clovis to Sunnyside						
74866	Landscape Maintenance District - Area 2						19,000 d Evaluate existing landscaping, design and 188,000 c install new landscaping and irrigation. (General Government Services Fund and LMD Reserves)
	Fowler Landscaping Gettysburg to Ashlan						
74024	Shaw Avenue Improvements						Modify soil and re-landscape to improve the 25,000 d current median and outside travel lane 115,000 c areas. (LMD Funded)
	Willow - Clovis						
74564	LMD - Benefit Zone 1 & 3						5,000 d Remove and replace existing landscape 75,000 c and irrigation. (LMD Reserves)
	Clovis Center Median Sierra to Herndon						

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS</u>							
74585	Armstrong/Nees Traffic Signal	1,300,000	c				Install traffic signal. (CMAQ Grant Funded)
74584	Shepherd/Peach Traffic Signal	560,000	c				Install traffic signal. (CMAQ Grant Funded)
	Sunnyside /Nees Traffic Signal		120,000	d	50,000	a	Install traffic signal. (Contingent on CMAQ funding)
					1,270,000	c	
74767	DeWolf/Owens Mountain Roundabout	125,000	d				Install roundabout at the intersection. (Contingent on CMAQ funding)
		50,000	a				
			1,560,000	c			
74595	Shepherd Signal Interconnect Peach to DeWolf		1,300,000	c			Install signal interconnect in Shepherd. (CMAQ Funded)
74687	Shaw & Herndon Adaptive Signalization Willow to Clovis	65,000	d		738,000	c	Install adaptive signalization in Shaw from Willow to Clovis and Herndon from Helm to DeWitt. (Contingent on HSIP funding)
74218	Shaw Adaptive Signalization Cole to DeWolf	60,000	d		545,000	c	Install adaptive signalization in Shaw from Cole to DeWolf. (Contingent on CMAQ funding)
74185	Herndon Adaptive Signalization Clovis to Locan	60,000	d		530,000	c	Install adaptive signalization in Herndon from Clovis to Locan. (Contingent on CMAQ funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>RECONSTRUCTION AND WIDENING PROJECTS</u>							
74215	Miscellaneous Repairs	125,000 c	125,000 c	125,000 c	125,000 c	125,000 c	Perform miscellaneous repairs at various locations. (HUTA Funded)
<u>Alley Improvements</u>							
74936	Alley - Jefferson to Brookside Brookhaven/Rosebrook	30,000 d	170,000 c				Alley reconstruction at three locations. (Contingent on CDBG Funding)
	Alley - Jefferson to Brookside Brookfield/Cole		30,000 d	170,000 c			Alley reconstruction at three locations. (Contingent on CDBG Funding)
	Alley - Jefferson to Estabrook Beverly/San Jose		25,000 d	125,000 c			Alley reconstruction at three locations. (Contingent on CDBG Funding)
<u>Armstrong Avenue Improvements</u>							
	Ashlan to Gould Canal					25,000 d 150,000 c	Overlay street. (Contingent upon Funding)
74692	Bullard to Sierra	70,000 d	1,100,000 c				Reconstruct/overlay street. (SB1 Funded)
	Shaw to Gettysburg					65,000 d 565,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Shaw to Barstow		70,000 d	1,050,000 c			Overlay street. (Contingent upon SB1 Funding)
	Herndon to Alluvial				60,000 d	350,000 c	Reconstruct/overlay street. (Contingent upon HUTA Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
74691	Alluvial to Nees		480,000 c				Reconstruct/overlay street. (Measure C Funded)
	<u>Ashlan Avenue Improvements</u>						
74554	Willow to Peach					125,000 d	Reconstruct/overlay street.
						1,365,000 c	(Contingent upon Funding)
	Temperance to Locan					70,000 d	Overlay street.
						720,000 c	(Contingent upon Funding)
74569	DeWolf to Locan						Reconstruct/overlay street.
		900,000 c					(SB1 Funded)
	<u>Barstow Avenue Improvements</u>						
	Fowler to Armstrong					35,000 d	Overlay street.
						310,000 c	(Contingent upon Funding)
74991	Villa to Minnewawa						Reconstruct/overlay street.
		570,000 c					(SB1 Funded)
74301	Sunnyside to Fowler	70,000 d					Reconstruct/overlay street.
			1,050,000 c				(SB1 Funded)
	Clovis to Sunnyside		70,000 d				Reconstruct/overlay street.
				1,250,000 c			(Contingent upon Measure C Funding)
	Willow to Villa		70,000 d				Reconstruct/overlay street.
					1,400,000 c		(Contingent upon SB1 Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Bullard Avenue Improvements</u>							
74071	Villa to Minnewawa	70,000 d	600,000 c				Reconstruct/overlay street. (SB1 Funded)
74151	Minnewawa to DeWitt				250,000 c		Restripe and modify the connection and transition of Bullard to Fifth Street. (Contingent upon Funding)
<u>Clovis Avenue Improvements</u>							
74596	Shepherd to Teague	900,000 c					Overlay street. (SB1 Funded)
	Sierra to Fifth				35,000 d 250,000 c		Overlay street. (Contingent upon HUTA Funding)
<u>DeWolf Avenue Improvements</u>							
	Bullard to Barstow					35,000 d 200,000 c	Overlay street. (Contingent upon Funding)
<u>Fifth Street Improvements</u>							
	Woodworth to Clovis					25,000 d 120,000 c	Overlay street. (Contingent upon Funding)
<u>Fowler Avenue Improvements</u>							
74997	Alluvial to Nees	1,300,000 c					Reconstruct/overlay street. (STBG Grant Funded)
74992	Ashlan to City Limits	675,000 c					Reconstruct/overlay street. (STBG Grant Funded)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Alluvial to Herndon					35,000 d 320,000 c	Overlay street. (Contingent upon Funding)
	<u>Gettysburg Avenue Improvements</u>						
	Temperance to Armstrong					60,000 d 570,000 c	Reconstruct/overlay street. (Contingent upon Funding)
74977	Sierra Vista Pkwy to Clovis	1,050,000 c					Reconstruct/overlay street. (SB1 Funded)
	<u>Herndon Avenue Improvements</u>						
	Armstrong to Temperance				55,000 d 490,000 c		Overlay street. (Contingent upon Funding)
74186	Fowler to Armstrong	70,000 d	1,750,000 c				Reconstruct/overlay street. (Measure C Funded)
	Villa to Clovis			65,000 d	726,000 c		Overlay street. (Contingent upon SB1 Funding)
	<u>Locan Avenue Improvements</u>						
	Bullard to Barstow					30,000 d 335,000 c	Overlay street. (Contingent upon Funding)
	Shaw to Barstow					30,000 d 320,000 c	Overlay street. (Contingent upon Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Minnewawa Avenue Improvements</u>							
74059	Alluvial to Herndon	1,900,000	c				Reconstruct and Widening. (RSTP Grant Funded)
	South of Herndon					15,000 d 42,000 c	Reconstruct street. (Contingent upon Funding)
	Nees to Teague					70,000 d 840,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Barstow to Bullard					60,000 d 565,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Gettysburg to Ashlan					35,000 d 200,000 c	Reconstruct/overlay street. (Contingent upon Funding)
<u>Nees Avenue Improvements</u>							
74509	Temperance to Locan			120,000	d		Street Widening. (Contingent upon Funding)
					500,000 a 1,750,000 c		
74427	Clovis to Sunnyside	70,000	d				Reconstruct/overlay street. (Contingent upon Measure C Funding)
				350,000	c		
<u>Peach Avenue Improvements</u>							
	Shepherd to Teague					45,000 d 440,000 c	Overlay street. (Contingent upon Funding)
	Teague to Nees					35,000 d 290,000 c	Overlay street. (Contingent upon Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Gettysburg to Ashlan			70,000 d	964,000 c		Reconstruct/overlay street. (Contingent upon SB1 Funding)
74729	Ashlan to Dakota					55,000 d 515,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	<u>Pollasky Avenue Improvements</u>						
	Third to Sierra					25,000 d 210,000 c	Overlay street. (Contingent upon Funding)
	<u>Shaw Avenue Improvements</u>						
74844	Armstrong to Temperance	1,400,000 c					Reconstruct/overlay street. (STBG Grant Funded)
	Temperance to Locan					45,000 d 440,000 c	Overlay street. (Contingent upon Funding)
	Peach to Villa					35,000 d 200,000 c	Overlay street. (Contingent upon Funding)
	<u>Sierra Avenue Improvements</u>						
74993	Willow to Peach		340,000 c				Overlay street. (Measure C Funded)
	Villa to Clovis					75,000 d 1,050,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	<u>Sunnyside Avenue Improvements</u>						
	Nees to Alluvial			70,000 d	935,000 c		Reconstruct/overlay street. (Contingent upon Measure C Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
74994	Fifth to Barstow	1,300,000 c					Reconstruct street. (Measure C Funded)
74966	Third to Fifth	570,000 c					Street Widening. (Measure C Funded)
74514	Barstow to Shaw	70,000 d	1,020,000 c				Reconstruct/overlay street. (Contingent upon SB1 Funding)
<u>Teague Avenue Improvements</u>							
	Willow to Peach			70,000 d	1,078,000 c		Reconstruct/overlay street. (Contingent upon SB1 Funding)
	Minnewawa to Clovis					35,000 d 305,000 c	Overlay street. (Contingent upon Funding)
<u>Temperance Avenue Improvements</u>							
74512	Herndon to SR168	70,000 d	800,000 c				Reconstruct/overlay street. (Contingent upon STBG Funding)
	Bullard to Barstow					40,000 d 320,000 c	Overlay street. (Contingent upon Funding)
	Alluvial to Herndon					60,000 d 535,000 c	Reconstruct/overlay street. (Contingent upon Funding)
<u>Third Street Improvements</u>							
74286	Clovis to Tollhouse			70,000 d	1,200,000 c		Replace curb & gutter. Coordinate with installation of water main. (Contingent upon SB1 Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Tollhouse Improvements</u>							
	Herndon to Temperance					25,000 d	Overlay street.
						150,000 c	(Contingent upon Funding)
	Fowler to Armstrong					35,000 d	Overlay street.
						260,000 c	(Contingent upon Funding)
	Sunnyside to Fowler					35,000 d	Overlay street.
						375,000 c	(Contingent upon Funding)
<u>Villa Avenue Improvements</u>							
	Gettysburg to Swift					25,000 d	Overlay street.
						170,000 c	(Contingent upon Funding)
<u>Willow Avenue Improvements</u>							
	Sierra to Herndon					35,000 d	Reconstruct/overlay street.
						270,000 c	(Contingent upon Funding)
74514	Shaw to Barstow	70,000 d	880,000 c				Reconstruct/overlay street. (Contingent upon STBG Funding)
	Sierra to Bullard		35,000 d	170,000 c			Overlay street. (Contingent upon HUTA Funding)
	Bullard to Barstow		35,000 d	185,000 c			Overlay street. (Contingent upon HUTA Funding)

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STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>Local Streets</u>							
74995	Local Street Improvements	50,000 d	50,000 d	50,000 d	50,000 d	50,000 d	Overlay various streets in local neighborhoods as programmed through the Pavement Management System (PMS) - per separate document.
	Various Streets	800,000 c	800,000 c	800,000 c	800,000 c	800,000 c	
	Cape Seal Program Rehabilitation Program						
74567	ADA Ramps for Local Street Improvements	25,000 d 300,000 c	25,000 d 300,000 c	25,000 d 300,000 c	25,000 d 300,000 c	25,000 d 300,000 c	Improve access ramps at the same locations as the local street Improvement project to satisfy ADA requirements.
TOTAL - STREET IMPROVEMENTS		<u>17,832,000</u>	<u>14,989,000</u>	<u>8,425,000</u>	<u>13,685,000</u>	<u>20,425,000</u>	

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WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
76010	Various Water Main Replacement	25,000	25,000	25,000	25,000	25,000	Replace water mains within the City that need to be upsized, relocated, or replaced.
	<u>WATER MAINS</u>						
	Clovis Avenue			30,000 d			Install 12 inch main in accordance with the Water Master Plan.
	Gettysburg to Donner			85,000 c			
76509	Sierra Avenue						Replace 12 inch main in the current alignment.
	DeWitt to SR168					140,000 c	
	Tarpey Service Area			30,000 d			Install new meter and additional water mains for redundancy.
	Meter & Redundancy			130,000 c			
	<u>SURFACE WATER SUPPLY</u>						
	Rotary Park						
	Pump, Motor, Electrical and Piping					25,000 d	Install pump, motor, electrical facilities and
						225,000 c	purple piping to provide surface water for park irrigation from Dry Creek.
76615	Railroad Park (Peach/Alluvial)						
	Pump, Motor, Electrical and Piping					30,000 d	Extend purple piping from Cottonwood to
						350,000 c	Peach/Alluvial Park.
	Cottonwood Park & Dry Creek Trail						Install pump, motor, electrical facilities and
	Pump, Motor, Electrical and Piping					25,000 d	purple piping to provide surface water for
						225,000 c	irrigation from Basin 7C at Alluvial and Clovis Avenues.

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WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>SURFACE WATER TREATMENT PLANT IMPROVEMENTS</u>							
77528	SWTP Pretreatment			6,500,000	c		Add pretreatment to existing facilities to maximize surface water allocation during winter months.
77531	SWTP Process Addition		1,650,000	c			Add ozone treatment process to minimize the positive bacteria and alleviate taste and odor concerns.
<u>WELL SITE IMPROVEMENTS</u>							
77572	Well 14 - Peach n/o Sierra		45,000	d			Install GAC facilities. (DBCP Settlement Fund)
	GAC		550,000	c			
Well Panel Upgrades							
77516	Wells 8A, 23, 25		40,000	d			Upgrade electrical panels at well sites due to deterioration of well functionality.
			660,000	c			
77459	Well 31 - Ashlan/Leonard Treatment	45,000		d			Install facilities for Iron and Manganese treatment.
			1,000,000	c			
77761	Well 40 - Fowler/Gettysburg Treatment	45,000		d			Install facilities for Iron and Manganese treatment.
			1,000,000	c			
<u>WELL REPLACEMENT</u>							
77650	Well 6 Replacement Willow/Barstow Avenues						Acquire property, drill and develop well.
	Drill and Develop				50,000	a	
					25,000	d	
					400,000	c	

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WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Pump and Motor				25,000 d		Install pump and motor.
					500,000 c		
	Chlorination Facilities				15,000 d		Install chlorination facilities.
					155,000 c		
Well 35 - DeWitt/Santa Ana							
77600	Pump and Motor	600,000 c					Install pump and motor, water main and site improvements.
77600	Chlorination	155,000 c					Install chlorination facilities.
Well 35 - DeWitt/Santa Ana							
77600	Auxiliary Power				20,000 d		Install auxiliary power.
					123,000 c		
Well T9 Gettysburg/Minnewawa							
	Drill and Develop			50,000 a			
				45,000 d			Acquire property, drill and develop well.
				450,000 c			
	Pump and Motor			25,000 d			Install pump and motor.
				500,000 c			
	Chlorination Facilities			15,000 d			Install chlorination facilities.
				155,000 c			
Various Well Replacement						45,000 d	Replacement of various wells within the City
						730,000 c	to maintain water production.
TOTAL - WATER CAPITAL PROJECTS - ENTERPRISE		870,000	4,970,000	8,040,000	1,338,000	1,820,000	

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>EXTENSIONS</u>							
76010	Miscellaneous Extensions	50,000	50,000	50,000	50,000	50,000	Install water mains and services at various locations.
76184	Nees Tie-In Clovis to 500' East					50,000	c Connect existing 12 inch water main in Nees and install fire hydrant, check valve and air release valves.
<u>MASTER PLANNING</u>							
	Water Conveyance System						
77091	Master Plan	25,000 d	25,000	25,000	25,000	25,000	Master planning for the conveyance of potable water and required facilities for new General Plan update. (Development & GPA Consultant Fees)
<u>WATER MAINS</u>							
	Barstow Avenue Peach to Minnewawa					8,000 d 125,000	c Upgrade to 12 inch main including valves in accordance with the Water Master Plan.
76635	Villa Avenue Barstow to Ninth					7,500 d 75,000	d Install 12 inch main in accordance with the c Water Master Plan.
	Heritage Avenue E/O Temperance					15,000 d 160,000	d Install 8 inch water main and services. c (Reimbursement from property owners)
	Enterprise Avenue W/O Locan					15,000 d 160,000	d Install 8 inch water main and services. c (Reimbursement from property owners)
	Saginaw Avenue W/O DeWolf					15,000 d 159,000	d Install 8 inch water main and services. c (Reimbursement from property owners)

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Raw Water Main			700,000 d			Install 42 inch raw water main between the
	Southeast SWTP to the			14,300,000 c			treatment plants.
	Northeast SWTP						
<u>WATER STORAGE FACILITIES</u>							
2013 Water Revenue Bond Debt Service							
67751	Principal	2,265,000	2,385,000	2,500,000	2,620,000	5,630,000	Debt Service Principal.
67201	Bond Handling Charges	30,000	10,000	10,000	10,000	10,000	Handling Charges.
67851	Interest & Handling Charges	749,000	636,000	516,000	391,000	382,000	Debt Service Interest.
	Water Storage Reservoir #2					25,000 d	
	Villa n/o Barstow					450,000 c	Install a 500 GPM pump station to boost
							water pressure during peak hour demands.
							Install 18 inch water main in Villa to Bullard
							Avenue per Water Master Plan.
	Water Storage Reservoir #7					1,000,000 d	Construct a 7 million gallon water storage
	Northeast SWTP					20,000,000 c	tank at the Northeast SWTP.
	Water Storage Reservoir #8					2,000,000 a	Acquire property and construct a 3 million
	Friant-Kern Canal					1,000,000 d	gallon water storage tank by the Friant-
						8,000,000 c	Kern Canal.
78045	Water Storage Reservoir #9						Acquire property and construct a 7 million
	Near Peach & Perrin	1,400,000 d					gallon water storage tank in the northwest
						17,000,000 c	village area.
78050	Water Storage Reservoir #10					800,000 d	Construct a 3.5 million gallon water storage
	Near Willow/Perrin					10,000,000 c	tank in the northwest village area.

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
77725	Water Development	1,500,000	1,500,000	1,500,000	1,500,000	24,000,000	Secure water to serve areas within the City of Clovis General Plan.
<u>WATER STORAGE FACILITIES</u>							
	Recharge Basin					8,000,000	a Acquire property and construct a 40 acre
	Northwest Area					500,000	d recharge basin in the Northwest area.
						4,500,000	c
	Recharge Basin					300,000	d Construct a 40 acre recharge basin on
	California State University Fresno Property					1,200,000	c existing California State University Fresno property.
<u>SURFACE WATER TREATMENT PLANT IMPROVEMENTS</u>							
77531	Southeast-SWTP Process Addition		550,000				c Add ozone treatment process to minimize the positive bacteria and alleviate taste and odor concerns.
77529	Southeast-SWTP Expansion					66,000,000	c Expand capacity of plant from 22.5 MGD to 45 MGD. Project needs to be established in the Urban Water Management Plan.
	Southeast-SWTP Pump Station						Install a 42,000 gpm Pump Station at the
						6,000,000	c Southeast SWTP.
77532	Water Storage Reservoir #6						Install an additional 3.5 million gallon water storage tank at the treatment plant.
	Additional Reservoir at SE-SWTP		10,360,000				c
77536	Northeast SWTP					2,500,000	d Construct a 20 MGD surface water
						60,000,000	c treatment plant in the northeast area of the city sphere. Per the City Water Master Plan.

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
	Northeast SWTP Pump Station						Install a 22,000 gpm Pump Station at the 3,300,000 c Northeast SWTP.
	<u>WELL IMPROVEMENTS</u>						
77605	Landscape Improvements Well 29, 31, 36, 38, 42 and Reservoir 4					125,000 c	Install water service, backflow devices, irrigation valves and landscaping at Reservoir 4, Well 29, 31, 36, 38 and 42.
77670	Well 36 - Nees E/O Willow Auxiliary Power					75,000 c	Install auxiliary power.
77680	Well 39 - Willow/Magill Pump and Motor	35,000 d		450,000 c			Install pump and motor, water main and site improvements.
	Chlorination			15,000 d 155,000 c			Install chlorination facilities.
	Well 44 - Willow/Shepherd Drill and Develop			200,000 a 35,000 d 450,000 c			Drill and develop well.
	Pump and Motor				25,000 d 500,000 c		Install pump and motor, water main and site improvements.
	Chlorination				15,000 d 155,000 c		Install chlorination facilities.
	Auxiliary Power					20,000 d 123,000 c	Install auxiliary power.

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
<u>WELL IMPROVEMENTS</u>							
77600	Well 45 - Willow/Perrin						
	Drill and Develop	350,000 a					Drill and develop well.
		35,000 d					
			700,000 c				
77600	Pump and Motor				25,000 d		Install pump and motor, water main and site improvements.
					500,000 c		
	Chlorination Facilities				15,000 d		Install chlorination facilities.
					155,000 c		
	Auxiliary Power					20,000 d	Install auxiliary power.
						123,000 c	
	Well 46 - Willow/Behymer					150,000 a	Complete well development including Drill,
	Well & Site Development					150,000 d	site development, pump & motor,
						1,850,000 c	chlorination facilities, & auxiliary power.
	Well 47 - Willow/International					150,000 a	Complete well development including Drill,
	Well & Site Development					150,000 d	site development, pump & motor,
						1,850,000 c	chlorination facilities, & auxiliary power.
	Southeast Area Well					150,000 a	Complete well development including Drill,
	Well & Site Development					150,000 d	site development, pump & motor,
						1,850,000 c	chlorination facilities, & auxiliary power.
	Well at Armstrong/SR 168					150,000 a	Complete well development including Drill,
	Well & Site Development					150,000 d	site development, pump & motor,
						1,850,000 c	chlorination facilities, & auxiliary power.

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WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
77090	Various Well Site Development						
	1. Test Hole	20,000 d 40,000 c	15,000 d 35,000 c	15,000 d 35,000 c	15,000 d 35,000 c	20,000 d 45,000 c	Drill test hole.
	2. Land Banking					130,000 a	Land acquisition of acceptable sites.
	3. Well Construction					20,000 d 500,000 c	Construct well.
	4. Construct Chlorination Facilities					13,500 d 60,000 c	Construct chlorination unit and building.
	5. Auxiliary Power					16,000 d 123,000 c	Install generator.
	TOTAL - WATER CAPITAL PROJECTS - DEVELOPER	<u>6,499,000</u>	<u>16,266,000</u>	<u>20,956,000</u>	<u>6,036,000</u>	<u>253,475,000</u>	

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COMMUNITY SANITATION IMPROVEMENTS - ENTERPRISE FUND

99500 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
81130	Clovis Landfill Corrective Action Program					150,000 c	Construction of monitoring equipment, evaluation of groundwater extraction pumps, gas extraction pumps, and water filtration system. (Refuse Enterprise Fund)
81180	Landfill Wireless Link					5,000 d 20,000 c	Install wireless communication from City network capable of receiving/transmitting phone, fax and internet services. (Refuse Enterprise Fund)
81120	Landfill Site Acquisition					20,000 a	Purchase remnant parcel to avoid private development in close proximity to vicinity of landfill. (Refuse Enterprise Fund)
	Landfill Access Road Pave Bridge Access Road			10,000 d 65,000 c			Pave access road with asphalt concrete from bridge approach to landfill property line. (Refuse Enterprise Fund)
81211	Landfill Solar						Install solar panels on landfill buffer area. (Refuse Enterprise Fund)
	Landfill Security System Install Chain Link Fence, Interior Lighting and Video					15,000 d 185,000 c	Install chain link fence, interior lighting and video to prevent unauthorized entry and protect equipment and facilities from vandalism. (Refuse Enterprise Fund)
81212	Landfill Flare						Modify existing flare onsite to meet new requirements by San Joaquin Valley Air Pollution Control District. (Refuse Enterprise Fund)
		1,000,000 c					

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COMMUNITY SANITATION IMPROVEMENTS - ENTERPRISE FUND

99500 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
81205	Landfill Transfer Station Green Waste					50,000 d 250,000 c	Acquire land and build green waste transfer station. (Refuse Enterprise Fund)
81200	Villa Corporation Yard Master Plan					5,000 d 80,000 c	Develop short and long range Master Plans for the ongoing use of the corporation yard and make grading and drainage improvements. (Refuse Enterprise Fund)
81147	Clovis Landfill Liner Liner System (Stage II)				300,000 d	5,000,000 c	Landfill expansion as needed for City growth. Expansion estimated to occur in 2025 - 2026. (Refuse Enterprise Funds)
	Liner System (Stage III)					100,000 d 1,000,000 c	Landfill expansion as needed for City growth. Expansion estimated to occur in 2043 - 2044. (Refuse Enterprise Funds)
	Clovis Landfill Closure					300,000 d 7,200,000 c	Place impermeable cover over entire landfill, complete drainage system, and install gas vents. Estimate closure to occur in 2050. (Landfill Closure/Post Closure Reserve)
	Clovis Landfill Post Closure					3,000,000 c	30-year post closure monitoring and maintenance. Estimate post closure to occur in 2050. (Landfill Closure/Post Closure Reserve)
TOTAL - REFUSE		<u>1,000,000</u>	<u>0</u>	<u>75,000</u>	<u>300,000</u>	<u>17,380,000</u>	

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HOUSING & COMMUNITY DEVELOPMENT

42750/49210 ACCT	PROJECT LOCATION	2022-23	2023-24	2024-25	2025-26	2026-27 or Later	DESCRIPTION
80100	Home Repair Loans/Grants	5,000,000	80,000	80,000	80,000	80,000	Agency participation in the repair and rehabilitation of affordable housing. Replace substandard mobile homes for low income senior citizens in the mobile home parks. (CalHome)
80101	First Time Home Buyer Loans	1,000,000 c	100,000	100,000	100,000	100,000	Assist low to moderate income families with first home purchase. (HOME Grant)
80105	Home Improvement Grants	135,000 c	150,000	150,000	150,000	150,000	Home improvement and repair grants. (CDBG)
80170	Affordable Housing Project	1,500,000 c	150,000	150,000	150,000	150,000	Gap financing for development of affordable housing. (Housing Successor Funding/ PLHA Funding)
TOTAL - HOUSING AND COMMUNITY DEVELOPMENT		<u><u>7,635,000</u></u>	<u><u>480,000</u></u>	<u><u>480,000</u></u>	<u><u>480,000</u></u>	<u><u>480,000</u></u>	

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COMMUNITY INVESTMENT PROGRAM GLOSSARY OF TERMS, ACRONYMS, & ABBREVIATIONS

a	Property Acquisition	CHIP	Clovis Housing Improvement Program
c	Construction	CMAQ	Congestion Mitigation and Air Quality Program. A federal source of funding under "SAFETEA-LU" for projects that reduce air pollution emissions caused by transportation activities through increased efficiency of transportation systems.
d	Design		
f	Development Fees	CUSD	Clovis Unified School District
s	Construction Supervision	DBCP	Dibromochloropropane Pesticide used in the past by farmers for Nematodes. Has now been found in the groundwater.
u	Underground Service Alert		
N/O or n/o	North of	FID	Fresno Irrigation District
S/O or s/o	South of	FMFCD	Fresno Metropolitan Flood Control District
E/O or e/o	East of	GAC	Granular Activated Carbon. Large (20,000 gallon \pm) vessels filled with Granular Activated Carbon for removal of DBCP.
W/O or w/o	West of	GPA	General Plan Amendment
ADA	Americans with Disabilities Act. A federal act requiring accessibility for the disabled to all facilities.	GPM	Gallons per Minute
ATP	Active Transportation Plan	Hardscape	Landscaping such as patios, sidewalks, and paths.
BTA	Bicycle Transportation Account	HSIP	Highway Safety Improvement Program
CalFire	California Department of Forestry and Fire Protection	HBRR	Highway Bridge Rehabilitation and Repair. A federal funding source for repair and replacement of bridges.
CalHome	A program to enable low and very low-income households to become or remain homeowners.	HOPE	Housing Opportunities through Education
CDBG	Community Development Block Grant. A source of federal funding for improvements in low income or blighted areas.	HOME	Federal block grant to state and local governments designed to create affordable housing for low-income households.
CIP	Community Investment Program	HUTA	Highway Users Tax Account (2010)

COMMUNITY INVESTMENT PROGRAM

GLOSSARY OF TERMS, ACRONYMS, & ABBREVIATIONS, CONT.

LCTOP	Low Carbon Transit Operations Program. A state source of funding under Senate Bill 862 to provide operating and capital assistance for transit agencies.	SB1	Senate Bill 1 – The Road Repair and Accountability Act (2017)
LMD	Landscape Maintenance District	STBG	Surface Transportation Block Grant
LTF	Local Transportation Fund. A state funding source for street and transit projects- Article 3 is for bicycle and pedestrian facilities, Article 8 is for street construction.	STP	Surface Transportation Program. A federal source of funding under "SAFETEA-LU" for street construction and reconstruction activities.
Measure C	In 2007, Fresno County voters passed a half-cent sales tax extension for twenty years to improve the County's and all cities within the County's overall transportation systems.	Streetscape	The visual elements of a street that defines its character, such as building façade, landscaping, sidewalks, street furniture, signs, lighting, etc.
MGD	Million Gallons per Day	ST-WRF	Sewage Treatment and Water Reuse Facility
NFPA	National Fire Protection Association	SWTP	Surface Water Treatment Plant
PCI	Pavement Condition Index	TCP	1,2,3-Trichloropropane is an exclusively man-made chlorinated hydrocarbon commonly used as an industrial solvent, cleaner, degreaser, and in two commonly used soil fumigants used in California to manage nematodes. Contamination of TCP occurred in drinking water wells and is on the State of California's list of chemicals known to cause cancer.
PD	Police Department	TE	Transportation Enhancement Activity. A federal source of funding under "SAFETEA-LU" for enhancement of transportation facilities through beautification or restoration of historic facilities.
PDS	Planning and Development Services Department	UGOH	Underground Overhead. The undergrounding of overhead facilities such as electric, phone and cable.
PLHA	Permanent Local Housing Allocation	VCP	Vitrified Clay Pipe. A pipe material used for sewer main construction.
PMS	Pavement Management System. A computer-based pavement management and inventory system, which helps staff, identify street project priorities.		
PVC	Polyvinyl Chloride. A pipe material used for sewer and water main construction.		
RDA	Redevelopment Agency		
R&T Park	Research and Technology Park		
RSTP	Regional Surface Transportation Program		

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**DRAFT
RESOLUTION NO. 22-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS FINDING
THE CITY OF CLOVIS PROPOSED 2022-2023 COMMUNITY INVESTMENT PROGRAM AND
THE FIVE YEAR COMMUNITY INVESTMENT PROGRAM CONSISTENT WITH THE
GENERAL PLAN AND RELEVANT SPECIFIC PLANS**

WHEREAS, Section 65401 of the Government Code calls for the Planning Commission's review of the annual Capital Improvement Program which the City of Clovis refers to as its Community Investment Program; and

WHEREAS, the Planning Commission reviewed the City of Clovis proposed 2022-2023 Community Investment Program and the Five Year Community Investment Program (CIP) at its May 26, 2022 meeting to review and report on the conformity of the CIP with the adopted General Plan and applicable specific plans; and

WHEREAS, the Planning Commission determined that no conflicts had been identified between any proposed project in the CIP and any goal or policy of the General Plan or applicable specific plan and, therefore, a conformity finding should be made.

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does find that the proposed 2022-2023 Community Investment Program and the Five Year Community Investment Program are consistent with the General Plan and relevant specific plans of the City of Clovis.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on May 26, 2022, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 22-__

DATE: May 26, 2022

Paul Hinkle, Chairperson

ATTEST:

Renee Mathis, Secretary



CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 26, 2022

SUBJECT: Consider Approval - Res. 22-____, A request to amend the Loma Vista Community Centers North and South Master Plan to remove the planned local street identified as Marengo Avenue within Planning Area 1 and Planning Area 2 and to adjust the underlying R-3 Zone District to reflect the modified circulation layout. AP Multifamily, LP, property owner; Wathen Castanos Homes, applicant; Precision Civil Engineering, representative.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ATTACHMENTS: 1. Draft Resolution 22-____

CONFLICT OF INTEREST

None.

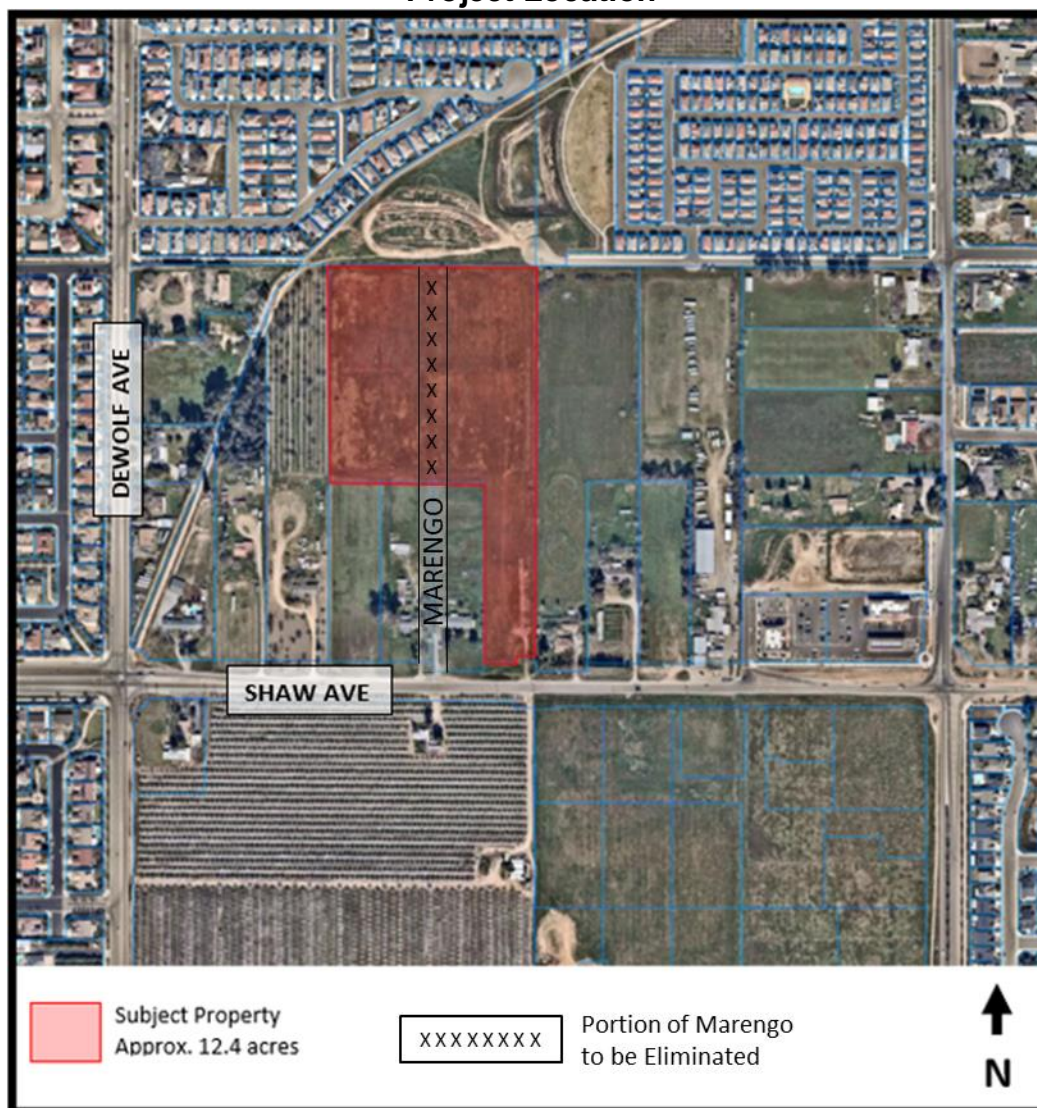
RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending approval of the request to amend the Loma Vista Community Centers North and South Master Plan.

EXECUTIVE SUMMARY

Wathen Castanos Homes (applicant) is requesting an amendment to the Loma Vista Community Centers North and South Master Plan (Master Plan) to eliminate a 700 foot long section of a planned local street and to extend the existing R-3 Zone District to reflect the modified circulation layout (see **Figure 1**). The amendment is intended to prepare the subject parcel for a future residential project on the site, which is currently bisected by the planned street alignment. Amendments to the Master Plan are accomplished through the rezoning process.

FIGURE 1
Project Location



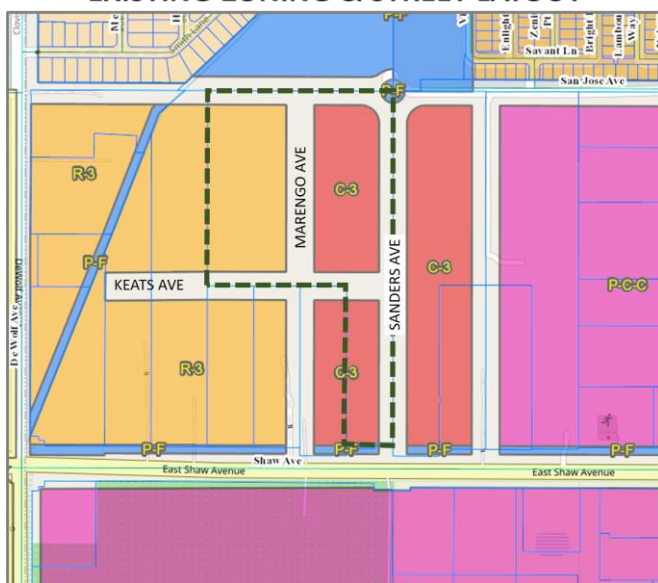
BACKGROUND

- General Plan Designation: H (High Density Residential) & MU-V (Mixed Use Village)
- Existing Zoning: R-3 and C-3
- Lot Size: 12.4 (approximately)
- Current Land Use: Vacant
- Adjacent Planned Land Uses:
 - North: Park (Public Facilities)
 - South: Mixed Use Village (Planned Commercial Center)
 - East: Mixed Use Village (Planned Commercial Center)
 - West: High Density Residential
- Previous Entitlements: No previous entitlements on the subject property

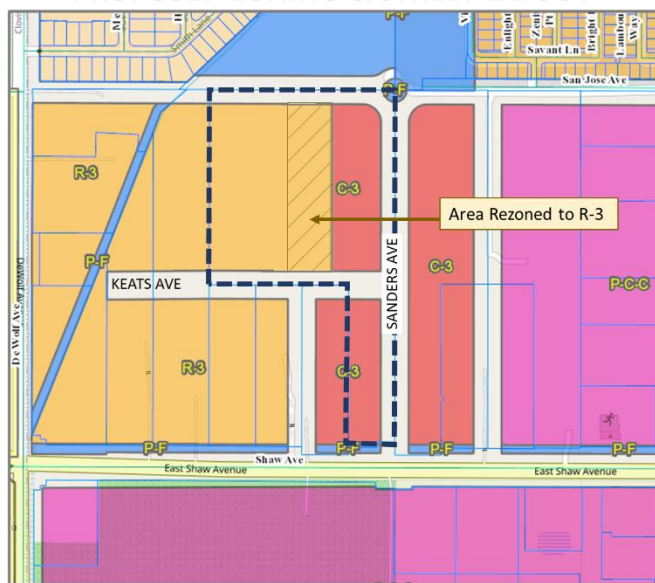
PROPOSAL AND ANALYSIS

The project proposes amendments to the Loma Vista Community Centers North and South Master Plan that would modify the circulation layout to eliminate a 700 foot long section of a planned local street alignment (Marengo Avenue). The proposed amendments would also extend the existing R-3 (Medium Density Multifamily Residential) Zone District on the site to encompass the area where the street was planned. A narrow sliver of C-3 (Commercial-Central Trading) zoning would also be changed to R-3 to accommodate a future residential project. After evaluating multiple designs, the applicant has determined that the proposed changes are necessary to allow a feasible residential project to move forward. The proposed changes are consistent with the General Plan and Loma Vista Specific Plan and, therefore, a general plan amendment is not required for this project.

EXISTING ZONING & STREET LAYOUT



PROPOSED ZONING & STREET LAYOUT



Loma Vista Community Centers North and South Master Plan (Master Plan)

The Loma Vista Community Centers North and South Master Plan was adopted by the City Council through a rezoning approval in April of 2009. The Master Plan covers most of the area between Leonard Avenue on the east, DeWolf Avenue and the Jefferson Canal on the west, and Barstow and Gettysburg Avenues on the north and south (See **Attachment 2**). Properties north of Shaw Avenue are within Community Center North and properties south of Shaw are within Community Center South. The Master Plan includes various design elements for the nearly 275 acre area including public open space, circulation, landscaping, architecture, housing products, and land use development standards. Land uses include high and very high residential densities, mixed use community center uses, commercial, and public facilities. The overall maximum residential density of the Master Plan is approximately 15 dwelling units per acre.

The Community Centers North and South are envisioned to be dynamic pedestrian-oriented districts with a complimentary mix of uses. The design and orientation of development will focus on pedestrians, with amenities such as outdoor dining, public art, and enhanced sidewalks. Key features include ample open spaces including community parks, pocket parks, plazas and

paseos. Streets will be calmed to allow for convenient and safe pedestrian linkages. Community Center North, where the subject property sits, includes a designated mixed-use “Main Street” along the Sanders Avenue alignment. Internal trails will combine with the Jefferson Trail open space corridor to provide pedestrian linkages throughout. The Community Centers will be connected by a vehicular and pedestrian underpass at Shaw Avenue.

The proposed amendments are intended to support the development of a higher density residential project (up to 25 units per acre) consistent with the intent of the Master Plan, while retaining its key design features. Brief highlights of these features and their relationship to the proposed project are outlined as follows:

- *Street Circulation:* The street layout and design in the Master Plan are unique to its boundaries and are intended to enhance connectivity for pedestrians, bicycles, and cars alike. Marengo Drive, a portion of which would be eliminated by the amendments, is identified as an “urban street” with a right-of-way of 60’. This type of local street is primarily intended to provide direct access to the properties along its alignment. It is not intended to gather traffic from adjacent streets like a collector or arterial street. If it is eliminated, greater emphasis would be placed on the Sanders Avenue “Main Street”. Engineering staff has reviewed this change and found that no substantive impacts would occur from a traffic movement or congestion perspective.
- *Main Street:* A designated mixed-use “Main Street” along the Sanders Avenue alignment is envisioned, containing residential, retail, restaurants, and office space. Land uses will be integrated physically and functionally, by placing complementary uses adjacent to each other or above and below each other vertically. A portion of the Sanders-Main Street alignment sits along the eastern one-third of the subject parcel and will not be disrupted by the proposed Master Plan amendments. While a narrow sliver of C-3 commercial zoning would be replaced by R-3 residential zoning, this change would help accommodate a higher density residential project which is also envisioned as part of the Main Street environment.
- *Main Street Undercrossing of Shaw Avenue:* The north end of Sanders-Main Street will be connected to the south end by a grade separated crossing under Shaw Avenue. Vehicles traveling on Shaw will not be able to turn directly onto Sanders-Main Street because Sanders will be below grade at the intersection. Therefore, drivers will make use of the streets on either side of Sanders, including Marengo Avenue, to access Main Street. The portion of Marengo necessary to make this connection is not affected by the proposed amendments and will be retained to ensure the functionality of the Sanders-Main Street undercrossing.
- *Trails:* Trail alignments are planned along the Sanders-Main Street alignment, connecting the park space at the north end of the Master Plan with the Loma Vista Market Place just south of Shaw Avenue and the Loma Vista Village Green beyond. No trail alignments will be affected by the elimination of Marengo Avenue.
- *Gateways:* Six enhanced community gateways are featured within the Master Plan at intersections along DeWolf and Leonard Avenues. Gateways are characterized by intensified landscape and hardscape treatment at a comfortable pedestrian scale. These unique entrances are intended to establish a sense of place and arrival. The subject property does

not have frontage along DeWolf or Leonard Avenues and no gateway locations will be affected by the elimination of Marengo Avenue.

- *Residential Development Standards:* Design and development standards for both single and multi-family development are included in the Master Plan, and the City's adopted residential objective standards will continue to apply. The project does not propose changes to any development standards.

Amendments to the Master Plan

The Master Plan establishes provisions for subsequent amendments, including minor amendments, which can be approved administratively by staff, and major amendments, which require approval through the rezoning process. The amendments contemplated through the project currently under consideration fall under the major amendment category. In the staff analysis included with the original adoption of the Master Plan, staff noted "that as the project moves through development, there are going to be details that will require changes to the Master Plan Document." Thus far, at least five major amendments have been approved to facilitate development within the Master Plan boundaries, as summarized below. The Master Plan amendments currently under consideration are similar in nature and scale to the previously approved amendments.

- In 2015, an application by Wilson Development was approved to modify the Master Plan by adding nearly 2 acres to Community Center North, modifying the trail standards to accommodate a 26' wide paseo, modifying the street section to allow for back-on development on San Jose Avenue, allowing and establishing standards for private street sections specific to Planning Area 3, and modifying development standards for single family residential lots within Planning Area 3.
- In 2017, an application by Westgate Construction was approved to amend the development standards of Planning Area 4 to allow drive-up and drive-through restaurants for approximately 16 acres of property on the north side of Shaw Avenue, between De Wolf and Leonard Avenues.
- In 2017, an application by Wilson Development was approved to amend the Master Plan to modify the Circulation Plan and Planning Areas #7, #8 and #9, and create two new Planning Areas within the Loma Vista Community Center South with accompanying reclassifications to the R-3 and R-4 zone Districts.
- In 2017, an application initiated by the City of Clovis was approved to amend the circulation features of the Master Plan south of Shaw Avenue to eliminate curvilinear streets in favor of a conventional rectangular grid.
- In 2018, an application by Wilson Development was approved to amend the Master Plan to modify the development standards (setbacks/parking) of Planning #8A.

Review and Comments from Agencies

The project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, and the State Department of Fish and Wildlife. No comments were received relative to the proposed amendments to the Master Plan.

Public Comments

No public comments or inquiries have been received regarding this Project as of the publication of the staff report.

Public notice of this project was published in The Business Journal on May 11, 2022.

California Environmental Quality Act (CEQA)

The City has determined that no additional environmental review is required for this Project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183. CEQA Guidelines Section 15183 mandates that projects with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The proposed amendments to the Master Plan have been determined to be consistent with the Loma Vista Specific Plan and the Environmental Impact Report (EIR) certified for the Loma Vista Specific Plan in February 2003. No changes to the Specific Plan are required. The EIR accounted for approximately 1,375,407 square feet of commercial development and more than 3,000 dwelling units within the community centers of the Loma Vista Urban Center. The minor changes proposed in conjunction with the Project would not result in changes to the conclusions reached in the EIR, and no impacts peculiar to the Project have been identified.

REASON FOR RECOMMENDATION

The proposed amendments to the Loma Vista Community Centers North and South Master Plan would facilitate the development of a residential project consistent with the intent of the Master Plan. The Project is consistent with the General Plan and Loma Vista Specific Plan. Key design features of the Master Plan will be retained with the proposed amendments, allowing a future project to move forward in conformance with the adopted design and development criteria. No negative effects have been identified as resulting from the proposal.

ACTIONS FOLLOWING APPROVAL

This item will be presented to the City Council for final consideration.

NOTICE OF HEARING

Property owners within 600 feet notified: 127

Prepared by:



Dave Merchen
City Planner

**DRAFT
RESOLUTION 22-____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
RECOMMENDING APPROVAL TO AMEND THE LOMA VISTA COMMUNITY CENTERS
NORTH AND SOUTH MASTER PLAN TO MODIFY THE STREET LAYOUT AND ZONING IN
PLANNING AREAS 1 AND 2**

LEGAL DESCRIPTION:

See **Attachment A**.

WHEREAS, Wathen Castanos Homes has submitted an application (R2008-07A3) to amend the Loma Vista Community Centers North and South Master Plan (Master Plan) to remove the planned local street identified as Marengo Avenue within Planning Area 1 and Planning Area 2 and to adjust the underlying R-3 Zone District to reflect the modified circulation layout and to prepare the site future residential development project; and

WHEREAS, the City published notice of the public hearing in the Fresno Business Journal on May 11, 2022, mailed public notices to property owners within 600 feet of the Property ten (10) days prior to the Planning Commission hearing, and otherwise posted notice of the public hearing according to applicable law; and

WHEREAS, the Planning Commission considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined that no additional environmental review is required for this Project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, a duly noticed hearing was held on May 26, 2022, and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS,
THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:**

1. The proposed Project is consistent with the goals, policies, and actions of the General Plan and the Loma Vista Specific Plan.
2. The proposed Project would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

3. The Property is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested amendments.
4. The Planning Commission finds that no additional environmental review is required for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.
5. The Planning Commission hereby recommends approval of Rezone 2008-07A3.
6. The basis for the findings is detailed in the Mah 26, 2022 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 26, 2022, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 22-____
DATED: May 26, 2022

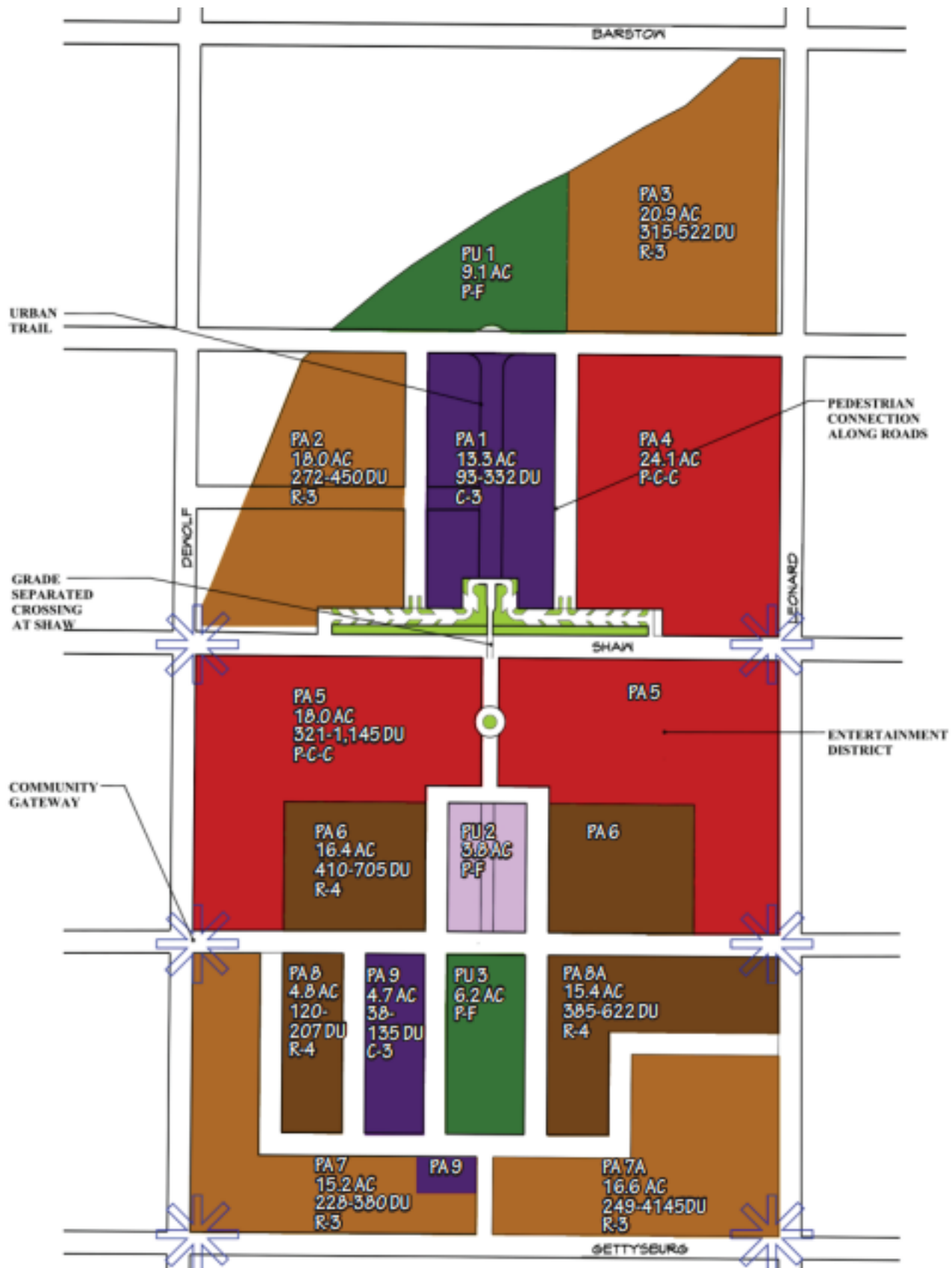
Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

**ATTACHMENT A
LEGAL DESCRIPTION**

Loma Vista Community Centers North and South Master Plan Location & Planning Areas

AGENDA ITEM NO. 2.





CITY *of* CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 26, 2022

SUBJECT: Consider items concerning Conditional Use Permit 2020-004, allowing the expansion of an existing athletic training facility to include outdoor training, activities, and events for a portion of an approximate .6 acre property located at 340 Clovis Avenue. Athletic Performance, applicant; David Standifer, representative.

a. Review compliance with the conditions of approval for Conditional Use Permit 2020-004.

b. Consider approval of Res. 22-____, a resolution revoking Conditional Use Permit 2020-004 for non-compliance with the conditions of approval.

Staff: Dave Merchen, City Planner

Recommendation: Approve

ATTACHMENTS:

1. Draft Resolution
2. Conditions of Approval & Compliance Summary - Revised 5/20/22
3. Summary of Planning Commission Discussion – January 27, 2022
4. Summary of Communications with Applicant
5. Applicant's Correspondence (May 19, 2022)

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission conduct a compliance review of CUP 2020-004 and the conditions of approval. Based on a lack of compliance with the conditions of approval, as modified by the Planning Commission at its January 27, 2022 meeting, staff also recommends that the Planning Commission adopt a resolution revoking CUP2020-004.

EXECUTIVE SUMMARY

In September of 2020, the Planning Commission approved Conditional Use Permit 2020-004, allowing the expansion of the existing Athletic Performance training facility to include various outdoor activities ("Project"). The conditions of approval required that a review of the conditions of approval be conducted after one year, with the results presented to the Planning Commission. At its October 28, 2021 meeting, the Planning Commission conducted a one-year review of CUP2020-004. After determining that the Project was out of compliance with several conditions of approval, the Planning Commission adopted a resolution to that affect and required that staff bring the item back at the January 27, 2022 meeting for a second review.

When the Project returned to the Commission for the second review at the January 27, 2022 meeting, the Planning Commission again found the Project to be out of compliance with multiple conditions of approval. Modified conditions were incorporated into the project to specifically require that outstanding conditions be completed by May 2, 2022, with a third review by the Planning Commission scheduled on May 26, 2022. None of the conditions identified as being out-of-compliance at the January 27, 2022 meeting have since been completed. Based on the history of non-compliance, the direction provided by the Planning Commission at the January 27, 2022 meeting, and a lack of progress towards completing the outstanding requirements, staff is recommending that the Commission consider revoking the conditional use permit. Alternatively, the applicant has agreed to voluntarily suspend all outdoor activities until the improvements are completed, if the use permit is otherwise left intact.

BACKGROUND

- General Plan Designation: Mixed Use Village-V
- Specific Plan Designation: Central Trading District
- Existing Zoning: C-3
- Lot Size: .6 Acres
- Current Land Use: Downtown Commercial
- Adjacent Land Uses:
 - North: Commercial
 - South: Commercial
 - East: Commercial
 - West: Chamber/Commercial

PROPOSAL AND ANALYSIS

In September of 2020, CUP2020-004 was approved by the Planning Commission to allow for the expansion of an existing health-fitness facility at the Project site as shown in Figure 1 below. Health and fitness facilities are a permitted use in the underlying C-3 Zone District subject to conditional use permit approval. The existing facility did not have a conditional use permit. Therefore, CUP 2020-004 recognized the existing "grandfathered" use while also allowing the replacement of existing parking stalls on the site with an outdoor training facility.

Compliance with Conditions of Approval

With the September 2020 approval of CUP2020-004, a total of 40 conditions of approval were adopted. When the conditions of approval were modified by the Planning Commission at the January 27, 2022 hearing, the number of conditions was reduced to 33. An evaluation on the

status of each of the current conditions of approval is included within **Attachment 2**. A total of nine conditions remain out of compliance, all relating to construction of improvements, landscape maintenance district annexation, and backflow prevention device testing. These conditions were also found to be out of compliance during the October 28, 2021 and January 27, 2022 reviews.

Figure 1-Project Location



January 27, 2022 Planning Commission Review and Action

At its January 27, 2022 meeting, the Planning Commission took action to amend the original conditions of approval to reflect the modified business practices implemented by the applicant to eliminate some of the compliance problems. These conditions were primarily related to removing the allowance for special events and striking the conditions that regulated such events. The Commission also found that the Project remained out of compliance with several conditions of approval as described above.

During its discussion and deliberation on this matter, the Commission expressed concern about the lack of progress made by the applicant on outstanding conditions and questioned the applicant as to whether the required work would be completed by the next review scheduled for May 26, 2022. The applicant reported that he had agreed to terms with the current owner to purchase the property, which would enable him to proceed with getting the work done and complying with the conditions of approval. A summary of the Planning Commission's deliberation is included as **Attachment 3**. A recording of the live video of the meeting is available on the City's website.

Activity Since January 27, 2022 Planning Commission Meeting

A summary of communications with the applicant since the January 27, 2022 Planning Commission meeting is included as **Attachment 4**. Following the January 27, 2022 Planning Commission meeting, staff contacted the applicant several times to address the question raised during the meeting regarding the possibility of using the existing trash enclosure rather than constructing a new one. On February 2, 2022, staff confirmed that the use of the existing trash enclosure wouldn't work because it is undersized. No response from the applicant was provided.

Staff contacted the applicant on March 2, 2022 and March 18, 2022 to request an update on the status of the work. No response to these communications was provided. On April 7, 2022, staff contacted the applicant to request clarification on his intent and whether he planned to move ahead with work on the required improvements or if he planned to discontinue the use covered by the conditional use permit. On April 7, 2022, for the first time since the January 27, 2022 meeting, the applicant responded to staff indicating that the work would be completed. On April 10th, the applicant indicated that as of May 1, 2022, he would finally be in escrow to purchase the property.

In April of 2022, the applicant, his engineer, and staff discussed and confirmed the scope of work required to satisfy the conditions. On April 28, 2022, the applicant's engineer contacted staff to indicate he would be starting work on the design. The area on Clovis Avenue affected by the improvements was surveyed during the first week of May. Subsequent discussion through mid-May between staff the applicant's engineer continued to address the scope of the work and the plan approval process. The applicant estimates that the first submittal of the improvement plans for Clovis Avenue improvements will be on May 24, 2022 and plan check fees have been deposited.

Applicant's Correspondence and Status Update

In preparation for the May 26, 2022 Planning Commission meeting, the applicant provided a letter acknowledging the non-conforming status of the conditions and describing the process he has encountered while trying purchase the property (**Attachment 5**). Although during the January 27, 2022 hearing the applicant noted that he and the current owner had agreed on price, subsequent negotiations regarding various terms of the purchase lingered on for several weeks and escrow did not open until around May 1, 2022. The applicant notes that Athletic Performance now "has every intention of completing the agreed upon improvements to the property." Construction plans are being prepared and a contract is in place with a contractor to perform the work upon the City's approval. The applicant has indicated that the operation is willing to voluntarily suspend the use of the outdoor turf area until the improvements are completed. This suspension can be incorporated into the project as an alternative to revocation, as outlined in the following section of this report.

Potential Actions by the Planning Commission

This review of CUP2020-004 has been scheduled as a review of the Project's compliance with the conditions of approval. Pursuant to Section 9.92.060 of the Clovis Municipal Code, the Planning Commission may modify the conditions of approval or revoke the conditional use permit in conjunction with this review. The following alternative actions are available:

- Find that the Project is out of compliance with the existing conditions of approval and revoke CUP2020-004. Based on the history of non-compliance, the direction provided by the Planning Commission at the January 27, 2022 meeting, and a lack of progress towards completing the outstanding requirements, staff is recommending that the Commission consider approving this alternative.
- Find that the Project is out of compliance with the current conditions of approval and require that all outdoor operations permitted by CUP2020-004 be "suspended" until all conditions are brought into compliance. This would be accomplished by modifying the conditions to specifically require that the outdoor operations cease until all conditions are brought into compliance and written verification is provided by staff. The Commission may wish to consider this alternative if it finds that satisfactory progress has been made towards meeting the conditions of approval, given the extenuating circumstances. This is the alternative the applicant has requested.
- Find that the Project is out of compliance with the current conditions of approval and modify the conditions to set a new deadline for the completion of the conditions, as determined by the Commission.
- Make other findings concerning the Project's compliance with conditions of approval and direct staff to take certain action, as determined by the Planning Commission.

California Environmental Quality Act

The original approval of CUP2020-004 in September of 2020 was found to be exempt from CEQA pursuant to a Class I categorical exemption, which exempts existing facilities. No action is proposed at this time that requires CEQA environmental review. Any action by the City to enforce conditions or to modify or revoke CUP2020-004 is exempt from CEQA pursuant to a Class 21 categorical exemption, which exempts enforcement actions by regulatory agencies. No further review under the California Environmental Quality Act is required in conjunction with the review of the Project with regard to compliance with the conditions of approval, revocation of the conditional use permit, or modification to the conditions of approval.

REASON FOR RECOMMENDATION

A total of 33 conditions have been established by the Planning Commission for CUP2020-004, as of January 27, 2022. The conditions are intended to ensure compliance with the City's regulations, and they allowed the Planning Commission to make the findings required to approve the use permit, including minimizing health and safety concerns and ensuring compatibility with the surrounding area. The Project remains out of compliance with nine conditions of approval. The outstanding conditions address requirements for sidewalk and frontage improvements along Clovis Avenue, construction of a trash enclosure, testing for a backflow prevention device, and annexation into the City's landscape maintenance district. Approximately 20 months have passed since the original approval of the Project in September of 2020, during which no physical improvements have constructed, nor have backflow prevention device testing or landscape maintenance district annexation been initiated.

Required Findings to Amend or Modify a Conditional Use Permit

Pursuant to Section 9.92.060 H of the Clovis Municipal Code, a conditional use permit may be revoked or modified by the review authority which originally granted the permit if any one of the following findings is made:

1. Circumstances under which the permit or approval was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit or approval can no longer be made in a positive manner, and the public convenience, health, interest, safety, or welfare require the revocation; or
2. The permit or approval was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the permit or approval; or
3. One or more of the conditions of the permit or approval have not been substantially fulfilled or have been violated; or
4. The improvement/use authorized in compliance with the permit or approval:
 - a. Is in violation of a code, law, ordinance, regulation, or statute of the City, State, or Federal governments whether now existing or subsequently enacted; or
 - b. Operates in a manner that constitutes or is creating a public nuisance; or

- c. Has ceased operation or has been abandoned (discontinued) in compliance with Chapter 84 of this title (Nonconforming Uses, Structures, and Parcels).

As described in the body of this staff report and further outlined in Attachment 2, nine conditions of approval have not been met and are out of compliance. Therefore, finding number 3 can be made.

ACTIONS FOLLOWING APPROVAL

Actions following the Planning Commission's decision will depend on the specific determinations made by the Commission. Any action to modify or revoke CUP 2020-004 is appealable to the City Council. If the use permit is extended with a new deadline for completion of the improvements, a follow up hearing for a 4th review will be set.

NOTICE OF HEARING

Notice of Public Hearing was published in The Business Journal on May 11, 2022.

Prepared by:



Dave Merchen
City Planner

**DRAFT
RESOLUTION 22-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS
FINDINGS CONDITIONAL USE PERMIT 2020-004 OUT OF COMPLIANCE WITH
THE CONDITIONS OF APPROVAL AND REVOKING CONDITIONAL USE
PERMIT 2020-004**

WHEREAS, on September 24, 2020, the Planning Commission approved Conditional Use Permit CUP2020-004, allowing the expansion of an existing athletic training facility at 340 Clovis Avenue to include various outdoor activities (the “Project”); and

WHEREAS, the conditions of approval required that a review of the Project be completed after one year to determine compliance with the conditions of approval, with the results presented to the Planning Commission; and

WHEREAS, the Planning Commission conducted a one-year review of CUP2020-004 on October 28, 2021 at which time it determined that the Project had failed to achieve compliance with at least 15 conditions of approval; and

WHEREAS, the Planning Commission directed staff to schedule a follow up noticed public hearing on January 27, 2022 to perform a second compliance review of the conditions of approval, at which time the Planning Commission found that the project was out of compliance with multiple conditions of approval and modified the conditions of approval to reflect modified business practices implemented by the applicant and to specifically require that all outstanding conditions be completed by May 2, 2022; and

WHEREAS, at its January 27, 2022 meeting, the Planning Commission directed staff to schedule a follow up noticed public hearing on May 26, 2022 to perform a third compliance review of the conditions of approval, at which time the Planning Commission could find the Project to be in compliance with the conditions of approval, modify the conditions of CUP2020-004, or revoke CUP2020-004, pursuant to Section 9.92.060 of the Clovis Municipal Code; and

WHEREAS, a public notice was sent out to area residents within 300 feet of said property boundaries and published in The Business Journal ten days prior to the public hearing scheduled to consider the compliance review; and

WHEREAS, a review of the conditions of approval for the Project indicates that the Project is out of compliance with nine conditions of approval; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report, the written materials submitted with the request, and the verbal and written testimony and other evidence presented during the public hearing.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:

1. The Project is out of compliance with one or more conditions of approval, as more fully detailed in Attachment A.
2. Pursuant to Section 9.92.060 of the Municipal Code, CUP2020-004 is hereby revoked, and all outdoor activities on the subject parcel permitted by CUP2020-004 shall cease. The property shall be restored to its condition prior to the commencement of the outdoor activities.
3. The action by the City to enforce conditions and revoke CUP2020-004 is exempt from CEQA pursuant to a Class 21 categorical exemption, which exempts enforcement actions by regulatory agencies.
4. The basis for the findings is detailed in the May 26, 2022 staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

* * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on May 26, 2022, upon a motion by _____, seconded by _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 22-____
DATED: May 26, 2022

Paul Hinkle, Chair

ATTEST: _____
Renee Mathis, Secretary

Attachment A Compliance Summary

(For Draft Resolution - See Attachment 2 to the May 26, 2022 Staff Report)

Compliance Summary – CUP2020-004 Conditions of Approval (Updated 5/20/22)

Condition of Approval as of January 27, 2022 PC	Status as of January 27, 2022	Status as of May 26, 2022
1. Conditional Use Permit CUP2020-004 shall be reviewed for compliance with the conditions of approval at the May 26, 2022 Planning Commission or as soon thereafter as possible if no meeting is held on that date. Planning staff shall schedule a review of the use and present its findings to the Planning Commission. Should the use be found to be in noncompliance, the Commission may schedule the use permit for revocation.	In compliance.	In compliance.
2. This conditional use permit allows for the continued use of the existing health/fitness facility with expansion into the outdoor area. No special events, facility rentals, or occupancy or use by third party operators are permitted within the outdoor training area.	In compliance.	In compliance.
3. Operation of this site shall conform to the Clovis noise and vibration standards (CMC9.22.080 and 9.22.100).	In compliance.	In compliance.
4. Training activities within the outdoor area shall be designed and directed to avoid balls or other sports equipment being bounced, thrown, or hit against the wall along the northern property line.	N/A – New Condition Established 1/27/22	In compliance.
5. Soccer activities shall be limited to training with no striking. Training shall be directed towards the south end of the outdoor field. No “live” soccer play shall be permitted.	N/A – New Condition Established 1/27/22	In compliance.
6. The applicant shall obtain site plan review amendment approval prior to renovation of the exterior of the building or any site modifications.	In compliance.	In compliance.
7. The applicant shall operate the use in a manner that does not generate noise, odor, or vibration that adversely affects any adjacent properties and tenants.	In compliance.	In compliance.

Conditions of Approval	Status as of 10/28/21	Status as of January 27, 2022
8. Cessation or abandonment of this use for a period exceeding 60 days shall result in the scheduling of a revocation hearing for this site.	In compliance.	In compliance.
9. All signage for this use shall conform to the City of Clovis Sign Ordinance and shall require a separate sign review and permit.	In compliance.	In compliance.
10. CUP2020-004 is approved per the site plan marked as Attachment 3 to the September 24, 2020 staff report for this project.	In compliance.	In compliance.
11. With respect to parking conditions, if the Director determines that parking is inadequate or the use otherwise results in a parking nuisance, the Director may bring forth to the Planning Commission an amendment to this conditional use permit to address those parking issues and the Planning Commission shall have the right to amend the parking conditions. This right shall remain for a period of one (1) year from operation, which for the purposes of this condition shall mean the business being fully open to the public. The initiation of an amendment by the Director within the one year period is sufficient to trigger this condition. Nothing in this condition shall affect any other rights the City may have to amend or revoke the conditional use permit.	In compliance.	In compliance.
12. The operator shall be responsible to assure there is no overnight camping on the site.	In compliance.	In compliance.
13. The applicant shall make provisions for refuse service in an approved refuse container(s) on the subject property.	Out of compliance. Trash enclosure not constructed.	Out of compliance. Trash enclosure not constructed.
14. The applicant shall keep free and clear the access between the subject site and adjacent businesses.	In compliance.	In compliance.
15. The operator is responsible for site maintenance in relation to its operation. Daily cleanup of litter and debris related to the business is required.	In compliance.	In compliance.

Conditions of Approval	Status as of 10/28/21	Status as of January 27, 2022
16. In addition to permanent perimeter fencing, the applicant shall utilize retractable fencing within the outdoor areas to ensure that balls and other sports equipment used in training activities are retained within the site. It is the applicant's responsible to ensure that fencing design is adequate to retain equipment within the site. Retractable fencing shall be reviewed through the site plan review process.	In compliance.	In compliance.
Police Department Conditions		
17. The hours of operation of the outdoor use shall occur only between the hours of 9:00am and 11:00pm, seven days a week.	In compliance.	In compliance.
18. The business shall supply adequate litter disposal receptacles in the patio area. They shall match the appearance of the building and not deter from their design.	In compliance.	In compliance.
19. The applicant shall ensure compliance with all criminal and administrative state, county, and city laws by the applicant, employees, patrons, and their associates on or near the use.	Partial compliance. Gym customers intermittently block driveways on adjacent properties when they park their vehicles illegally. Applicant routinely directs customers not to block driveways, which has limited the occurrence. Note: No specific instances have been reported since Oct 28, 2021 regarding blocked driveways.	In compliance. No specific instances have been reported since Oct 28, 2021 regarding blocked driveways.
20. The business will establish and maintain crime prevention measures to enhance public safety. This is also intended to eventually reduce calls for police service to the site. The permit holder(s) and their agents, employees or representatives shall notify the Police Department of all violations of local, state, or federal law that occur at the site, related to the site, or near the site. This notification shall take place immediately upon an employee, manager, or owner learning of such violation. The police department realizes that if a business representative is notifying the police of incidents that calls for service to their business may increase slightly. This condition is intended to enhance the safety of the public, both at the site	In compliance. (No calls for service from the site have been noted, though it is unclear whether crime prevention measures have been established.)	In compliance. (No calls for service from the site have been noted, though it is unclear whether crime prevention measures have been established.)

Conditions of Approval	Status as of 10/28/21	Status as of January 27, 2022
and in the surrounding area. This condition is also intended to mitigate the cost of the city police services as a result of law enforcement problems generated by the site.		
21. The Clovis Police Department may close the operation of any event in the interest of public safety and welfare. Any violations of these conditions could be cause for closure of any event by an on-duty police supervisor. These conditions are set forth in the interest of public safety and welfare and are to be adhered to by the business owners throughout the duration of any and all events.	In compliance.	In compliance.
Fire Department Conditions		
22. Pedestrian Exit Gates: Install two exit gates with panic hardware and approved exit signs and lighting. Minimum width of gate opening shall be 48".	In compliance.	In compliance.
23. The interior of the gym may not be used in conjunction with any outside events due to overcrowding.	In compliance.	In compliance.
Department of Public Health		
24. The Applicant shall refer to the attached Health Department requirements. If the list is not attached, please contact the Department for the list of requirements.	In compliance.	In compliance.
Engineering Department Conditions		
25. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.	Out of compliance.	Out of compliance. Improvements not completed.
26. The applicant shall remove and repair all damaged or broken concrete improvements, such as but not limited to the following list. The City	Out of compliance.	Out of compliance. Improvements not completed.

Conditions of Approval	Status as of 10/28/21	Status as of January 27, 2022
Engineer may require the repair of additional improvements if they are damaged prior to occupancy.		
27. Remove drive approaches on Clovis Avenue, and replace with City standard curb, gutter and sidewalk.	Out of compliance.	Out of compliance. Improvements not completed.
28. The existing backflow prevention assembly shall be tested by an approved AWWA certified tester with the results sent to the City Utilities Division.	Out of compliance.	Out of compliance. Improvements not completed.
29. All above conditions addressing Dedications and Street Improvements shall be completed no later than May 2, 2022.	N/A – New Condition Established 1/27/22	Out of compliance. Improvements not completed.
30. The applicant shall provide a request by the property owner for annexation to and a covenant for the Landscape Maintenance District. The property owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment is \$72.96, or 3 Equivalent Dwelling Units (EDU) at \$24.32 per EDU, which is subject to change prior to issuance of building permit and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase this parcel that it is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the	Out of compliance.	Out of compliance. LMD annexation request not filed.

Conditions of Approval	Status as of 10/28/21	Status as of January 27, 2022
City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District. This condition shall be completed no later than May 2, 2022.		
31. The applicant shall modify and construct one (1) City of Clovis standard Type III trash enclosure (M-2 and M-3) including solid metal gates. The applicant shall provide paved access to and from the trash enclosure that must be accessible between 6 a.m. to 2:30 p.m. on the day(s) of service. The solid waste collection vehicles shall not be required to backup to service the trash enclosure. The trash enclosure shall be positioned to have front loading solid waste vehicle access. The concrete pad shall be designed to accommodate for future grading of the alley. The concrete pad shall be inspected by the City prior to pouring of concrete. All access driveways to and from the trash enclosure shall be a minimum of 26' in width with large turn radius. Trash enclosures shall be setback a minimum of 5' from all driveways to minimize impact of gates left open and mitigate any visibility issues. This condition shall be completed no later than May 2, 2022.	Out of compliance.	Out of compliance. Improvements not completed.
32. The trash enclosure shall be used only for trash and recycling bins. The applicant is prohibited from storing other items in the enclosure and storing trash or recycling bins outside the enclosure.	Out of compliance.	Out of compliance. Improvements not completed.
33. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.	In compliance.	In compliance.

**PLANNING COMMISSION REVIEW OF ATHLETIC PERFORMANCE COMPLIANCE
SECOND REVIEW - JANUARY 27, 2022**

NOTE: The following is a summary of pertinent comments and was not prepared, and should not be interpreted, as verbatim minutes. Interested parties should view the live recording of the event to obtain the full discussion from this meeting.

Amy Hatcher: Do we expect they will be able to make all the improvements by May 2nd.

Dave Merchen: 3 months is as far out as we're prepared to recommend, regardless. If they don't start with Engineering plans quickly, they probably won't make it. Applicant will have to determine if that presents any hardship.

Open Public Hearing

David Standifer: We have started process of buying property and submitted all of our financials. Waiting on final approval. Agreed with owner on price. Been working on it for 2 months. Current owner moves slowly.

We agree that sidewalk needs to be done. Every time we come back to City, the improvements and price have increased. Our ask is for trash enclosure. We'd like to rely on existing enclosure with new doors instead of constructing new enclosure. This would save \$23k. We were planning on original cost for improvements of about \$40K. They are now up to \$93K.

Brandon Bedstead: Original CUP included conditions of approval. At the 1 year review, the project was out of compliance with many. Have you talked to owner? We're faced with non-conformance. Or this property is just not going to be compatible? I understand the expense, but at some point you as occupant have to provide the money, or the owner has to. We've heard you've been in process to purchase property for a long time, and now your closer, but has the owner volunteered to pony up?

David Standifer: It's taken longer than we'd hoped to buy the property. Through the process, owner kept raising the price and kept slowing things down. The other problem, our lost revenue to Covid. Once we got back to normal, we were able to come to terms. Owner's position is that sidewalk falls to Athletic Performance because they expanded the business that required it. We've submitted 5 years of financials; everything should be moving forward.

Brandon Bedstead: What's a way forward?

David Standifer: We want to be in old town, we help a lot of people here. We want to own the property and make it into something nice. Moving as fast as possible to purchase property.

Amy Hatcher: Have you talked to staff already about trash enclosure?

David Standifer: Existing enclosure never had doors. As cost increases have occurred, we've looked at things and would like to put doors on existing enclosure.

Alma Antuna: Appreciate your efforts to achieve compliance. Understand that there are 8 remaining conditions outstanding. I'm kind of with Brandon, if we go back to original CUP, and go back to original dates, we've allowed 1½ years to come into compliance. Is this something that is possible to come into compliance? Purchasing property has come up with previous discussions. On May 2nd, will you be in the same position, not being able to purchase the property? As staff mentioned, we're pretty close to the time of needing to pull permits to make it happen by the deadline. If we make decision based on staff's recommendation, on May 2nd, will we be back in the same position? I want Old Town to have diversity of businesses and yours does that.

David Standifer: I don't want to be in another meeting like this. I don't want this held over my head. Trying to do something good for every in community. Submitted everything we can to get this deal done. Now ultimately, it's with owner to sign off. Then we can move forward. We've been here 11 years, and he's never wanted to improve property. We want to buy it and turn it into a destination.

I don't want to have to come back and explain myself again. I want to make sure you're happy with what we're doing.

Brandon Bedstead: I agree with what you're doing with the community and I like the project. But we have these conditions. I don't hear, other than trash enclosure, that you disagree with other conditions. How do we set you up to succeed? You don't want the rug to be pulled. If we were to continue this to May 2nd, we don't want to end up continuing this to August and then from August to later. City planner says you need to move quickly to get this done. Engineering plans. Stars have to align. Have you put together a timeline? Do you have commitments? If we agree to this, is May 2nd achievable? Are you going to need another 30 days? What does that timeline look like?

David Standifer: Never done the permit process. I've heard 8-10 week process from the concrete guy.

Sean Smith: Trash enclosure request is reasonable, but this is first time we've heard it. There is already flexibility in the conditions of approval, to build new or modify existing. We can go back and explore further. If we can provide service and save money, that works.

As to permit process, 10 weeks probably on the long side. Maybe 10 weeks total for permitting and work completion.

Mike Cunningham: We want to do what's right for projects and City. I said in December, I'm close to recommending CUP be done away with. I want to see you go forward and be successful. Not convinced that current owner is aware of City's needs. Does he want to sell property, or just dangling carrot?

David Standifer: Owner wants to sell. Get it off his books.

Mike Cunningham: You might want to consider talking to owner and letting him know that City is breathing down your neck. We don't want to see dates keep getting pushed back. If we extend it to May, that's kind of a wall. We need to get this done. By May, we're pushing against 2 years.

David Standifer: I'm tired of paying rent. Pushing hard to get building bought. We're getting to work with professional athletes, and we want to have nice facility.

Close Public Hearing

Alma Antuna: May 2nd reasonable date. Based on 8-10 week process described by applicant and confirmed by staff.

Brandon Bedstead: We wouldn't have to make any modification to the CUP relative to the trash enclosure condition?

Sean Smith: Yes, correct (no modification).

Brandon Bedstead: My interest is not in revoking CUP. But conditions have been clear from the onset. We're being asked to uphold them and be fair. I was leaning towards how to do we equip applicant to be successful, and if that meant proving a little more liberty, if that mean giving another month...? I just would like to see this come to a close. If we feel May 2nd is reasonable, I'm in that camp. However, if everything was not complete, maybe its underway, but not fully complete by 5/2, is May hearing still a go?

Dave Merchen: Staff's intent is to come back to Planning Commission on May 26th regardless. If work started but not finished by May 2nd, decision would be up to PC.

Brandon Bedstead: On May 26th, if work was done the day before, I'm a go. May 26th is the cliff. Hopefully they can get it done by May 2nd to remove any question.

Mike Cunningham: May 2nd should be cutoff. Applicant should be in contact with staff. If partial completion by May 2nd, applicant let staff know and staff can work with them. May 26th hearing date.

Motion:

Brandon Bedstead: Review of compliance with conditions. Motion to find lack of compliance. Seconded by Amy Hatcher. Motion carried 4-0 (Chair Hinkle, Absent).

Brandon Bedstead: Resolution amending conditions of approval. Motion to approve. Seconded by Amy Hatcher. Motion carried 4-0 (Chair Hinkle, Absent).

CUP 2020-004 – ATHLETIC PERFORMANCE**SUMMARY OF COMMUNICATIONS SINCE JANUARY 27, 2022 PLANNING COMMISSION MEETING**

- 1/27/22 Planning Commission approved amendments to CUP2020-004 with requirement that physical improvements be completed by May 2, 2022 and that the CUP be reviewed again for compliance with conditions on May 26, 2022
- 1/30/22 Sean Smith emailed David Standifer, applicant, to indicate that City Engineering was reviewing trash enclosure requirements and potential to put doors on the existing enclosure and would get back to him the following week.
- 2/1/22 Sean Smith emailed David Standifer to update him on trash enclosure, indicating that he was trying to confirm requirements with Solid Waste Division of Public Utilities.
- 2/2/22 Sean Smith emailed David Standifer to indicate that the use of the existing trash enclosure wouldn't work because it is undersized. Updating the existing enclosure or building a new trash enclosure would be necessary.
- 3/2/22 Dave Merchen emailed David Standifer to request an update on status of frontage improvements, trash enclosure, and backflow device. Engineering had recently contacted the engineer that staff understood was working on the project and that individual indicated that he wasn't currently working on it. Dave expressed concern to David Standifer about not having the improvements be completed by the May deadline.
- 3/18/22 Sean Smith emailed David Standifer to verify the status of the project, including that no plans had been submitted for the required work. Sean indicated that with each day that passed it makes it that much more difficult to complete the work within the required timeframe.
- 4/7/22 Sean Smith emailed David Standifer to ask for clarification on the applicant's intent and whether he planned to move ahead with work on the required improvements or if he planned to discontinue the use covered by the conditional use permit.
- 4/7/22 David Standifer, applicant, replied to Sean Smith's email from earlier the same day indicating that "It will get done."
- 4/7/22 Sean Smith emailed David Standifer to confirm that the City had not received a submittal of improvement plans thus far so the City was going to be really hard pressed to go from a 1st submittal to approved plans to finished construction before the May deadline.
- 4/7/22 Sean Smith emailed a follow-up to David Standifer confirming that City's would be ready and willing to assist to make it happen and requesting that the applicant have his engineer contact the City.
- 4/10/22 David Standifer emailed Sean Smith indicating that he knew he was running out of time and stated that the owner of his parcel finally got back to him stating that on May 1st they will finally be in escrow. He asked about the possibility of cutting some cost on this

project, as the bid for the work was way more than a third of the revenue for his entire facility for a year. He inquired about treating the project as a “tear and replace” project, instead of requiring full engineered plans, and using standard concrete instead of colored and stamped concrete.

- 4/10/22 Sean Smith emailed David Standifer to confirm his receipt of David’s 4/10/22 request and indicated that he was out of town until later that week.
- 4/20/22 Sean Smith emailed David Standifer to confirm that City staff had reviewed his request and was unable to support the proposed modifications. The site needs to install the decorative concrete and needs approved engineered plans.
- 4/28/22 Applicant’s engineer emailed Sean Smith to update him on status of sidewalk improvements, indicating he planned to start working on the design.
- 4/28/22 Sean Smith emailed applicant’s engineer indicating that Sean would call the applicant’s engineer soon to go over the submittal, review and approval process.
- 4/28/22 Sean Smith attempted to call applicant’s engineer. Left a message.
- 5/2/22 Sean Smith spoke by phone with applicant’s engineer to review and clarify the scope of the project, submittal requirements, and related topics.
- 5/4/22 David Standifer contacted Sean Smith to provide an update indicating that a survey crew had been out the previous date and that his engineer would be drawing up the plans and would be in contact.
- 5/4/22 Sean Smith emailed David Standifer, explaining that the City’s normal process for an initial plan review is a turnaround of up to 4 weeks and then any subsequent submittals are up to 2 weeks. A project of the scope required for Athletic Performance can generally be completed with 2 reviews if the initial submittal is good. We will work to shorten the timeframe as much as possible on the City’s end, but we couldn’t control how much time his design team needed.
- 5/18/22 Staff met in person with David Standifer to review the project and the recent activity regarding compliance with the conditions of approval.
- 5/19/22 David Standifer provided correspondence to the Planning Commission addressing the non-conforming conditions and providing background on his efforts to purchase the property.

May 19, 2022

City of Clovis,
Planning Commission
1033 5th Street
Clovis, CA 93612

Members of the Commission:

This letter is to provide critical background on the issues pertaining to Athletic Performance and its Conditional Use Permit.

Based on discussion from the meeting, dated January 27, 2022, it was made clear we were “on borrowed time” to complete all required changes and improvements to the outdoor portion of our facility. At that time, we at AP had negotiated a set selling price from the current owner of this property. We had already received approval for a Small Business Administration loan, which established set financing for a period of 25 years. The existing owner expressed his desire to carry the note, as the interest he was due to receive was a bonus in addition to the \$1.25 million for the sale of this property.

However, when we returned with our desire to have the SBA loan set for payment structure, the owner then informed us he would then raise the negotiated price by 30 percent should we seek that course of financing. That put our business into a very precarious position, with little option but to accept his terms. However, that did not stop the existing owner from continuing to drag out the sale negotiation process.

This entire process was NOT finalized until April 29, 2022. That is the date the paperwork was filed to begin escrow.

As you can see, from the meeting of January 27 through nearly the end of April, Athletic Performance was not in a position of ownership to fund the needed, critical improvements. Given the current nature of the region’s business climate, spending the tens of thousands of dollars required to complete said changes, while having NO guarantee we would be approved to purchase the property, would have crippled our business, and put us at risk of ceasing operations completely.

Now that the sale of the property is finalized, we have every intention of completing the agreed upon improvements to this property. The newly added outdoor fitness space is vital to the growth and retention of our client base and without it, the prospects for growing our business within the City of Clovis would be vastly diminished.

To date, we have already conducted and completed a site survey (as of May 4th) and our engineering company has already begun drafting plans for the sidewalk, curb, gutter, and type three trash enclosure improvements. It is our understanding, our first submittal to the City's engineering department will be Tuesday, May 24th. As of today, we have remitted payment to The City of Clovis in the amount of \$1,268.13 for plan approval. We also have a contract in place with Tosted Asphalt, Inc. to begin site work upon immediate approval of the plans.

We understand the frustration expressed by members of the commission regarding this issue. And, provided we can continue business operations under the guise of our CUP, we would voluntarily, temporarily suspend the use of our outdoor turf until said improvements are completed.

Athletic Performance looks forward to a long partnership with the City of Clovis and Old Town Clovis. This has been our base of operation for the past 11 years in addition to my family also owning and operating Country Rose II.

Sincerely,



David Standifer,
Owner, Athletic Performance