CITY of CLOVIS

Agenda • City Council Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.clovisca.gov

April 20, 2026 | 6:00 PM | Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk at (559) 324-2060 (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 City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.clovisca.gov/agendas.

Written Comments

- Members of the Public are encouraged to submit written comments at: www.clovisca.gov/agendas at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Council Meeting Date, Item Number, Name, Email, Comment
- Please submit a form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council 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 PM on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 PM will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Campaign Contribution Prohibition and Mandatory Disclosure – Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than $500 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than $500 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than $500 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than $500 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

Call to Order

Flag Salute - Councilmember Basgall

Roll Call

Presentations/Proclamations

1. Presentation of Proclamation recognizing Helping One Woman (HOW) - Clovis Chapter.
2. Presentation of Proclamation declaring April 2026 as Donate Life Month.

Council Items

3. Consider Approval – Appointments to the Planning Commission and Personnel Commission.
   Staff: Andrew Haussler, City Manager
   Recommendation: Approve

Public Comments
This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

Consent Calendar
Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

4. Administration - Approval - Minutes from the April 13, 2026, City Council Meeting.
5. Finance – Receive and File – Investment Report for the Month of October, 2025.
6. Finance – Receive and File – Treasurer's Report for the Month of October, 2025.
7. Finance – Receive and File – Investment Report for the Month of November, 2025.
8. Finance – Receive and File – Treasurer's Report for the Month of November, 2025.

9. Fire - Approval - Award Weed and Rubbish Abatement Contract to Iron Cross Tractor Services, LLC, for discing, handwork, trash hauling, grading, tire disposal, and tree stump removal and authorize the Fire Chief to enter into the agreement.
10. General Services – Approval – Res. 26-___, Authorizing the Execution of the Authorized Agent and Certificates and Assurances Forms for the Low Carbon Transit Operations Program (LCTOP), Recommending that the Deputy General Services Director be Authorized to Execute All Required Documents, and Submittal of One (1) Project for Fiscal Year 2025-2026 Cycle A.
11. General Services - Approval - Waive the City's Usual Purchasing Requirements and Authorize the City Manager to Approve the Purchase of Six (6) FrontRunners and Two (2) Class C – Ford E450 Cutaway Buses for $1,798,087.98 Utilizing the California Association for Cooperative Transportation (CalACT) Competitive Bid Award.
12. General Services - Approval - Res. 26-___, Approving a Side Letter Agreement with Clovis Public Safety Employees Association (CPSEA) to Include Recruitment Bonus Pay for Lateral Public Safety Dispatchers; and Authorizing City Manager to Execute Agreement.
13. General Services – Approval - Claim Rejection of the General Liability Claim on behalf of Penni Richey.
14. Planning and Development Services – Approval – Res. 26-___, Final Map Tract 6332, located south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. (Granville Homes, Inc., A California Corporation).
15. Planning and Development Services – Approval – Res. 26-___, Annexation of Proposed Tract 6332, located south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. to the Landscape Maintenance District No. 1 of the City of Clovis. (Granville Homes, Inc., A California Corporation).

Public Hearings
A public hearing is an open consideration within a regular or special meeting of the City Council, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

16. Consider various actions related to the Proposed New Water Rates and Fees.

    a. Conduct a Proposition 218 Public Hearing and Majority Protest Proceeding on the proposed new Water Rates and Fees as outlined in the Draft Water Rate Study Report and the Public Hearing Notice mailed to all City water customers.

    b. Consider approval of the proposed new Water Rates and Fees, subject to no majority protest, and adoption of the Water Rate Study Report as final.
    Staff: Kevin Tuttle, Assistant Public Utilities Director
    Recommendation: Approve

17. Consider Approval – Res. 26-___, Resolution approving a street plan line for Clovis Avenue (from Behymer to Copper Avenues), Minnewawa Avenue (from Shepherd to International Avenues), Behymer Avenue (from Willow to Sunnyside Avenues), International Avenue (from Willow to Sunnyside Avenues), and Copper Avenue (from Willow to Sunnyside Avenues) and approving associated California Environmental Quality Act Addendum to the 2014 General Plan EIR. (Heritage Grove)
    Staff: Sean Smith, Deputy City Engineer
    Recommendation: Approve

Administrative Items
Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

18. Provide Direction - Update on Status of the Maintenance Community Facilities District.
    Staff: Kevin Tuttle, Assistant Public Utilities Director
    Recommendation: Provide Direction

19. Consider Adoption – Ord. 26-03, an Ordinance of the City Council of the City of Clovis finding that the proposed ordinance amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061, Subdivision (b)(3); and amending the City's Development Code by adding Chapter 9.27 to the Clovis Municipal Code to establish a Mixed-Income Zoning Ordinance for Residential Development Projects. (Vote: 4-1 with Mayor Mouanoutoua voting no)
    Staff: Briana Parra, City Clerk
    Recommendation: Adopt

Council Items

20. Provide Direction – Peg Bos Plaza Honoree Additions Policy.
    Staff: Andrew Haussler, City Manager
    Recommendation: Provide Direction

City Manager Comments

Council Comments

Adjournment

Future Meetings
Regular City Council Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

May 4, 2026
May 11, 2026
May 18, 2026

CITY of CLOVIS

Proclamation

Recognizing Helping One Woman – Clovis Chapter

WHEREAS, *Helping One Woman (HOW) is a 501(c)(3) nonprofit organization founded in 2008 in Fresno, California by Charlotte Bavaro and Brenda Critzer, and has grown from a single chapter into a network of more than 27 chapters across multiple states, united by the belief that helping one woman through hardship strengthens families and communities; and*

WHEREAS, *HOW envisions a compassionate world where individuals willingly come forward to offer comfort, encouragement, and hope to those facing unexpected and life-altering challenges; and*

WHEREAS, *the organization provides both immediate emotional support and direct financial assistance to women experiencing serious illness, the loss of a loved one, or other significant hardships—referred to as "irreplaceable loss"—helping restore stability and hope during difficult times; and*

WHEREAS, *the Helping One Woman – Clovis Chapter, established in 2011, exemplifies this mission locally through the leadership of Tara Guentz, Michelle Brown, Jessica Huber, and Mignon West, serving women in the Clovis community with compassion and care; and*

WHEREAS, *through its monthly "Girls Night Out" dinners, the Clovis Chapter brings community members together to support a selected recipient, raising funds through shared meals, donations, and auctions, with every dollar directly benefiting women in need; and*

WHEREAS, *the Clovis HOW Chapter hosts 11 dinners annually, welcoming approximately 2,000 attendees and raising nearly $200,000 each year, while HOW chapters nationwide collectively support thousands of women and raise approximately $1.5 million annually, demonstrating the profound impact of community generosity and unity.*

NOW, THEREFORE, BE IT RESOLVED, *that the Clovis City Council, on behalf of the citizens of Clovis, does hereby recognize and commend*

Helping One Woman – Clovis Chapter

for its outstanding service and dedication to supporting women in times of hardship, strengthening families, and fostering a spirit of compassion and generosity throughout our community.

IN WITNESS THEREOF, *We hereunto set our hands and cause the official seal of the City of Clovis to be affixed this 20th day of April 2026.*

Mayor

Mayor Pro Tem

Councilmember

Councilmember

Councilmember

CITY OF CLOVIS INCORPORATED FEBRUARY 27, 1912

CITY of CLOVIS

Proclamation

Declaring April 2026 as National Donate Life Month

WHEREAS, *more than 30,000 individuals in California are currently on the national organ transplant waiting list, and 17 patients die each day due to the shortage of donated organs; and*

WHEREAS, *Donor Network West serves as the federally designated Organ Procurement Organization in Northern/Central California and Northern Nevada and works in close partnership with families, doctors, nurses, and coroners in hospitals to connect donors to recipients; and*

WHEREAS, *donations of organ and tissue are life-giving acts recognized worldwide as expressions of compassion to those in need that save thousands of lives each year. The need for donated organs is especially urgent in Asian, Hispanic and African American communities; and*

WHEREAS, *a single individual's donation of the heart, lungs, liver, kidneys, pancreas and small intestine can save up to eight lives; donation of tissue can save and heal the lives of up to 75 others. The spirit of giving and decision to donate are not restricted by age or medical condition; and*

WHEREAS, *over fourteen million Californians have signed up with the state-authorized Donate Life California Registry to ensure their wishes to be organ and tissue donors are honored. California residents can sign up with the Donate Life California Donor Registry when applying for or renewing their driver's licenses or ID cards at the California Department of Motor Vehicles.*

NOW, THEREFORE, BE IT RESOLVED, *that the Clovis City Council, on behalf of the citizens of Clovis, does hereby declare April 2026, as*

National Donate Life Month

IN WITNESS THEREOF, *We hereunto set our hand and cause the official seal of the City of Clovis to be affixed this 20th day of April 2026.*

Mayor

Mayor Pro Tem

Councilmember

Councilmember

Councilmember

CITY OF CLOVIS INCORPORATED FEBRUARY 27, 1912

CITY of CLOVIS

Report to the City Council

To: City Council

From: Administration

Date: April 20, 2026

Staff: Andrew Haussler, City Manager

Subject: Consider Approval – Appointments to the Planning Commission and Personnel Commission.

Recommendation: Approve

Attachments: None

Recommendation:
For the City Council to consider appointments to the Planning Commission and Personnel Commission as follows:

a. It is recommended that the Mayor, subject to approval by the City Council, consider the reappointment of Alma Antuna and Amy Hatcher to the Planning Commission. The reappointments are for a four-year term of office which would expire in May of 2030.

b. It is recommended that the Mayor, subject to approval by the City Council, consider the reappointment of Scott Fetterhoff, Charlotte Gallock, and James Verros to the Personnel Commission. The reappointment is for a four-year term of office which would expire in May of 2030.

c. It is recommended that the Mayor, subject to approval by the City Council, make four new appointments to the Personnel Commission.

Executive Summary:
Planning Commissioners Alma Antuna and Amy Hatcher, whose term of office expires in May of 2026, have requested to be reappointed. Upon review and recommendation from staff, Mayor Mouanoutoua is recommending that they both be reappointed for another four-year term.

Personnel Commissioners Scott Fetterhoff, Charlotte Gallock, and James Verros, whose term of office expires in May of 2026, have requested to be reappointed. Mayor Mouanoutoua is recommending that these three Personnel Commissioners be reappointed for four-year terms.

There are four openings for new Personnel Commissioners. Interviews were conducted with interested applicants, and Mayor Mouanoutoua is recommending the appointments of Ani Kitsinian

and Rebecca Henderson for four-year terms through May 2030, and Leifull Vang and Steven Trevino for two-year terms through May 2028.

Background:
Planning Commissioners Alma Antuna and Amy Hatcher have requested to be reappointed. Upon review and recommendation from staff, Mayor Mouanoutoua is recommending that they both be reappointed for another four-year term.

Personnel Commissioners Scott Fetterhoff, Charlotte Gallock, and James Verros, whose terms of office expire in May of 2026, have requested to be reappointed. Upon review and recommendation from staff, Mayor is recommending that these three Personnel Commissioners also be reappointed.

There are four new openings on the Personnel Commission due to the expired term of office for Thomas Klose, the resignation received from Jerry Brady, and two additional openings with the passage of Ordinance 26-01, which amended Article 2 of Chapter 2.2 of Title 2 of the Clovis Municipal Code. Interviews were conducted in March with interested applicants, and Mayor Mouanoutoua is recommending the appointments of Ani Kitsinian and Rebecca Henderson for four-year terms through May 2030, and Leifull Vang and Steven Trevino for two-year terms through May 2028. If appointed, this will result in a total of 4 Personnel Commissioners with expiring terms in May 2028, and 5 Personnel Commissioners with expiring terms in May 2030.

Fiscal Impact:
None.

Reason for Recommendation:
Pursuant to Clovis Municipal Code Chapter 9.80.040, each member of the Planning Commission shall be appointed by the Mayor, subject to approval by the City Council.

Pursuant to Clovis Municipal Code Chapter 2.2.203, all members of the Personnel Commission shall be appointed by a majority vote of the City Council.

Actions Following Approval:
Staff will inform the appointed Planning Commissioners and Personnel Commissioners of the action taken by the City Council.

Conflict of Interest:
None.

CLOVIS CITY COUNCIL MEETING

April 13, 2026 **6:00 P.M.** **Council Chamber**

Meeting called to order by Mayor Mouanoutoua at **6:00**
Flag Salute led by Councilmember Ashbeck

Roll Call: Present: Councilmembers Ashbeck, Basgall, Bessinger, Mayor Pro Tem Pearce
Mayor Mouanoutoua

Mayor Mouanoutoua requested a moment of silence in remembrance of Tulare County Sheriff's Detective Randy Hoppert.

PRESENTATION – 6:01

6:01 – ITEM 1 - Presentation of Proclamation declaring April 2026 as Autism Acceptance Month.

6:07 – ITEM 2 - Presentation by Police Chief Fleming on the annual Baker to Vegas Race.

6:20 – ITEM 3 - Presentation by the California Department of Insurance regarding Legislative Action Alert: AB 1795 (Smoke Damage Recovery Act), AB 1680 (Make It FAIR Act), and SB 876 (Disaster Recovery Reform Act) – Strengthening Prevention, Protection, and Recovery for Californians.

PUBLIC COMMENTS – 6:32

Bill Rogers, resident, invited the Council and community to attend the annual Loyalty Day ceremony on May 1st at the Clovis Veterans Memorial District and promoted the Carry the Load national rally on May 3rd at Railroad Park, honoring fallen military members and first responders.

The following individuals addressed the Council regarding the Clovis Rotary Skate Park, advocating for reduced safety gear requirements: William Edwards, Unknown Speaker, Amanda Rastikas, Amari Murphy, Anthony Bergos, and Devin Mullins.

Mayor Mouanoutoua noted for the record that the Council received one written comment from Lin Kivett regarding concerns with the use of surveillance camera devices in the City of Clovis.

CONSENT CALENDAR – 6:47

Upon call, there was no public comment.

Mayor Mouanoutoua noted for the record that the Council received one written comment from Debbie Terry with NorCal Construction Industry Compliance regarding Consent Calendar item 11.

Motion by Councilmember Ashbeck, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved. Motion carried by unanimous vote.

4. Administration - Approval - Minutes from the March 16, 2026 City Council Meeting.
5. Administration — Approval — Award the Request for Proposals and approve the purchase of Cisco Networking Equipment from AMS.NET, LLC, in the amount of $156,504.39.
6. General Services – Approval – **Res. 26-33**, Authorizing Amendments to the City's Classification and Compensation Plans by Revising the City Surveyor Classification in the Planning and Development Services Department with a Salary Range of $10,947 to $13,308 per month and re-assigning the classification from the Clovis Professional Technical Association (CPTA) to the Management Group.
7. General Services – Approval – **Res. 26-34**, Amending the City's FY 2025-2026 Position Allocation Plan adding one (1) Geographic Information Systems Specialist position within the Planning and Development Services Department.
8. General Services – Approval – **Res. 26-35**, Amending the City's FY 2026-2027 Position Allocation Plan by deleting one (1) Construction Manager position and adding one (1) Supervising Civil Engineer position within the Planning and Development Services Department.
9. Planning and Development Services – Approval – Final Acceptance for CIP 25-06 Antonio & Ashlan Alley Improvements, for a final contract cost of $135,063.66.
10. Planning and Development Services – Approval – Bid Award for CIP 24-26 Clovis Senior Activity Center Tenant Improvements to Fortune-Ratliff General Contractors, Inc., in the amount of $1,340,000.00 and Authorize the City Manager to execute the contract on behalf of the City.
11. Planning and Development Services – Approval – Bid Award for CIP 24-27 Peach Avenue Street Improvements to Dave Christian Construction Co, Inc., in the amount of $958,816.95 and Authorize the City Manager to execute the contract on behalf of the City.

PUBLIC HEARINGS – 6:49

6:49 ITEM 12 - Consider Approval – **Res. 26-36**, GPA2026-002, A Resolution adopting a Class 32 Categorical Exemption from further environmental review under the CEQA Guidelines and approving a text amendment to the Shaw Avenue Specific Plan permitting storage facility uses with an approved conditional use permit for Area 6. Little Angels Day Care, LLC, property owner; Hawkins Companies, LLC, applicant; and Eric Tange, representative.

Mayor Mouanoutoua noted for the record that the Council received written comments in opposition from Janette Erickson, Karey DeBardeleben, and Jessie Arteaga.

The following individuals addressed the Council on the above item: Steven Trevino, Karen, Lisa Nutmyer, Eric Tange (representative), and Angeline Ji Ling (representative of Hawkins Companies, LLC).

Motion to deny the GPA2026-002 Resolution by Councilmember Ashbeck, seconded by Councilmember Basgall. Motion failed by 2-3 vote, with Councilmember Bessinger, Mayor Pro Tem Pearce, and Mayor Mouanoutoua voting no.

Motion to approve by Councilmember Bessinger, seconded by Mayor Pro Tem Pearce. Motion Carried by 3-2 vote, with Councilmember Ashbeck and Councilmember Basgall voting no.

7:57 ITEM 13 - Consider approval of various actions related to Ordinance Amendment 2026-001 for the Mixed-Income Zoning Ordinance for residential development projects.

a. Consider Introduction and Adoption — **Ord. 26-02**, an Urgency Ordinance of the City Council of the City of Clovis finding that the proposed ordinance amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061, Subdivision (b)(3); and amending the City's Development Code by adding Chapter 9.27 to the Clovis Municipal Code to establish a Mixed-Income Zoning Ordinance for Residential Development Projects.

Motion for approval by Councilmember Ashbeck, seconded by Councilmember Bessinger. Motion carried by 4-1 vote, with Mayor Mouanoutoua voting no.

b. Consider Introduction — **Ord. 26-03**, an Ordinance of the City of Council of the City of Clovis finding that the proposed ordinance amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061, Subdivision (b)(3); and amending the City's Development Code by adding Chapter 9.27 to the Clovis Municipal Code to establish a Mixed-Income Zoning Ordinance for Residential Development Projects.

The following individuals addressed the Council regarding the above item: Paul Pearce, Darren Rose (representing the Building Industry Association); Mike Prandini; and Brandon De Young (representing De Young Properties).

Motion for approval by Councilmember Ashbeck, seconded by Councilmember Bessinger. Motion carried by 4-1 vote, with Mayor Mouanoutoua voting no.

ADMINISTRATIVE ITEMS – 8:48

8:48 ITEM 14 - Provide Direction - Timing of Off-Site Infrastructure Improvements for Entitlements to Maintain Public Safety.

The following individuals addressed the Council regarding the above item: Darren Rose (representing the Building Industry Association); Mike Prandini; and Brandon De Young (representing De Young Properties).

Council provided direction to staff to continue working on the timing of off-site improvements, with a focus on options three and four. Staff will continue to collaborate with the development community and return to the Council with a proposed policy that establishes a benchmark based on technical studies to determine appropriate timing and incorporates policy approaches addressing both options three and four.

9:22 ITEM 15 - Consider Approval — **Res. 26-37,** A Resolution of the City Council for the City of Clovis Confirming Assessment for Costs for Abatement of Nuisance, 2075 Swift Avenue, Clovis, CA 93611, APN No.: 552-200-47S.

Mayor Mouanoutoua noted for the record that the Council received one written comment from Lacie Rodriguez with concerns regarding the above property.

The following individual addressed the Council regarding the above item: Steve Martin.

Motion for approval by Councilmember Basgall, seconded by Councilmember Ashbeck. Motion carried by unanimous vote.

CITY MANAGER COMMENTS – 9:35

City Manager Haussler announced that the Planning Commission meeting for the week had been cancelled and would resume in May. He also noted that registration was open for the upcoming Miss Winkles Fast and Furriest 5K scheduled for April 18th.

COUNCIL COMMENTS – 9:36

There was no formal Council direction for staff.

CLOSED SESSION – 9:50

Upon call, there was no public comment.

ITEM 16 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION CASE NAME: IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION, U.S. DISTRICT COURT, NO. DIST. OF OHIO, E. DIV.; MDL NO. 2804

Motion to approve the City opting into the most recent settlement referred to as the “Six Remnant Defendants Settlement” in the National Opioid Case by Mayor Pro Tem Pearce, seconded by Councilmember Basgall. Motion carried by unanimous vote.

ITEM 17 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION CASE NAME: MATTHEW MACIEL V. CITY OF CLOVIS, ET AL.; CASE NO. 25CECG02450

No action taken.

RECONVENE INTO OPEN SESSION AND REPORT FROM CLOSED SESSION

ADJOURNMENT

Mayor Mouanoutoua adjourned the meeting of the Council to April 20, 2026.

Meeting adjourned: 10:02 p.m.

_____ Mayor

_____ City Clerk

CITY of CLOVIS

Report to the City Council

To: City Council

From: Finance Department

Date: April 20, 2026

Staff: Angela Papazian, Deputy Finance Director

Subject: Finance – Receive and File – Investment Report for the Month of October, 2025.

Recommendation: Receive and File

Attachments:

1. Investment Report October ATT 1 Dist of Investments
2. Investment Report October ATT 2 Monthly Inv Trans
3. Investment Report October ATT 3 Cert of Deposit
4. Investment Report October ATT 4 Municipal Securities
5. Investment Report October ATT 5 Corporate Securities
6. Investment Report October ATT 6 Treasury Rates

Recommendation:
Staff recommends that the City Council receive and file the Investment Report for the Month of October 2025.

Executive Summary:
Attached is the Investment Report for the month of October 2025. Shown in Attachment 1 is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Attachment 2 reflects the monthly investment transactions for the month of October 2025. Attachment 3 lists the certificates of deposit. Attachment 4 lists the municipal securities. Attachment 5 lists the corporate securities. Attachment 6 is a graph of Treasury rates on October 31, 2025.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in adherence with the safeguards and diversity of a prudent investor.

2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the

principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.

3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90-day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates, the City of Clovis portfolio return may be less than that of the annualized 90-day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90-day Treasury bill. The current 90-day Treasury bill rate (annualized) is 4.31%. The rate of return for the City of Clovis portfolio is 3.0%. The goal for the City of Clovis investment return is 120% of the 90-day Treasury bill rate. The current rate of return is 88% of the Treasury bill rate.

The Finance Department began investing in corporate securities in February 2024 to provide additional diversification and yield to the portfolio. To date, 40 corporate securities have been purchased at a net book value of $82,973,996 as of October 31, 2025. Their average yield is 4.01%, which is roughly 36 basis points higher than current yields on 5-year Treasury bonds.

In accordance with the Investment Policy, the investment period for each investment is up to three years and can be extended to five years with the City Manager's approval. As of October 2025, the average investment life of the City's investment portfolio is 1.85 years.

Current Investment Environment and Philosophy

During the month of October 2025, the federal funds rate target range was lowered to 3.75%-4.00%. On October 31, 2025, the Treasury yield curve decreased from 3-month to 3-year notes and increased from 3-year to 10-year notes.

Certificates of Deposit (CD's)

The City purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CDs are held by U.S. Bank, a third-party custodian. Non-negotiable CDs are held in the City's safe.

Purchases and Maturities

- 0 government securities were purchased.
- 2 government securities matured.
- 1 certificate of deposit was purchased.
- 10 certificates of deposit totaling $2,500,000 matured.
- 2 municipal securities were purchased.
- 1 corporate security was purchased.
- 0 corporate securities were called or matured.

Market Environment

• During October, the federal funds target rate range was lowered to 3.75%-4.00%.
• On October 31st, the yield curve decreased from 3-month to 3-year notes and increased from 3-year to 10-year notes. See Attachment 6, Graph of Treasury Rates on October 31, 2025.

Background:
State law (Government Code Section 53646(b)) requires that the City Treasurer provide quarterly reports on their investment activities to their governing body.

Fiscal Impact:
None.

Reason for Recommendation:
The Finance report is for information only and no action is required.

Actions Following Approval:
Staff will file the report.

Conflict of Interest:
None.

City of Clovis
Distribution of Investments
As of October 31, 2025

	COST	NET BOOK VALUE	MARKET VALUE *	YIELD TO MATURITY	STATED INTEREST RATE	INVEST DATE	MATURITY DATE	DAYS TO MATURITY FROM 10/31/2025
GOV'T SECURITIES								
FHLB	871,150	947,914	947,996	3.886%	0.500%	04/26/23	11/25/25	25
FHLB	4,963,000	4,997,643	4,954,750	0.750%	0.580%	09/08/21	02/11/26	103
FHLB	3,922,000	3,994,090	3,961,640	1.229%	0.750%	12/16/21	02/24/26	116
FHLB	2,751,000	2,967,281	2,965,440	3.916%	0.790%	05/17/23	03/16/26	136
FFCB	4,967,500	4,994,039	4,875,700	1.075%	0.940%	10/14/21	09/28/26	332
FHLB	3,649,200	3,919,728	3,899,400	3.342%	1.150%	06/29/22	10/28/26	362
FHLB	5,988,000	5,997,444	5,842,800	1.291%	1.250%	11/24/21	11/24/26	389
FHLB	5,127,757	5,029,043	4,914,750	1.580%	2.125%	01/20/22	12/11/26	406
FHLB	4,043,250	4,370,843	4,317,242	3.397%	1.020%	06/29/22	02/24/27	481
FHLB	4,550,000	4,868,977	4,858,333	3.173%	1.020%	08/17/22	02/24/27	481
FHLB	3,695,200	3,917,893	3,985,010	2.564%	0.900%	03/31/22	02/26/27	483
FHLB	6,072,400	6,565,556	6,548,651	3.737%	0.900%	01/19/23	02/26/27	483
FHLB	5,247,000	5,752,754	5,658,516	4.329%	0.900%	02/16/23	02/26/27	483
FHLB	5,050,770	5,495,714	5,499,588	3.971%	1.000%	12/14/22	02/26/27	483
FHLB	4,000,000	4,000,000	3,928,000	2.375%	2.375%	03/08/22	03/08/27	493
FFCB	5,160,000	5,605,476	5,627,700	3.996%	0.830%	03/23/23	02/22/28	844
FHLB	355,160	374,681	377,008	4.123%	1.125%	01/18/24	02/25/28	847
FFCB	2,123,750	2,301,643	2,351,400	4.812%	1.000%	09/27/23	03/02/28	853
FHLB	1,893,209	2,056,283	2,107,426	5.018%	1.000%	10/18/23	03/10/28	861
FHLB	3,124,500	3,060,906	3,058,320	3.553%	4.500%	05/17/23	03/10/28	861
FFCB	626,780	658,112	663,684	4.121%	1.370%	01/18/04	03/22/28	873
FFCB	6,102,000	6,050,664	6,036,660	3.501%	3.875%	04/26/23	04/25/28	907
FFCB	5,354,250	5,425,569	5,464,470	4.349%	3.740%	06/14/23	04/27/28	909
FFCB	2,641,500	2,787,954	2,810,970	4.130%	1.230%	12/20/23	07/13/28	986
FHLMC	853,500	914,627	932,720	4.601%	1.100%	11/15/23	07/27/28	1,000
FNMA	848,800	911,851	930,070	4.613%	1.000%	11/15/23	07/28/28	1,001
FHLB	882,500	929,876	937,390	4.117%	1.300%	12/20/23	08/04/28	1,008
FHLB	2,981,700	2,989,319	3,087,090	4.892%	4.750%	10/18/23	09/08/28	1,043
FHLMC	842,300	905,030	924,580	4.614%	1.000%	11/15/23	10/19/28	1,084
FFCB	1,799,000	1,806,360	1,803,820	3.764%	1.450%	08/28/25	06/01/30	1,674
SECURITIES TOTAL	$ 100,487,175	$ 104,597,269	$ 104,271,123					
LAIF		$ 61,258,856	$ 61,258,856					
Municipal Issuance		$ 65,894,777	$ 65,982,985					
Corporate Securities		$ 82,973,996	$ 84,160,745					
Sweep Account (Union Bank)		$ 20,654,924	$ 20,654,924					
TOTAL CD'S		$ 24,250,000	$ 24,440,610					
TOTAL INVESTMENTS		$ 359,629,822	$ 360,769,243					

* Market values for securities obtained from US Bank.

City of Clovis
Monthly Investment Transactions
As of October 31, 2025

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
Applied Materials	Corp	Purchase	2,500,000	2,278,750	1.750%	10/16/25	06/01/30
California State	Mun Iss.	Purchase	3,000,000	3,162,000	4.875%	10/16/25	09/01/30
Imperial Irrigation Dist	Mun Iss.	Purchase	1,100,000	1,116,500	4.160%	10/31/25	11/01/30
United Bankers	CD	Purchase	250,000	250,000	3.500%	10/31/25	10/31/28
1st Financial Bank USA	CD	Maturity	250,000	250,000	4.150%	10/14/25	10/14/25
Bell Bank	CD	Maturity	250,000	250,000	4.150%	10/14/25	10/14/25
Pacific Alliance Bank	CD	Maturity	250,000	250,000	4.200%	10/14/25	10/14/25
Great Southern Bank	CD	Maturity	250,000	250,000	4.500%	10/20/25	10/20/25
American Bank	CD	Maturity	250,000	250,000	4.350%	10/21/25	10/21/25
Queensborough Natl Bank	CD	Maturity	250,000	250,000	4.100%	10/21/25	10/21/25
Public Service Credit Union	CD	Maturity	250,000	250,000	4.500%	10/27/25	10/27/25
First Citizens Bank	CD	Maturity	250,000	250,000	4.700%	10/28/25	10/28/25
LCA Bank Corp	CD	Maturity	250,000	250,000	4.400%	10/28/25	10/28/25
Sharonview Fed Credit Union	CD	Maturity	250,000	250,000	4.850%	10/31/25	10/31/25

PORTFOLIO DATA

Current Month (10/25)

	Book	Market
CD'S	$ 24,250,000	$ 24,440,610
Gov't Securities*	104,597,269	104,271,123
Municipal Securities	65,894,777	65,982,985
Corporate Securities	82,973,996	84,160,745
LAIF	61,258,856	61,258,856
Sweep Account (Union Bank)	20,654,924	20,654,924
TOTAL	$ 359,629,822	$ 360,769,243

Prior Month (09/25)

	Book	Market
CD'S	$ 26,500,000	$ 26,704,488
Gov't Securities*	104,463,132	104,078,512
Municipal Securities	61,534,541	61,651,440
Corporate Securities	80,667,249	81,819,219
LAIF	60,596,907	60,596,907
Sweep Account (Union Bank)	33,825,743	33,825,743
TOTAL	$ 367,587,572	$ 368,676,309

Three Months Previous (07/25)

	Book	Market
CD'S	$ 27,000,000	$ 27,128,845
Gov't Securities*	115,375,689	114,325,284
Municipal Securities	63,214,798	62,929,688
Corporate Securities	72,104,178	72,714,885
LAIF	60,596,907	60,596,907
Sweep Account (Union Bank)	25,174,105	25,174,105
TOTAL	$363,465,677	$ 362,869,714

Six Months Previous (04/25)

	Book	Market
CD'S	$ 29,750,000	$ 29,897,218
Gov't Securities*	118,979,042	118,150,194
Municipal Securities	60,904,158	60,809,465
Corporate Securities	63,274,582	64,179,690
LAIF	59,940,157	59,940,157
Sweep Account (Union Bank)	27,687,833	27,687,833
TOTAL	$360,535,772	$ 360,664,557

One Year Previous (10/24)

	Book	Market
CD'S	$ 32,000,000	$ 32,185,920
Gov't Securities*	136,873,526	134,328,806
Municipal Securities	57,303,416	56,678,797
Corporate Securities	37,932,539	38,022,820
LAIF	58,646,660	58,646,660
Sweep Account (Union Bank)	9,179,666	9,179,666
TOTAL	$ 331,935,807	$ 329,042,669

*Adjusted Quarterly for Premium/Discount Amortization

City of Clovis
Certificates of Deposit
As of October 31, 2025

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 10/31/25	INTEREST FREQUENCY
United Heritage Cr Un	250,000	250,022.50	4.700%	11/04/22	11/04/25	4	QUARTERLY
Capital One Natl Assn	250,000	250,107.50	4.900%	11/16/22	11/17/25	17	QUARTERLY
Spokane Teachers Cr Un	250,000	250,177.50	5.000%	11/23/22	11/23/25	23	QUARTERLY
Morgan Stanley Private	250,000	250,110.00	4.750%	12/09/22	12/09/25	39	QUARTERLY
Community Bank Topeka	250,000	250,085.00	4.300%	12/14/22	12/15/25	45	QUARTERLY
Austin Telco Fed	250,000	250,305.00	4.950%	12/16/22	12/16/25	46	QUARTERLY
Alliant Credit Union	250,000	250,450.00	5.100%	12/30/22	12/30/25	60	QUARTERLY
First Technology Fed Cr Un	250,000	250,470.00	5.150%	06/30/23	12/30/25	60	MONTHLY
Liberty First Cr Un	250,000	250,350.00	4.550%	01/17/23	01/19/26	80	QUARTERLY
Capital Educators Fed Cr	250,000	250,382.50	4.550%	01/19/23	01/20/26	81	QUARTERLY
City Natl Bank	250,000	250,267.50	4.350%	01/25/23	01/26/26	87	QUARTERLY
Manufacturers Traders	250,000	250,235.00	4.250%	01/31/23	02/02/26	94	QUARTERLY
Coastlife Cr Un	250,000	250,537.50	4.650%	02/13/23	02/13/26	105	QUARTERLY
Achieve Finl Cr Un	250,000	250,565.00	4.650%	02/17/23	02/17/26	109	QUARTERLY
California Cr Un Glendale	250,000	250,390.00	4.500%	02/23/23	02/23/26	115	QUARTERLY
Truliant Fed Cr Un	250,000	250,622.50	4.600%	02/28/23	02/27/26	119	QUARTERLY
Pioneer Fed Cr Un Mtn Home	250,000	250,640.00	4.600%	02/28/23	03/02/26	122	QUARTERLY
Tradition Cap Bankk	250,000	250,587.50	4.600%	03/03/23	03/03/26	123	MONTHLY
Alaska Fed Cr	250,000	250,737.50	4.650%	03/05/23	03/09/26	129	MONTHLY
Mid Carolina Credit	250,000	251,052.50	4.600%	03/13/23	03/13/26	133	MONTHLY
Blue Ridge Bank	250,000	251,070.00	4.500%	03/16/23	03/16/26	136	MONTHLY
Northwest Bank	250,000	251,100.00	4.600%	03/17/23	03/17/26	137	MONTHLY
Valleystar Credit Union	250,000	251,130.00	4.600%	03/20/23	03/20/26	140	MONTHLY
First Community Bank	250,000	251,125.00	4.500%	03/22/23	03/23/26	143	MONTHLY
Technology Credit Union	250,000	251,177.50	4.650%	03/23/23	03/23/26	143	MONTHLY
Cibc Bank	250,000	251,100.00	4.650%	03/24/23	03/24/26	144	MONTHLY
Signature Bank	250,000	251,167.50	4.500%	03/24/23	03/24/26	144	MONTHLY
Point West Credit Union	250,000	251,387.50	5.000%	04/12/23	04/13/26	164	MONTHLY
Flagstar Bank	250,000	251,487.50	4.650%	03/30/23	04/24/26	175	MONTHLY
Utah Cmnty Credit Union	250,000	251,052.50	4.600%	04/26/23	04/27/26	178	MONTHLY
Cross River Bank	250,000	251,122.50	4.650%	05/19/23	05/19/26	200	MONTHLY
Raiz FCU	250,000	251,492.50	4.650%	05/24/23	05/26/26	207	MONTHLY
Usalliance FCU	250,000	251,350.00	4.700%	05/26/23	05/26/26	207	MONTHLY
Chartway Fed Cr Un	250,000	251,742.50	4.900%	06/09/23	06/09/26	221	MONTHLY
Customers Bank	250,000	251,465.00	4.700%	06/14/23	06/15/26	227	MONTHLY
Lafayette Fed Cr Un	250,000	251,905.00	4.950%	12/13/23	06/15/26	227	QUARTERLY
Latino Cmnty Cr Un	250,000	251,947.50	4.900%	06/27/23	06/29/26	241	MONTHLY
Leaders Cr Un	250,000	252,087.50	5.000%	06/30/23	06/30/26	242	MONTHLY
Farmers Insurance	250,000	252,282.50	5.000%	07/21/23	07/21/26	263	MONTHLY
Maine Svgs FCU	250,000	252,282.50	5.000%	07/21/23	07/21/26	263	MONTHLY
Popular Bank New York	250,000	252,447.50	4.850%	09/06/23	09/04/26	308	QUARTERLY
Freedom Northwest Cr Un	250,000	253,637.50	5.350%	09/19/23	09/18/26	322	QUARTERLY
Amex National Bank	250,000	252,977.50	5.000%	09/20/23	09/21/26	325	QUARTERLY
First Gty Bank	250,000	253,332.50	5.100%	10/13/23	10/13/26	347	MONTHLY
Bridgewater Bank	250,000	253,547.50	5.100%	11/03/23	11/03/26	368	MONTHLY
Taylorsville Svgs Bk	250,000	253,547.50	5.100%	11/03/23	11/03/26	368	MONTHLY
Mountain Comm Bk	250,000	252,332.50	4.500%	12/20/23	12/21/26	416	QUARTERLY
American Bk Freedom	250,000	252,247.50	4.500%	12/22/23	12/22/26	417	QUARTERLY
Rockland Fed Cr Un	250,000	252,615.00	4.600%	12/22/23	12/22/26	417	QUARTERLY
Hughes Fed Cr Un	250,000	252,287.50	4.400%	01/29/24	01/29/27	455	QUARTERLY
MVB Bk Inc Fairmont	250,000	251,830.00	4.250%	01/31/24	01/29/27	455	QUARTERLY
Farmers & Merchants Tr Co	250,000	251,535.00	4.150%	01/30/24	02/01/27	458	QUARTERLY
Oregon Cmnty Cr Un	250,000	251,970.00	4.300%	02/09/24	02/09/27	466	MONTHLY
Valley Natl Bk	250,000	252,517.50	4.450%	02/21/24	02/22/27	479	MONTHLY
CFBank Fairlawn	250,000	252,565.00	4.450%	03/05/24	03/05/27	490	QUARTERLY
Haven Svgs Bk	250,000	252,745.00	4.500%	03/06/24	03/08/27	493	QUARTERLY
Univest Natl Bk	250,000	253,057.50	4.600%	03/13/24	03/15/27	500	QUARTERLY
First Natl Bk	250,000	253,140.00	4.600%	03/19/24	03/19/27	504	QUARTERLY
Nicolet Natl Bk	250,000	253,160.00	4.600%	03/22/24	03/22/27	507	QUARTERLY
People Bank Co	250,000	253,952.50	4.650%	03/30/23	03/30/27	515	MONTHLY
United FID Bank FSB	250,000	253,277.50	4.600%	04/12/24	04/12/27	528	QUARTERLY
Maine Cmnty Bk	250,000	253,860.00	4.700%	05/15/24	05/17/27	563	QUARTERLY
Fahey Banking Co	250,000	253,885.00	4.700%	05/21/24	05/21/27	567	QUARTERLY
Crown Bank Edina	250,000	253,715.00	4.650%	05/23/24	05/24/27	570	QUARTERLY

City of Clovis
Certificates of Deposit
As of October 31, 2025

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 10/31/25	INTEREST FREQUENCY
Gilmer Natl Bk	250,000	254,182.50	4.750%	06/07/24	06/07/27	584	QUARTERLY
First Fndtn Bk	250,000	254,770.00	4.900%	06/13/24	06/14/27	591	QUARTERLY
Empower Fed Cr Un	250,000	254,927.50	4.900%	06/26/24	06/28/27	605	QUARTERLY
Optum Bk Draper	250,000	254,112.50	4.700%	07/10/24	07/12/27	619	QUARTERLY
Generations Cmnty Fed Cr Un	250,000	251,445.00	4.000%	08/21/24	08/23/27	661	QUARTERLY
National Bk Superior	250,000	249,165.00	3.500%	10/08/24	10/08/27	707	QUARTERLY
True Sky Cr Un	250,000	252,062.50	4.100%	11/06/24	11/08/27	738	QUARTERLY
Workers Cr Un	250,000	252,070.00	4.100%	11/22/24	11/22/27	752	QUARTERLY
Morgan Stanley Bk	250,000	251,667.50	4.000%	01/15/25	01/18/28	809	QUARTERLY
Carroll County	250,000	254,725.00	4.650%	03/30/23	03/30/28	881	MONTHLY
Discover Bank	250,000	253,925.00	4.350%	04/26/23	04/24/28	906	MONTHLY
TTCU Fed Cr Un	250,000	258,462.50	5.000%	07/26/23	07/26/28	999	MONTHLY
Goldman Sachs Bk	250,000	250,950.00	3.850%	08/05/25	08/07/28	1,011	QUARTERLY
Adams Cmnty Bk	250,000	250,900.00	3.850%	08/08/25	08/08/28	1,012	QUARTERLY
American Eagle Bk	250,000	250,667.50	3.800%	08/08/25	08/08/28	1,012	QUARTERLY
BMW Bk NA	250,000	250,905.00	3.850%	08/15/25	08/15/28	1,019	QUARTERLY
Financial Plus Cr Un	250,000	251,022.50	3.850%	08/15/25	08/15/28	1,019	QUARTERLY
Connexus Cr Un	250,000	252,027.50	4.000%	08/19/25	08/21/28	1,025	QUARTERLY
Fisher Natl Bk	250,000	250,160.00	4.050%	08/28/25	08/28/28	1,032	QUARTERLY
Luana Svgs Bk	250,000	250,295.00	3.750%	08/27/25	08/28/28	1,032	QUARTERLY
First Natl Bk	250,000	250,337.50	3.750%	08/29/25	08/29/28	1,033	QUARTERLY
State Bk India	250,000	249,312.50	3.600%	09/15/25	09/15/28	1,050	QUARTERLY
BNY Mellon NA	250,000	249,060.00	3.550%	09/17/25	09/18/28	1,053	QUARTERLY
Civic Fed Cr Un	250,000	249,647.50	3.650%	09/26/25	09/26/28	1,061	QUARTERLY
United Bankers	250,000	248,582.50	3.500%	10/31/25	10/31/28	1,096	MONTHLY
Wells Fargo Natl Bk	250,000	259,635.00	5.050%	11/14/23	11/14/28	1,110	MONTHLY
Consumers Fed Cr Un	250,000	259,327.50	5.000%	11/16/23	11/16/28	1,112	MONTHLY
San Francisco Fed Cr Un	250,000	253,932.50	4.250%	11/27/24	11/27/28	1,123	QUARTERLY
Amerasia Bk	250,000	252,177.50	4.000%	02/15/24	02/15/29	1,203	MONTHLY
Merrick Bk South	250,000	252,667.50	4.050%	12/20/24	06/11/29	1,319	QUARTERLY
USF Fed Cr Un	250,000	255,342.50	4.350%	07/30/24	07/30/29	1,368	QUARTERLY
Sallie Mae Bk	250,000	254,752.50	4.300%	07/31/24	07/31/29	1,369	QUARTERLY
Hope Fed Cr Un	250,000	249,640.00	3.650%	09/29/25	09/29/29	1,429	QUARTERLY
Negotiable CD TOTAL	$ 24,250,000	$ 24,440,610					
CD TOTAL	$ 24,250,000	$ 24,440,610					

City of Clovis
Municipal Securities
As of October 31, 2025

Municipal Securities	NET BOOK VALUE	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 10/31/25	INTEREST FREQUENCY
Los Angeles CA USD Ref Bond	1,001,438	984,750	1.455%	11/15/21	07/01/26	243	QUARTERLY
Chabot Las Positas Cmnty Clg CA	3,454,558	3,432,867	1.080%	07/27/22	08/01/26	274	QUARTERLY
Chaffey CA High School Ref Bond	1,553,368	1,550,320	2.475%	06/30/22	08/01/26	274	QUARTERLY
Huntington Beach HS Dist Ref Bond	3,264,585	3,240,057	1.208%	04/29/22	08/01/26	274	QUARTERLY
Placentia Yorba USD Ref Bond	1,095,262	1,086,679	1.070%	05/31/22	08/01/26	274	QUARTERLY
San Diego CA Cmnty Ref Bond	467,309	464,755	2.299%	04/29/22	08/01/26	274	QUARTERLY
San Ramon Valley CA USD Ref Bond	2,125,000	2,083,818	1.147%	11/03/21	08/01/26	274	QUARTERLY
Sonoma Cnty Jr College Ref Bond	1,984,731	1,979,400	2.447%	06/30/22	08/01/26	274	QUARTERLY
San Diego CA Pub Facs Ref Bond	1,601,926	1,594,385	1.812%	08/18/22	10/15/26	349	QUARTERLY
CA ST Univ Rev Ref Bond	2,423,919	2,435,500	1.142%	02/17/23	11/01/26	366	QUARTERLY
El Dorado CA Irr Dist Ref Bond	1,150,033	1,140,220	1.687%	08/18/22	03/01/27	486	QUARTERLY
Rancho Santiago Cmnty Clg	319,801	319,342	1.106%	11/17/22	03/01/27	486	QUARTERLY
University Gen Rev Bond	2,279,160	2,297,614	1.316%	10/13/22	05/15/27	561	QUARTERLY
El Monte Ca Ref Bond	573,548	576,708	1.326%	03/24/23	06/01/27	578	QUARTERLY
Los Angeles CA Dept Wtr Ref Bond	2,045,789	2,027,800	5.516%	04/27/23	07/01/27	608	QUARTERLY
Colton CA Jt Uni Sch	1,011,585	1,020,526	1.603%	11/17/22	08/01/27	639	QUARTERLY
Contra Costa Ref Bond	856,004	856,909	2.163%	09/15/22	08/01/27	639	QUARTERLY
Corona Norco Ref Bond	239,183	243,713	2.297%	09/28/23	08/01/27	639	QUARTERLY
Foothill De Anza CCD	515,717	520,479	1.473%	12/15/22	08/01/27	639	QUARTERLY
Fremont CA Uni Sch Dist	1,040,920	1,050,027	1.113%	11/17/22	08/01/27	639	QUARTERLY
Fremont CA USD Ref Bond	1,120,978	1,105,105	2.000%	05/31/22	08/01/27	639	QUARTERLY
Marin CA Cmnty Clg Dist	328,356	332,916	3.330%	11/17/22	08/01/27	639	QUARTERLY
Mount San Antonio Cmnty Clg	269,290	272,640	1.139%	11/17/22	08/01/27	639	QUARTERLY
Mount San Antonio Ref Bond	390,732	395,499	2.329%	10/13/22	08/01/27	639	QUARTERLY
Saddleback VY Uni Ref Bond	2,955,826	2,930,700	2.400%	08/10/22	08/01/27	639	QUARTERLY
San Diego CA Com CD	572,610	576,247	2.407%	12/15/22	08/01/27	639	QUARTERLY
San Ramon Valley Ref Bond	1,379,704	1,381,403	3.415%	09/15/22	08/01/27	639	QUARTERLY
Santa Monica Cmnty Clg Ref Bond	992,716	992,200	3.050%	09/15/22	08/01/27	639	QUARTERLY
Sierra CA Cmnty Clg Dist	440,285	444,754	1.129%	11/17/22	08/01/27	639	QUARTERLY
William Hart CA Un High	189,213	190,956	1.174%	11/17/22	08/01/27	639	QUARTERLY
San Jose CA Txble Ser B	881,121	891,718	2.600%	10/13/22	09/01/27	670	QUARTERLY
Soquel Creek Cnty Ref Bond	513,576	516,257	1.445%	05/18/23	03/01/28	852	QUARTERLY
Gardena Calif Pension Oblig	944,397	967,570	2.663%	10/19/23	04/01/28	883	QUARTERLY
Beverly Hills Ref Bond	593,221	598,989	1.514%	06/15/23	06/01/28	944	QUARTERLY
California Health FACS	732,972	750,059	3.378%	11/16/23	06/01/28	944	QUARTERLY
Alameda Cnty Calif	527,743	537,786	3.519%	03/21/24	08/01/28	1,005	QUARTERLY
Desert CA Cmnty College	943,809	956,510	2.023%	01/19/24	08/01/28	1,005	QUARTERLY
Long Beach Calif Cmnty	690,878	701,413	2.337%	03/21/24	08/01/28	1,005	QUARTERLY
Redondo Beach Ref Bond	616,328	632,104	1.430%	09/28/23	08/01/28	1,005	QUARTERLY
San Ramon Valley CA Uni	1,693,012	1,724,705	1.670%	07/13/23	08/01/28	1,005	QUARTERLY
Santa Ana College Impt	1,380,901	1,401,915	1.320%	07/13/23	08/01/28	1,005	QUARTERLY
Santa Clarita CA Cmnty	932,414	943,370	1.563%	01/19/24	08/01/28	1,005	QUARTERLY
William Hart CA High	928,428	936,180	1.429%	12/21/23	08/01/28	1,005	QUARTERLY
Yosemite Calif Cmnty Clg	710,411	721,200	2.210%	12/21/23	08/01/28	1,005	QUARTERLY
Los Angeles Calif Cmnty	1,026,978	1,045,936	5.520%	02/13/25	08/01/29	1,370	QUARTERLY
Riverside Calif Cmnty	1,831,252	1,859,760	1.785%	03/27/25	08/01/29	1,370	QUARTERLY
Berkeley Calif Jt Pwrs	3,033,671	3,048,720	4.375%	07/24/25	10/01/29	1,431	QUARTERLY
Santa Clara VY	728,432	726,280	1.622%	09/26/25	04/01/30	1,613	QUARTERLY
University CA	2,720,896	2,713,050	1.614%	09/26/25	05/15/30	1,657	QUARTERLY
Marin CA Cmnty Clg	451,724	451,475	1.610%	09/26/25	08/01/30	1,735	QUARTERLY
California ST	5,252,564	5,222,200	4.875%	09/02/25	09/01/30	1,766	QUARTERLY
Imperial Calif Irr Dist	1,116,506	1,107,502	4.160%	10/31/25	11/01/30	1,827	QUARTERLY
Mun. Securities TOTAL	$ 65,894,777	$ 65,982,985					
Municipal Securities TOTAL	$ 65,894,777	$ 65,982,985					

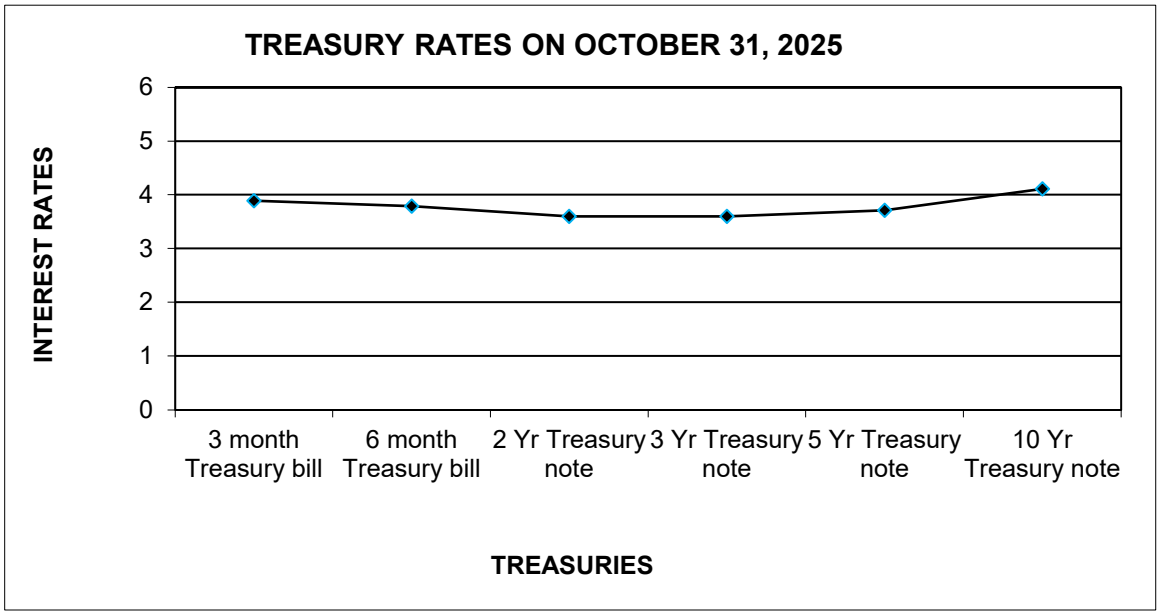
City of Clovis
Corporate Securities
As of October 31, 2025

Corporate Securities	NET BOOK VALUE	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 10/31/25	INTEREST FREQUENCY
Duke Energy Carolinas	1,967,067	2,002,120	3.950%	02/16/24	11/15/28	1,111	QUARTERLY
Toyota MTR Cr Corp	1,994,792	2,039,480	4.650%	02/16/24	01/05/29	1,162	QUARTERLY
Procter & Gamble Co	1,996,460	2,033,340	4.350%	02/16/24	01/29/29	1,186	QUARTERLY
Air Products and Chemicals Inc	1,994,719	2,035,420	4.600%	07/29/24	02/08/29	1,196	QUARTERLY
Texas Instrument Inc	2,006,504	2,042,640	4.600%	05/24/24	02/08/29	1,196	QUARTERLY
Cummins Inc	2,021,740	2,055,660	4.900%	07/29/24	02/20/29	1,208	QUARTERLY
Bristol-Myers Squibb Co	2,002,790	2,052,500	4.900%	05/24/24	02/22/29	1,210	QUARTERLY
AstraZeneca Finance LLC	1,987,683	2,050,880	4.850%	04/19/24	02/26/29	1,214	QUARTERLY
Cisco Sys Inc	2,013,466	2,049,740	4.850%	03/21/24	02/26/29	1,214	QUARTERLY
Caterpillar Finl	2,014,194	2,055,620	4.850%	06/21/24	02/27/29	1,215	QUARTERLY
Merck Co Inc	1,931,156	1,960,420	3.400%	03/21/24	03/07/29	1,223	QUARTERLY
Blackrock Funding Inc	2,006,762	2,044,320	4.700%	03/21/24	03/14/29	1,230	QUARTERLY
Adobe Inc	2,007,325	2,051,160	4.800%	05/24/24	04/04/29	1,251	QUARTERLY
Home Depot Inc	1,994,459	2,058,680	4.900%	04/19/24	04/15/29	1,262	QUARTERLY
Midamerican Energy Co	1,979,220	1,484,415	3.650%	11/20/24	04/15/29	1,262	QUARTERLY
United Health Group	1,460,774	2,037,620	4.700%	04/19/24	04/15/29	1,262	QUARTERLY
Glaxosmithkline Capital	1,920,271	1,955,500	3.375%	06/21/24	06/01/29	1,309	QUARTERLY
John Deere Capital	2,009,442	2,055,540	4.850%	06/21/24	06/11/29	1,319	QUARTERLY
Citibank NA	2,032,380	2,048,760	4.838%	08/15/24	08/06/29	1,375	QUARTERLY
Honeywell Intl Inc	2,070,050	2,059,220	4.875%	09/27/24	09/01/29	1,401	QUARTERLY
Unilever Capital Corp	1,379,555	1,403,250	2.125%	11/20/24	09/06/29	1,406	QUARTERLY
Paccar Financial Corp	1,964,800	2,002,140	4.000%	12/19/24	09/26/29	1,426	QUARTERLY
State Street Corp	1,828,793	1,878,660	2.400%	02/13/25	01/24/30	1,546	QUARTERLY
Pepsico Inc	2,987,142	3,067,050	4.600%	02/13/25	02/07/30	1,560	QUARTERLY
Eli Lilly & Co	3,000,000	3,081,180	4.750%	02/13/25	02/12/30	1,565	QUARTERLY
Target Corp	1,841,093	1,865,280	2.350%	03/27/25	02/15/30	1,568	QUARTERLY
Hershey Co	2,030,727	2,047,440	4.750%	03/27/25	02/24/30	1,577	QUARTERLY
Johnson & Johnson	2,022,842	2,061,680	4.700%	03/27/25	03/01/30	1,582	QUARTERLY
President & Fellow	2,550,238	2,583,075	4.887%	04/23/25	03/15/30	1,596	QUARTERLY
Kimberly Clark Corp	2,388,212	2,402,125	3.100%	05/30/25	03/26/30	1,607	QUARTERLY
Mastercard Inc	1,913,707	1,949,200	3.350%	03/27/25	03/26/30	1,607	QUARTERLY
Nike Inc	2,363,110	2,378,750	2.850%	05/30/25	03/27/30	1,608	QUARTERLY
Gen Dynamics Corp	2,426,235	2,451,775	3.625%	04/23/25	04/01/30	1,613	QUARTERLY
Costco Whsl Corp	1,814,475	1,807,900	1.600%	08/28/25	04/20/30	1,632	QUARTERLY
Pfizer Investment Enterprise	2,037,180	2,040,900	4.650%	06/27/25	05/19/30	1,661	QUARTERLY
Applied Materials Inc	2,011,741	2,250,075	1.750%	10/16/25	06/01/30	1,674	QUARTERLY
Dartmouth College	2,280,715	2,018,980	4.273%	07/29/25	06/01/30	1,674	QUARTERLY
Trustees Princeton Univ	2,056,864	2,050,860	4.146%	08/28/25	07/01/30	1,704	QUARTERLY
Stanford Univ	2,018,324	2,010,660	4.647%	08/28/25	08/01/30	1,735	QUARTERLY
Auto Data Process	2,646,989	2,636,730	1.250%	09/26/25	09/01/30	1,766	QUARTERLY
Corp. Securities TOTAL	$ 82,973,996	$ 84,160,745					
Corporate Securities TOTAL	$ 82,973,996	$ 84,160,745					

CITY OF CLOVIS
FINANCE DEPARTMENT
OCTOBER 31, 2025 TREASURY RATES

Treasury Rates as of October 31, 2025

3 month Treasury bill	3.89
6 month Treasury bill	3.79
2 Yr Treasury note	3.60
3 Yr Treasury note	3.60
5 Yr Treasury note	3.71
10 Yr Treasury note	4.11



As indicated in the above graph, treasuries decreased from 3-month to 3-year notes, and increased from 3-year to 10-year notes.

ATTACHMENT 6

CITY of CLOVIS

Report to the City Council

To: City Council

From: Finance Department

Date: April 20, 2026

Staff: Angela Papazian, Deputy Finance Director

Subject: Finance – Receive and File – Treasurer's Report for the Month of October, 2025.

Recommendation: Receive and File

Attachments:
1. Treasurer's Report October ATT 1 Cash Balances
2. Treasurer's Report October ATT 2 Inv Activity
3. Treasurer's Report October ATT 3 Orig Maturities

Recommendation:
Staff recommends that the City Council receive and file the Treasurer's Report for the Month of October 2025.

Executive Summary:
Attached for the Council's information is the Treasurer's Report for the month ended October 31, 2025.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements, and fund balances. Attachment 1 provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month-end fund balances. Attachment 2 summarizes the investment activity for the month and distribution, by type of investment, held by the City. Attachment 3 lists all investments with original maturities exceeding one year as of the month ended October 31, 2025.

Background:
State law (Government Code Section 53646(b)) requires that the City Treasurer provide quarterly reports on their investment activities to their governing body.

Fiscal Impact:
None.

Reason for Recommendation:
The Finance report is for information only and no action is required.

Actions Following Approval:
Staff will file the report.

Conflict of Interest:
None.

City of Clovis
Statement of Cash Balances
As of October 31, 2025

	Previous Balance	$	5,123,148.99
	Deposits		35,868,837.57
	Disbursements		(33,394,374.38)
	Current Balance	$	7,597,612.18

FUNDS		**BALANCE**	
100	General Fund	$	(6,363,671.06)
101	General Fund - Measure Y		9,811,817.08
201	Local Transportation		20,359,745.24
202	Parking and Business Improvements		252,127.29
203	Off Highway Use		78,453.62
204	Community Facilities District 2020-1		433,199.37
205	Senior Citizen Memorial Trust		70,488.82
207	Landscape Assessment District		8,518,426.63
208	Blackhorse III (95-1) Assessment District		(353.56)
209	Blackhorse III (95-1) Assessment District 2		40,322.77
275	HCD Block Grant Fund		813,042.09
301	Park & Recreation Acquisition		9,137,545.72
304	Affordable Housing		1,147,055.10
305	Refuse Equipment Reserve		2,983,458.86
310	Special Street Deposit Fund		61,225,407.50
314	Housing Successor Agency		442,033.00
402	1976 Fire Bond Redemption		25,446.16
404	1976 Sewer Bond Redemption Fund		453,849.89
501	Community Sanitation Fund		16,596,966.10
502	Sewer Service Fund		39,647,246.46
504	Sewer Capital Projects-Users		771,250.43
506	Sewer Capital Projects-Developer		(748,099.91)
507	Water Service Fund		49,757,289.51
508	Water Capital Projects-Users		8,024,612.32
509	Water Capital Projects-Developer		12,520,276.71
515	Transit Fund		18,801,513.08
540	Planning & Development Services		16,665,338.11
601	Property & Liability Insurance		1,424,958.66
602	Fleet Maintenance		31,170,163.20
603	Employee Benefit Fund		23,057,517.87
604	General Government Services		26,109,736.90
605	Facilities Maintenance		5,858,005.90
606	Information Technology		6,228,160.08
701	Curb & Gutter Fund		179,176.90
703	Payroll Tax & Withholding Fund		1,065,169.70
712	Temperance/Barstow Assmt Dist (98-1)		84,463.29
713	Shepherd/Temperance Assmt Dist (2000-1)		5,679.34
715	Supp Law Enforcement Serv		11,441.64
716	Asset Forfeiture		693,269.22
720	Measure A-Public Safety Facility Tax		2,164.46
736	SA Admin Trust Fund		1,421.40
741	SA Debt Service Trust Fund		(129,819.31)
747	Housing Successor Trust Fund		1,137.98
	SUBTOTALS	$	367,227,434.56
999	Invested Funds		(359,629,822.38)
	TOTAL	$	7,597,612.18

City of Clovis
Summary of Investment Activity
For the month of October 31, 2025

Balance of Investments Previous Month End		$	367,587,571.46
Time Certificates of Deposit Transactions			
Investments	250,000.00		
Withdrawals	(2,500,000.00)		
Total CD Changes			(2,250,000.00)
Other Changes			
Government Securities	134,137.00		
Local Agency Investment Fund	661,949.73		
Municipal Securities	4,360,236.00		
Corporate Securities	2,306,747.00		
Sweep Account	(13,170,818.81)		
Total Other Changes			(5,707,749.08)
Balance of Investments Current Month End		$	359,629,822.38

City of Clovis
Distribution of Investments
As of October 31, 2025

Insured CD's		24,250,000.00
Government Securities		104,597,269.10
Corporation Securities		82,973,996.00
Local Agency Investment Fund		61,258,856.38
Municipal Securities		65,894,776.55
Sweep Account		20,654,924.35
Investment Total	$	359,629,822.38

City of Clovis
Government Maturities Exceeding One Year
As of October 31, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
FHLB	980,000.00	947,914.00	11/25/2025	0.500%
FFCB	5,000,000.00	4,997,643.00	2/11/2026	0.580%
FHLB	4,000,000.00	3,994,090.00	2/24/2026	0.750%
FHLB	3,000,000.00	2,967,281.00	3/16/2026	0.790%
FHLB	5,000,000.00	4,994,039.00	9/28/2026	0.940%
FHLB	4,000,000.00	3,919,728.00	10/28/2026	1.150%
FHLB	6,000,000.00	5,997,444.00	11/24/2026	1.250%
FHLB	5,000,000.00	5,029,042.60	12/11/2026	2.125%
FHLB	4,500,000.00	4,370,843.00	2/24/2027	1.020%
FHLB	5,000,000.00	4,868,977.00	2/24/2027	1.020%
FHLB	4,000,000.00	3,917,893.00	2/26/2027	0.900%
FHLB	6,800,000.00	6,565,556.00	2/26/2027	0.900%
FHLB	5,700,000.00	5,752,754.00	2/26/2027	0.900%
FHLB	6,000,000.00	5,495,714.00	2/26/2027	1.000%
FHLB	4,000,000.00	4,000,000.00	3/8/2027	2.375%
FHLB	6,000,000.00	5,605,476.00	2/22/2028	0.830%
FHLB	400,000.00	374,681.00	2/25/2028	1.125%
FFCB	2,500,000.00	2,301,643.00	3/2/2028	1.000%
FHLB	3,000,000.00	2,056,282.50	3/10/2028	4.500%
FFCB	2,245,000.00	3,060,906.00	3/10/2028	1.000%
FFCB	700,000.00	658,112.00	3/22/2028	1.370%
FFCB	6,000,000.00	6,050,664.00	4/25/2028	3.875%
FFCB	5,500,000.00	5,425,569.00	4/27/2028	3.740%
FFCB	3,000,000.00	2,787,954.00	6/22/2028	4.470%
FFCB	1,000,000.00	914,627.00	7/13/2028	1.230%
FHLMC	1,000,000.00	911,851.00	7/27/2028	1.100%
FNMA	1,000,000.00	929,876.00	7/28/2028	1.000%
FHLB	1,000,000.00	2,989,319.00	8/4/2028	1.300%
FFCB	3,000,000.00	905,030.00	9/8/2028	4.750%
FHLMC	1,000,000.00	1,806,360.00	10/19/2028	1.000%

City of Clovis
Municipal Maturities Exceeding One Year
As of October 31, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
LA CUSD GO Bonds	1,000,000.00	1,001,438.00	7/1/2026	1.455%
Chabot Las Positas Comm Coll	3,505,000.00	3,454,558.00	8/1/2026	1.080%
Chaffey Joint Union HS	1,565,000.00	1,553,367.50	8/1/2026	2.475%
Huntington Beach Union HS	3,305,000.00	3,264,585.00	8/1/2026	1.208%
Placentia Yorba Linda USD	1,110,000.00	1,095,262.00	8/1/2026	1.070%
San Diego Comm Coll Dist	470,000.00	467,309.00	8/1/2026	2.299%
San Ramon Valley CUSD	2,125,000.00	2,125,000.00	8/1/2026	1.147%
Sonoma County Jr Coll Dist	2,000,000.00	1,984,731.00	8/1/2026	2.447%
San Diego Pub Facilities Dist	1,625,000.00	1,601,926.00	10/15/2026	1.812%
California St Univ Taxable 2021B	2,500,000.00	2,423,919.00	11/1/2026	1.142%
El Dorado Irrigation Dist	1,175,000.00	1,150,033.00	3/1/2027	1.687%
Rancho Santiago CC Ref 2020	335,000.00	319,800.50	3/1/2027	1.106%
UC Taxable Gen Bds 2020 B	2,385,000.00	2,279,159.50	5/15/2027	1.316%
El Monte HSD Taxable Ref 2021	600,000.00	573,548.00	6/1/2027	1.326%
LA Dept Wtr Pwr Rev Bonds 2010C	2,000,000.00	2,045,789.00	7/1/2027	5.516%
Colton CA USD Ref Bonds 2020	1,060,000.00	1,011,585.00	8/1/2027	1.603%
Contra Costa Comm College Dist	880,000.00	856,004.00	8/1/2027	2.163%
Corona Norco USD Ref Bond 2019	250,000.00	239,183.00	8/1/2027	2.297%
Foothill De Anza CC Taxable 2021	540,000.00	515,717.00	8/1/2027	1.473%
Fremont USD Alameda County	1,100,000.00	1,040,920.00	8/1/2027	1.113%
Fremont USD Taxable Ref 2021	1,140,000.00	1,120,978.00	8/1/2027	2.000%
Marin County Comm Coll 2016	335,000.00	328,355.80	8/1/2027	3.330%
Mount San Antonio CC 2021	285,000.00	269,290.00	8/1/2027	1.139%
Mount San Antonio Comm Coll	405,000.00	390,731.75	8/1/2027	2.329%
Saddleback Valley USD	3,000,000.00	2,955,826.00	8/1/2027	2.400%
San Diego CCD Taxable 2019	590,000.00	572,610.00	8/1/2027	2.407%
San Ramon Valley CUSD	1,435,000.00	1,379,704.00	8/1/2027	1.440%
Santa Monica Comm College Dist	1,000,000.00	992,716.00	8/1/2027	3.415%
Sierra CA CCD 2021A Ref	465,000.00	440,284.50	8/1/2027	1.129%
William Hart USD 2020 Ref	200,000.00	189,213.00	8/1/2027	1.174%
San Jose Ca Taxable Series B	910,000.00	881,121.00	9/1/2027	2.600%
Soquel Creek Wtr Ref 2020	545,000.00	513,575.50	3/1/2028	1.445%
Gardena Calif Pension Obligation	1,000,000.00	944,397.00	4/1/2028	2.663%
Beverly Hills Taxable Ref 2020B	635,000.00	593,220.50	6/1/2028	1.514%
California Health Facs Fing Au	760,000.00	732,972.00	6/1/2028	3.378%
Alameda Cnty Calif	540,000.00	527,743.00	8/1/2028	3.519%
Desert CA Cmnty College	1,000,000.00	943,809.00	8/1/2028	2.023%
Long Beach Calif Cmnty	730,000.00	690,878.00	8/1/2028	2.337%
Redondo Beach CA Uni Bond 2018	675,000.00	616,328.00	8/1/2028	1.430%
San Ramon Valley CA	1,820,000.00	1,693,012.00	8/1/2028	1.670%
Santa Ana College Impt	1,500,000.00	1,380,901.00	8/1/2028	1.320%
Santa Clarita Calif Cmnty	1,000,000.00	932,414.00	8/1/2028	1.563%
William Hart High	1,000,000.00	928,428.00	8/1/2028	1.429%
Yosemite Calif Cmnty College	750,000.00	710,411.00	8/1/2028	2.210%
Los Angeles Community College Dist	1,250,000.00	1,026,978.00	8/1/2029	5.520%
Riverside Community College Dist	2,000,000.00	1,831,252.00	8/1/2029	1.785%
Berkeley Calif Jt Pwers	3,000,000.00	3,033,671.00	10/1/2029	4.375%
Santa Clara Valley Transport	800,000.00	728,432.00	4/1/2030	1.622%
University of California	3,000,000.00	2,720,896.00	5/15/2030	1.614%
Marin Community College	500,000.00	451,724.00	8/1/2030	1.610%
State of California	2,000,000.00	2,091,928.00	9/1/2030	4.875%
State of California	3,000,000.00	3,160,636.00	9/1/2030	4.875%
Imperial Irrigation District	1,100,000.00	1,116,506.00	11/1/2030	4.160%

City of Clovis
Corporate Maturities Exceeding One Year
As of October 31, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
Duke Energy Carolinas LLC	2,000,000.00	1,967,067.00	11/15/2028	3.950%
Toyota MTR Cr Corp	2,000,000.00	1,994,792.00	1/5/2029	4.350%
Procter & Gamble Co	2,000,000.00	1,996,460.00	1/29/2029	4.650%
Air Products and Chemicals	2,000,000.00	1,994,719.00	2/8/2029	4.600%
Texas Instrument Inc	2,000,000.00	2,006,504.00	2/8/2029	4.600%
Cummins Inc	2,000,000.00	2,021,740.00	2/20/2029	4.900%
Bristol-Myers Squibb Co	2,000,000.00	2,002,790.00	2/22/2029	4.900%
Astrazeneca Finance LLC	2,000,000.00	1,987,683.00	2/26/2029	4.850%
Cisco Sys Inc.	2,000,000.00	2,013,466.00	2/26/2029	4.850%
Caterpillar Finl	2,000,000.00	2,014,194.00	2/27/2029	4.850%
Merck Co Inc.	2,000,000.00	1,931,156.00	3/7/2029	3.400%
Blackrock Fund Inc.	2,000,000.00	2,006,762.00	3/14/2029	4.700%
Adobe Inc	2,000,000.00	2,007,325.00	4/4/2029	4.800%
Home Depot Inc.	2,000,000.00	1,994,459.00	4/15/2029	4.900%
United Health Group	2,000,000.00	1,979,220.00	4/15/2029	4.700%
Midamerican Energy Co	1,500,000.00	1,460,774.00	4/15/2029	3.650%
Glaxosmithkline Capital	2,000,000.00	1,920,271.00	6/1/2029	3.375%
John Deere Capital	2,000,000.00	2,009,442.00	6/11/2029	4.850%
Citibank NA	2,000,000.00	2,032,380.00	8/6/2029	4.838%
Honeywell Intl Inc	2,000,000.00	2,070,050.00	9/1/2029	4.875%
Unilever Capital Corp	1,500,000.00	1,379,555.00	9/6/2029	2.125%
Paccar Financial Group	2,000,000.00	1,964,800.00	9/26/2029	4.000%
State Street Corp	2,000,000.00	1,828,793.00	1/24/2030	2.400%
Pepsico Inc	3,000,000.00	2,987,142.00	2/7/2030	4.600%
Eli Lilly & Co	3,000,000.00	3,000,000.00	2/12/2030	4.750%
Target Corp	2,000,000.00	1,841,093.00	2/15/2030	2.350%
Hershey Company	2,000,000.00	2,030,727.00	2/24/2030	4.750%
Johnson & Johnson	2,000,000.00	2,022,842.00	3/1/2030	4.700%
President & Fellow	2,500,000.00	2,550,238.00	3/15/2030	4.887%
Kimberly Clark Corp	2,500,000.00	2,388,212.00	3/26/2030	3.100%
Mastercard Inc	2,000,000.00	1,913,707.00	3/26/2030	3.350%
Nike Inc	2,500,000.00	2,363,110.00	3/27/2030	2.850%
Gen Dynamics Corp	2,500,000.00	2,426,235.00	4/1/2030	3.625%
Costco Wholesale Corp	2,000,000.00	1,814,475.00	4/20/2030	1.600%
Pfizer Investment Enterprise	2,000,000.00	2,037,180.00	5/19/2030	4.650%
Dartmouth College	2,000,000.00	2,011,741.00	6/1/2030	4.273%
Applied Materials Inc	2,500,000.00	2,280,715.00	6/1/2030	1.750%
Trustees Princeton Univ	2,000,000.00	2,056,864.00	7/1/2030	4.647%
Stanford University	2,000,000.00	2,018,324.00	8/1/2030	4.146%
Automatic Data Processing	3,000,000.00	2,646,989.00	9/1/2030	1.250%

CITY of CLOVIS

Report to the City Council

To: City Council

From: Finance Department

Date: April 20, 2026

Staff: Angela Papazian, Deputy Finance Director

Subject: Finance – Receive and File – Investment Report for the Month of November, 2025.

Recommendation: Receive and File

Attachments:

1. Investment Report November ATT 1 Dist of Investments
2. Investment Report November ATT 2 Monthly Inv Trans
3. Investment Report November ATT 3 Cert of Deposit
4. Investment Report November ATT 4 Municipal Securities
5. Investment Report November ATT 5 Corporate Securities
6. Investment Report November ATT 6 Treasury Rates

Recommendation:
Staff recommends that the City Council receive and file the Investment Report for the Month of November 2025.

Executive Summary:
Attached is the Investment Report for the month of November 2025. Shown in Attachment 1 is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Attachment 2 reflects the monthly investment transactions for the month of November 2025. Attachment 3 lists the certificates of deposit. Attachment 4 lists the municipal securities. Attachment 5 lists the corporate securities. Attachment 6 is a graph of Treasury rates on November 28, 2025.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in adherence with the safeguards and diversity of a prudent investor.

2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the

principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.

3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90-day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates, the City of Clovis portfolio return may be less than that of the annualized 90-day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90-day Treasury bill. The current 90-day Treasury bill rate (annualized) is 4.25%. The rate of return for the City of Clovis portfolio is 3.79%. The goal for the City of Clovis investment return is 120% of the 90-day Treasury bill rate. The current rate of return is 89% of the Treasury bill rate.

The Finance Department began investing in corporate securities in February 2024 to provide additional diversification and yield to the portfolio. To date, 40 corporate securities have been purchased at a net book value of $83,003,116 as of November 30, 2025. Their average yield is 4.01%, which is roughly 43 basis points higher than current yields on 5-year Treasury bonds.

In accordance with the Investment Policy, the investment period for each investment is up to three years and can be extended to five years with the City Manager's approval. As of November 2025, the average investment life of the City's investment portfolio is 1.80 years.

Current Investment Environment and Philosophy

During the month of November 2025, the federal funds rate target range was 3.75%-4.00%. On November 28, 2025, the Treasury yield curve decreased from 3-month to 3-year notes and increased from 3-year to 10-year notes.

Certificates of Deposit (CD's)

The City purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CDs are held by U.S. Bank, a third-party custodian. Non-negotiable CDs are held in the City's safe.

Purchases and Maturities

- 0 government securities were purchased.
- 1 government security matured.
- 1 certificate of deposit was purchased.
- 3 certificates of deposit totaling $750,000 matured.
- 1 municipal security was purchased.
- 0 municipal securities were called or matured.
- 0 corporate securities were purchased.

• 0 corporate securities were called or matured.

Market Environment

• During November, the federal funds target rate range was 3.75%-4.00%.
• On November 28th, the yield curve decreased from 3-month to 3-year notes and increased from 3-year to 10-year notes. See Attachment 6, Graph of Treasury Rates on November 28, 2025.

Background:
State law (Government Code Section 53646(b)) requires that the City Treasurer provide quarterly reports on their investment activities to their governing body.

Fiscal Impact:
None.

Reason for Recommendation:
The Finance report is for information only and no action is required.

Actions Following Approval:
Staff will file the report.

Conflict of Interest:
None.

City of Clovis
Distribution of Investments
As of November 30, 2025

	COST	NET BOOK VALUE	MARKET VALUE *	YIELD TO MATURITY	STATED INTEREST RATE	INVEST DATE	MATURITY DATE	DAYS TO MATURITY FROM 11/30/2025
GOV'T SECURITIES								
FHLB	4,963,000	4,998,329	4,967,350	0.750%	0.580%	09/08/21	02/11/26	73
FHLB	3,922,000	3,995,618	3,968,760	1.229%	0.750%	12/16/21	02/24/26	86
FHLB	2,751,000	2,974,498	2,972,730	3.916%	0.790%	05/17/23	03/16/26	106
FFCB	4,967,500	4,994,578	4,888,650	1.075%	0.940%	10/14/21	09/28/26	302
FHLB	3,649,200	3,926,380	3,909,640	3.342%	1.150%	06/29/22	10/28/26	332
FHLB	5,988,000	5,997,641	5,859,420	1.291%	1.250%	11/24/21	11/24/26	359
FHLB	5,127,757	5,026,896	4,925,200	1.580%	2.125%	01/20/22	12/11/26	376
FHLB	4,043,250	4,378,899	4,331,457	3.397%	1.020%	06/29/22	02/24/27	451
FHLB	4,550,000	4,877,149	4,874,328	3.173%	1.020%	08/17/22	02/24/27	451
FHLB	3,695,200	3,922,993	3,998,406	2.564%	0.900%	03/31/22	02/26/27	453
FHLB	6,072,400	6,580,119	6,570,665	3.737%	0.900%	01/19/23	02/26/27	453
FHLB	5,247,000	5,768,111	5,677,537	4.329%	0.900%	02/16/23	02/26/27	453
FHLB	5,050,770	5,508,404	5,513,268	3.971%	1.000%	12/14/22	02/26/27	453
FHLB	4,000,000	4,000,000	3,936,760	2.375%	2.375%	03/08/22	03/08/27	463
FFCB	5,160,000	5,619,499	5,652,720	3.996%	0.830%	03/23/23	02/22/28	814
FHLB	355,160	375,577	378,616	4.123%	1.125%	01/18/24	02/25/28	817
FFCB	2,123,750	2,308,619	2,361,875	4.812%	1.000%	09/27/23	03/02/28	823
FHLB	1,893,209	2,062,858	2,116,743	5.018%	1.000%	10/18/23	03/10/28	831
FHLB	3,124,500	3,058,784	3,063,270	3.553%	4.500%	05/17/23	03/10/28	831
FFCB	626,780	659,551	666,344	4.121%	1.370%	01/18/04	03/22/28	843
FFCB	6,102,000	6,048,989	6,037,200	3.501%	3.875%	04/26/23	04/25/28	877
FFCB	5,354,250	5,428,025	5,471,785	4.349%	3.740%	06/14/23	04/27/28	879
FFCB	2,641,500	2,794,406	2,823,600	4.130%	1.230%	12/20/23	07/13/28	956
FHLMC	853,500	917,188	937,100	4.601%	1.100%	11/15/23	07/27/28	970
FNMA	848,800	914,493	934,550	4.613%	1.000%	11/15/23	07/28/28	971
FHLB	882,500	931,963	941,690	4.117%	1.300%	12/20/23	08/04/28	978
FHLB	2,981,700	2,989,626	3,093,210	4.892%	4.750%	10/18/23	09/08/28	1,013
FHLMC	842,300	907,658	929,220	4.614%	1.000%	11/15/23	10/19/28	1,054
FFCB	1,799,000	1,809,810	1,815,300	3.764%	1.450%	08/28/25	06/01/30	1,644
SECURITIES TOTAL	$ 99,616,025	$ 103,776,660	$ 103,617,394					
LAIF		$ 61,258,856	$ 61,258,856					
Municipal Issuance		$ 67,375,610	$ 67,586,036					
Corporate Securities		$ 83,003,116	$ 84,411,180					
Sweep Account (Union Bank)		$ 25,127,640	$ 25,127,640					
TOTAL CD'S		$ 23,750,000	$ 23,911,528					
TOTAL INVESTMENTS		$ 364,291,882	$ 365,912,634					

* Market values for securities obtained from US Bank.

City of Clovis
Monthly Investment Transactions
As of November 30, 2025

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
University Calif Revs	Mun Iss.	Purchase	1,500,000	1,402,650	1.697%	11/20/25	05/15/29
Covantage Cr Un	CD	Purchase	250,000	250,000	3.600%	11/06/25	11/06/28
FHLB	Gov. Sec.	Maturity	950,000	947,914	0.500%	11/25/25	11/25/25
Capital One Natl	CD	Maturity	250,000	250,000	4.900%	11/17/25	11/17/25
Spokane Teachers	CD	Maturity	250,000	250,000	5.000%	11/24/25	11/24/25
United Heritage Cr Un	CD	Maturity	250,000	250,000	4.700%	11/04/25	11/04/25

PORTFOLIO DATA

Current Month (11/25)

	Book	Market
CD'S	$ 23,750,000	$ 23,911,528
Gov't Securities*	103,776,660	103,617,394
Municipal Securities	67,375,610	67,586,036
Corporate Securities	83,003,116	84,411,180
LAIF	61,258,856	61,258,856
Sweep Account (Union Bank)	25,127,640	25,127,640
TOTAL	$ 364,291,882	$ 365,912,634

Prior Month (10/25)

	Book	Market
CD'S	$ 24,250,000	$ 24,440,610
Gov't Securities*	104,597,269	104,271,123
Municipal Securities	65,894,771	65,982,985
Corporate Securities	82,974,004	84,160,745
LAIF	61,258,856	61,258,856
Sweep Account (Union Bank)	20,654,924	20,654,924
TOTAL	$ 359,629,824	$ 360,769,243

Three Months Previous (08/25)

	Book	Market
CD'S	$ 28,500,000	$ 28,667,375
Gov't Securities*	112,307,499	111,833,574
Municipal Securities	57,827,526	57,892,673
Corporate Securities	78,007,256	79,243,980
LAIF	60,596,907	60,596,907
Sweep Account (Union Bank)	19,231,947	19,231,947
TOTAL	$356,471,135	$ 357,466,456

Six Months Previous (05/25)

	Book	Market
CD'S	$ 29,000,000	$ 29,097,303
Gov't Securities*	119,112,733	117,878,004
Municipal Securities	59,995,893	59,691,261
Corporate Securities	68,015,988	68,516,435
LAIF	59,940,157	59,940,157
Sweep Account (Union Bank)	30,582,117	30,582,117
TOTAL	$366,646,888	$ 365,705,277

One Year Previous (11/24)

	Book	Market
CD'S	$ 32,000,000	$ 32,116,358
Gov't Securities*	132,021,224	129,604,615
Municipal Securities	57,389,326	56,842,923
Corporate Securities	40,735,231	40,952,509
LAIF	58,646,660	58,646,660
Sweep Account (Union Bank)	6,114,594	6,114,594
TOTAL	$ 326,907,035	$ 324,277,659

*Adjusted Quarterly for Premium/Discount Amortization

City of Clovis
Certificates of Deposit
As of November 30, 2025

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 11/30/25	INTEREST FREQUENCY
Morgan Stanley Private	250,000	249,967.50	4.750%	12/09/22	12/09/25	9	QUARTERLY
Community Bank Topeka	250,000	250,055.00	4.300%	12/14/22	12/15/25	15	QUARTERLY
Austin Telco Fed	250,000	250,152.50	4.950%	12/16/22	12/16/25	16	QUARTERLY
Alliant Credit Union	250,000	250,240.00	5.100%	12/30/22	12/30/25	30	QUARTERLY
First Technology Fed Cr Un	250,000	250,252.50	5.150%	06/30/23	12/30/25	30	MONTHLY
Liberty First Cr Un	250,000	250,260.00	4.550%	01/17/23	01/19/26	50	QUARTERLY
Capital Educators Fed Cr	250,000	250,260.00	4.550%	01/19/23	01/20/26	51	QUARTERLY
City Natl Bank	250,000	250,177.50	4.350%	01/25/23	01/26/26	57	QUARTERLY
Manufacturers Traders	250,000	250,155.00	4.250%	01/31/23	02/02/26	64	QUARTERLY
Coastlife Cr Un	250,000	250,397.50	4.650%	02/13/23	02/13/26	75	QUARTERLY
Achieve Finl Cr Un	250,000	250,420.00	4.650%	02/17/23	02/17/26	79	QUARTERLY
California Cr Un Glendale	250,000	250,230.00	4.500%	02/23/23	02/23/26	85	QUARTERLY
Truliant Fed Cr Un	250,000	250,472.50	4.600%	02/28/23	02/27/26	89	QUARTERLY
Pioneer Fed Cr Un Mtn Home	250,000	250,487.50	4.600%	02/28/23	03/02/26	92	QUARTERLY
Tradition Cap Bankk	250,000	250,442.50	4.600%	03/03/23	03/03/26	93	MONTHLY
Alaska Fed Cr	250,000	250,547.50	4.650%	03/05/23	03/09/26	99	MONTHLY
Mid Carolina Credit	250,000	250,812.50	4.600%	03/13/23	03/13/26	103	MONTHLY
Blue Ridge Bank	250,000	250,790.00	4.500%	03/16/23	03/16/26	106	MONTHLY
Northwest Bank	250,000	250,855.00	4.600%	03/17/23	03/17/26	107	MONTHLY
Valleystar Credit Union	250,000	250,880.00	4.600%	03/20/23	03/20/26	110	MONTHLY
First Community Bank	250,000	250,845.00	4.500%	03/22/23	03/23/26	113	MONTHLY
Technology Credit Union	250,000	250,925.00	4.650%	03/23/23	03/23/26	113	MONTHLY
Cibc Bank	250,000	250,820.00	4.650%	03/24/23	03/24/26	114	MONTHLY
Signature Bank	250,000	250,912.50	4.500%	03/24/23	03/24/26	114	MONTHLY
Point West Credit Union	250,000	251,065.00	5.000%	04/12/23	04/13/26	134	MONTHLY
Flagstar Bank	250,000	251,152.50	4.650%	03/30/23	04/24/26	145	MONTHLY
Utah Cmnty Credit Union	250,000	250,825.00	4.600%	04/26/23	04/27/26	148	MONTHLY
Cross River Bank	250,000	250,955.00	4.650%	05/19/23	05/19/26	170	MONTHLY
Raiz FCU	250,000	251,222.50	4.650%	05/24/23	05/26/26	177	MONTHLY
Usalliance FCU	250,000	251,100.00	4.700%	05/26/23	05/26/26	177	MONTHLY
Chartway Fed Cr Un	250,000	251,442.50	4.900%	06/09/23	06/09/26	191	MONTHLY
Customers Bank	250,000	251,170.00	4.700%	06/14/23	06/15/26	197	MONTHLY
Lafayette Fed Cr Un	250,000	251,587.50	4.950%	12/13/23	06/15/26	197	QUARTERLY
Latino Cmnty Cr Un	250,000	251,625.00	4.900%	06/27/23	06/29/26	211	MONTHLY
Leaders Cr Un	250,000	251,710.00	5.000%	06/30/23	06/30/26	212	MONTHLY
Farmers Insurance	250,000	251,915.00	5.000%	07/21/23	07/21/26	233	MONTHLY
Maine Svgs FCU	250,000	251,915.00	5.000%	07/21/23	07/21/26	233	MONTHLY
Popular Bank New York	250,000	252,015.00	4.850%	09/06/23	09/04/26	278	QUARTERLY
Freedom Northwest Cr Un	250,000	253,130.00	5.350%	09/19/23	09/18/26	292	QUARTERLY
Amex National Bank	250,000	252,497.50	5.000%	09/20/23	09/21/26	295	QUARTERLY
First Gty Bank	250,000	252,847.50	5.100%	10/13/23	10/13/26	317	MONTHLY
Bridgewater Bank	250,000	253,052.50	5.100%	11/03/23	11/03/26	338	MONTHLY
Taylorsville Svgs Bk	250,000	253,052.50	5.100%	11/03/23	11/03/26	338	MONTHLY
Mountain Comm Bk	250,000	251,957.50	4.500%	12/20/23	12/21/26	386	QUARTERLY
American Bk Freedom	250,000	251,847.50	4.500%	12/22/23	12/22/26	387	QUARTERLY
Rockland Fed Cr Un	250,000	252,222.50	4.600%	12/22/23	12/22/26	387	QUARTERLY
Hughes Fed Cr Un	250,000	251,895.00	4.400%	01/29/24	01/29/27	425	QUARTERLY
MVB Bk Inc Fairmont	250,000	251,465.00	4.250%	01/31/24	01/29/27	425	QUARTERLY
Farmers & Merchants Tr Co	250,000	251,190.00	4.150%	01/30/24	02/01/27	428	QUARTERLY
Oregon Cmnty Cr Un	250,000	251,625.00	4.300%	02/09/24	02/09/27	436	MONTHLY
Valley Natl Bk	250,000	252,127.50	4.450%	02/21/24	02/22/27	449	MONTHLY
CFBank Fairlawn	250,000	252,190.00	4.450%	03/05/24	03/05/27	460	QUARTERLY
Haven Svgs Bk	250,000	252,330.00	4.500%	03/06/24	03/08/27	463	QUARTERLY
Univest Natl Bk	250,000	252,655.00	4.600%	03/13/24	03/15/27	470	QUARTERLY
First Natl Bk	250,000	252,737.50	4.600%	03/19/24	03/19/27	474	QUARTERLY
Nicolet Natl Bk	250,000	252,755.00	4.600%	03/22/24	03/22/27	477	QUARTERLY
People Bank Co	250,000	253,480.00	4.650%	03/30/23	03/30/27	485	MONTHLY
United FID Bank FSB	250,000	252,875.00	4.600%	04/12/24	04/12/27	498	QUARTERLY
Maine Cmnty Bk	250,000	253,442.50	4.700%	05/15/24	05/17/27	533	QUARTERLY
Fahey Banking Co	250,000	253,467.50	4.700%	05/21/24	05/21/27	537	QUARTERLY
Crown Bank Edina	250,000	253,307.50	4.650%	05/23/24	05/24/27	540	QUARTERLY
Gilmer Natl Bk	250,000	253,757.50	4.750%	06/07/24	06/07/27	554	QUARTERLY
First Fndtn Bk	250,000	254,295.00	4.900%	06/13/24	06/14/27	561	QUARTERLY
Empower Fed Cr Un	250,000	254,480.00	4.900%	06/26/24	06/28/27	575	QUARTERLY
Optum Bk Draper	250,000	253,675.00	4.700%	07/10/24	07/12/27	589	QUARTERLY
Generations Cmnty Fed Cr Un	250,000	251,170.00	4.000%	08/21/24	08/23/27	631	QUARTERLY

City of Clovis
Certificates of Deposit
As of November 30, 2025

Negotiable CDs	COST	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 11/30/25	INTEREST FREQUENCY
National Bk Superior	250,000	248,992.50	3.500%	10/08/24	10/08/27	677	QUARTERLY
True Sky Cr Un	250,000	251,797.50	4.100%	11/06/24	11/08/27	708	QUARTERLY
Workers Cr Un	250,000	251,810.00	4.100%	11/22/24	11/22/27	722	QUARTERLY
Morgan Stanley Bk	250,000	251,405.00	4.000%	01/15/25	01/18/28	779	QUARTERLY
Carroll County	250,000	254,365.00	4.650%	03/30/23	03/30/28	851	MONTHLY
Discover Bank	250,000	253,587.50	4.350%	04/26/23	04/24/28	876	MONTHLY
TTCU Fed Cr Un	250,000	258,052.50	5.000%	07/26/23	07/26/28	969	MONTHLY
Goldman Sachs Bk	250,000	250,715.00	3.850%	08/05/25	08/07/28	981	QUARTERLY
Adams Cmnty Bk	250,000	250,665.00	3.850%	08/08/25	08/08/28	982	QUARTERLY
American Eagle Bk	250,000	250,467.50	3.800%	08/08/25	08/08/28	982	QUARTERLY
BMW Bk NA	250,000	250,670.00	3.850%	08/15/25	08/15/28	989	QUARTERLY
Financial Plus Cr Un	250,000	250,815.00	3.850%	08/15/25	08/15/28	989	QUARTERLY
Connexus Cr Un	250,000	251,792.50	4.000%	08/19/25	08/21/28	995	QUARTERLY
Fisher Natl Bk	250,000	250,250.00	4.050%	08/28/25	08/28/28	1,002	QUARTERLY
Luana Svgs Bk	250,000	250,077.50	3.750%	08/27/25	08/28/28	1,002	QUARTERLY
First Natl Bk	250,000	250,120.00	3.750%	08/29/25	08/29/28	1,003	QUARTERLY
State Bk India	250,000	249,122.50	3.600%	09/15/25	09/15/28	1,020	QUARTERLY
BNY Mellon NA	250,000	248,880.00	3.550%	09/17/25	09/18/28	1,023	QUARTERLY
Civic Fed Cr Un	250,000	249,475.00	3.650%	09/26/25	09/26/28	1,031	QUARTERLY
United Bankers	250,000	248,415.00	3.500%	10/31/25	10/31/28	1,066	MONTHLY
Covantage Cr Un	250,000	249,050.00	3.600%	11/06/25	11/06/28	1,072	QUARTERLY
Wells Fargo Natl Bk	250,000	259,240.00	5.050%	11/14/23	11/14/28	1,080	MONTHLY
Consumers Fed Cr Un	250,000	258,905.00	5.000%	11/16/23	11/16/28	1,082	MONTHLY
San Francisco Fed Cr Un	250,000	253,680.00	4.250%	11/27/24	11/27/28	1,093	QUARTERLY
Amerasia Bk	250,000	251,892.50	4.000%	02/15/24	02/15/29	1,173	MONTHLY
Merrick Bk South	250,000	252,245.00	4.050%	12/20/24	06/11/29	1,289	QUARTERLY
USF Fed Cr Un	250,000	254,810.00	4.350%	07/30/24	07/30/29	1,338	QUARTERLY
Sallie Mae Bk	250,000	254,202.50	4.300%	07/31/24	07/31/29	1,339	QUARTERLY
Hope Fed Cr Un	250,000	249,442.50	3.650%	09/29/25	09/29/29	1,399	QUARTERLY
Negotiable CD TOTAL	$ 23,750,000	$ 23,911,528					
CD TOTAL	$ 23,750,000	$ 23,911,528					

City of Clovis
Municipal Securities
As of November 30, 2025

Municipal Securities	NET BOOK VALUE	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 11/30/25	INTEREST FREQUENCY
Los Angeles CA USD Ref Bond	1,001,261	986,910	1.455%	11/15/21	07/01/26	213	QUARTERLY
Chabot Las Positas Cmnty Clg CA	3,460,081	3,441,840	1.080%	07/27/22	08/01/26	244	QUARTERLY
Chaffey CA High School Ref Bond	1,554,642	1,552,527	2.475%	06/30/22	08/01/26	244	QUARTERLY
Huntington Beach HS Dist Ref Bond	3,269,009	3,248,187	1.208%	04/29/22	08/01/26	244	QUARTERLY
Placentia Yorba USD Ref Bond	1,096,876	1,089,565	1.070%	05/31/22	08/01/26	244	QUARTERLY
San Diego CA Cmnty Ref Bond	467,603	465,408	2.299%	04/29/22	08/01/26	244	QUARTERLY
San Ramon Valley CA USD Ref Bond	2,125,000	2,088,981	1.147%	11/03/21	08/01/26	244	QUARTERLY
Sonoma Cnty Jr College Ref Bond	1,986,403	1,982,400	2.447%	06/30/22	08/01/26	244	QUARTERLY
San Diego CA Pub Facs Ref Bond	1,603,910	1,597,976	1.812%	08/18/22	10/15/26	319	QUARTERLY
CA ST Univ Rev Ref Bond	2,430,155	2,441,925	1.142%	02/17/23	11/01/26	336	QUARTERLY
El Dorado CA Irr Dist Ref Bond	1,151,575	1,143,099	1.687%	08/18/22	03/01/27	456	QUARTERLY
Rancho Santiago Cmnty Clg	320,739	320,324	1.106%	11/17/22	03/01/27	456	QUARTERLY
University Gen Rev Bond	2,284,820	2,307,583	1.316%	10/13/22	05/15/27	531	QUARTERLY
El Monte Ca Ref Bond	574,921	578,358	1.326%	03/24/23	06/01/27	548	QUARTERLY
Los Angeles CA Dept Wtr Ref Bond	2,043,530	2,028,500	5.516%	04/27/23	07/01/27	578	QUARTERLY
Colton CA Jt Uni Sch	1,013,858	1,023,260	1.603%	11/17/22	08/01/27	609	QUARTERLY
Contra Costa Ref Bond	857,131	858,774	2.163%	09/15/22	08/01/27	609	QUARTERLY
Corona Norco Ref Bond	239,691	244,230	2.297%	09/28/23	08/01/27	609	QUARTERLY
Foothill De Anza CCD	516,857	521,851	1.473%	12/15/22	08/01/27	609	QUARTERLY
Fremont CA Uni Sch Dist	1,043,694	1,053,250	1.113%	11/17/22	08/01/27	609	QUARTERLY
Fremont CA USD Ref Bond	1,121,871	1,107,727	2.000%	05/31/22	08/01/27	609	QUARTERLY
Marin CA Cmnty Clg Dist	328,668	333,020	3.330%	11/17/22	08/01/27	609	QUARTERLY
Mount San Antonio Cmnty Clg	270,028	273,452	1.139%	11/17/22	08/01/27	609	QUARTERLY
Mount San Antonio Ref Bond	391,402	396,305	2.329%	10/13/22	08/01/27	609	QUARTERLY
Saddleback VY Uni Ref Bond	2,957,900	2,936,640	2.400%	08/10/22	08/01/27	609	QUARTERLY
San Diego CA Com CD	573,426	578,070	2.407%	12/15/22	08/01/27	609	QUARTERLY
San Ramon Valley Ref Bond	1,382,300	1,385,119	3.415%	09/15/22	08/01/27	609	QUARTERLY
Santa Monica Cmnty Clg Ref Bond	993,059	994,490	3.050%	09/15/22	08/01/27	609	QUARTERLY
Sierra CA Cmnty Clg Dist	441,445	446,084	1.129%	11/17/22	08/01/27	609	QUARTERLY
William Hart CA Un High	189,720	192,008	1.174%	11/17/22	08/01/27	609	QUARTERLY
San Jose CA Txble Ser B	882,414	893,402	2.600%	10/13/22	09/01/27	640	QUARTERLY
Soquel Creek Cnty Ref Bond	514,682	517,952	1.445%	05/18/23	03/01/28	822	QUARTERLY
Gardena Calif Pension Oblig	946,286	970,060	2.663%	10/19/23	04/01/28	853	QUARTERLY
Beverly Hills Ref Bond	594,549	601,040	1.514%	06/15/23	06/01/28	914	QUARTERLY
California Health FACS	733,831	752,856	3.378%	11/16/23	06/01/28	914	QUARTERLY
Alameda Cnty Calif	528,109	538,115	3.519%	03/21/24	08/01/28	975	QUARTERLY
Desert CA Cmnty College	945,487	959,420	2.023%	01/19/24	08/01/28	975	QUARTERLY
Long Beach Calif Cmnty	692,046	703,450	2.337%	03/21/24	08/01/28	975	QUARTERLY
Redondo Beach Ref Bond	618,079	634,412	1.430%	09/28/23	08/01/28	975	QUARTERLY
San Ramon Valley CA Uni	1,696,803	1,730,401	1.670%	07/13/23	08/01/28	975	QUARTERLY
Santa Ana College Impt	1,384,456	1,407,120	1.320%	07/13/23	08/01/28	975	QUARTERLY
Santa Clarita CA Cmnty	934,431	946,610	1.563%	01/19/24	08/01/28	975	QUARTERLY
William Hart CA High	930,563	943,240	1.429%	12/21/23	08/01/28	975	QUARTERLY
Yosemite Calif Cmnty Clg	711,593	723,285	2.210%	12/21/23	08/01/28	975	QUARTERLY
University Calif	1,026,606	1,402,380	1.697%	11/20/25	05/15/29	1,262	QUARTERLY
Los Angeles Calif Cmnty	1,403,415	1,046,370	5.520%	02/13/25	08/01/29	1,340	QUARTERLY
Riverside Calif Cmnty	1,834,947	1,867,640	1.785%	03/27/25	08/01/29	1,340	QUARTERLY
Berkeley Calif Jt Pwrs	3,032,965	3,056,400	4.375%	07/24/25	10/01/29	1,401	QUARTERLY
Santa Clara VY	729,764	729,928	1.622%	09/26/25	04/01/30	1,583	QUARTERLY
University CA	2,725,948	2,745,390	1.614%	09/26/25	05/15/30	1,627	QUARTERLY
Marin CA Cmnty Clg	452,559	452,595	1.610%	09/26/25	08/01/30	1,705	QUARTERLY
California ST	5,248,274	5,236,350	4.875%	09/02/25	09/01/30	1,736	QUARTERLY
Imperial Calif Irr Dist	1,116,231	1,109,757	4.160%	10/31/25	11/01/30	1,797	QUARTERLY
Mun. Securities TOTAL	$ 67,375,610	$ 67,586,036					
Municipal Securities TOTAL	$ 67,375,610	$ 67,586,036					

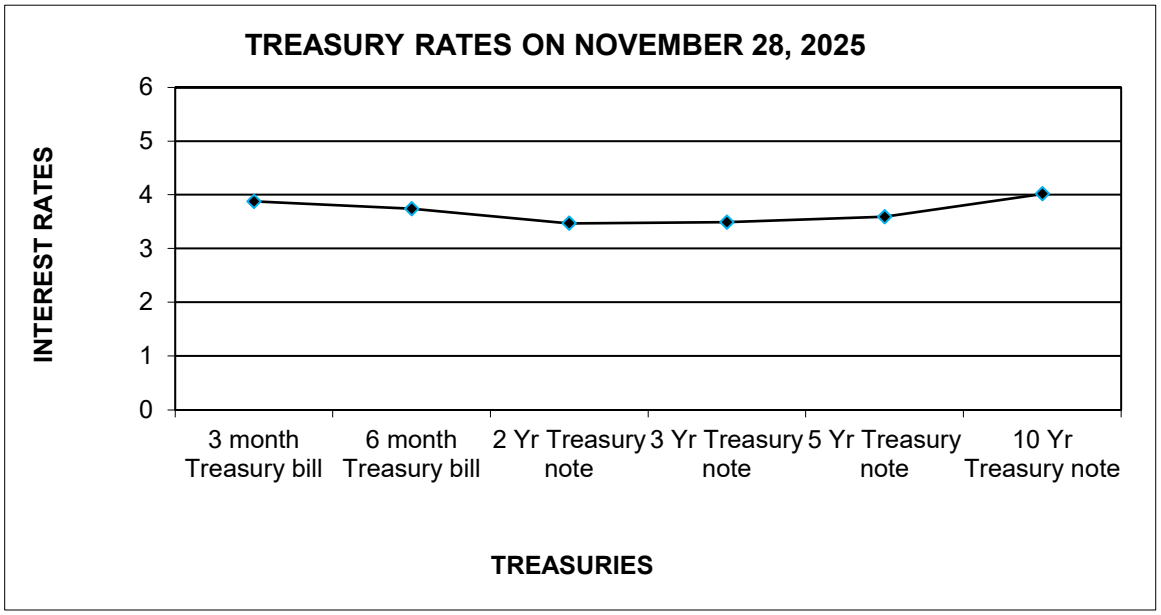
City of Clovis
Corporate Securities
As of November 30, 2025

Corporate Securities	NET BOOK VALUE	MARKET PRICE	INTEREST RATE	INVEST DATE	MATURITY DATE	MATURITY FROM 11/30/25	INTEREST FREQUENCY
Duke Energy Carolinas	1,967,956	2,005,300	3.950%	02/16/24	11/15/28	1,081	QUARTERLY
Toyota MTR Cr Corp	1,994,926	2,040,880	4.650%	02/16/24	01/05/29	1,132	QUARTERLY
Procter & Gamble Co	1,996,550	2,039,960	4.350%	02/16/24	01/29/29	1,156	QUARTERLY
Air Products and Chemicals Inc	1,994,850	2,039,520	4.600%	07/29/24	02/08/29	1,166	QUARTERLY
Texas Instrument Inc	2,006,341	2,045,820	4.600%	05/24/24	02/08/29	1,166	QUARTERLY
Cummins Inc	2,021,200	2,061,320	4.900%	07/29/24	02/20/29	1,178	QUARTERLY
Bristol-Myers Squibb Co	2,002,721	2,056,660	4.900%	05/24/24	02/22/29	1,180	QUARTERLY
AstraZeneca Finance LLC	1,987,986	2,056,240	4.850%	04/19/24	02/26/29	1,184	QUARTERLY
Cisco Sys Inc	2,013,133	2,055,380	4.850%	03/21/24	02/26/29	1,184	QUARTERLY
Caterpillar Finl	2,013,844	2,059,220	4.850%	06/21/24	02/27/29	1,185	QUARTERLY
Merck Co Inc	1,932,845	1,968,440	3.400%	03/21/24	03/07/29	1,193	QUARTERLY
Blackrock Funding Inc	2,006,597	2,048,860	4.700%	03/21/24	03/14/29	1,200	QUARTERLY
Adobe Inc	2,007,150	2,056,480	4.800%	05/24/24	04/04/29	1,221	QUARTERLY
Home Depot Inc	1,994,591	2,058,620	4.900%	04/19/24	04/15/29	1,232	QUARTERLY
Midamerican Energy Co	1,979,715	2,047,000	3.650%	11/20/24	04/15/29	1,232	QUARTERLY
United Health Group	1,461,706	1,484,370	4.700%	04/19/24	04/15/29	1,232	QUARTERLY
Glaxosmithkline Capital	1,922,098	1,962,020	3.375%	06/21/24	06/01/29	1,279	QUARTERLY
John Deere Capital	2,009,227	2,060,060	4.850%	06/21/24	06/11/29	1,289	QUARTERLY
Citibank NA	2,031,674	2,052,340	4.838%	08/15/24	08/06/29	1,345	QUARTERLY
Honeywell Intl Inc	2,068,550	2,062,280	4.875%	09/27/24	09/01/29	1,371	QUARTERLY
Unilever Capital Corp	1,382,125	1,409,520	2.125%	11/20/24	09/06/29	1,376	QUARTERLY
Paccar Financial Corp	1,965,541	2,007,740	4.000%	12/19/24	09/26/29	1,396	QUARTERLY
State Street Corp	1,832,115	1,888,780	2.400%	02/13/25	01/24/30	1,516	QUARTERLY
Pepsico Inc	2,987,390	3,075,960	4.600%	02/13/25	02/07/30	1,530	QUARTERLY
Eli Lilly & Co	3,000,000	3,090,240	4.750%	02/13/25	02/12/30	1,535	QUARTERLY
Target Corp	1,844,133	1,872,720	2.350%	03/27/25	02/15/30	1,538	QUARTERLY
Hershey Co	2,022,407	2,054,580	4.750%	03/27/25	02/24/30	1,547	QUARTERLY
Johnson & Johnson	2,030,140	2,065,300	4.700%	03/27/25	03/01/30	1,552	QUARTERLY
President & Fellow	2,549,294	2,588,700	4.887%	04/23/25	03/15/30	1,566	QUARTERLY
Kimberly Clark Corp	2,390,300	2,407,775	3.100%	05/30/25	03/26/30	1,577	QUARTERLY
Mastercard Inc	1,915,317	1,956,500	3.350%	03/27/25	03/26/30	1,577	QUARTERLY
Nike Inc	2,365,664	2,389,075	2.850%	05/30/25	03/27/30	1,578	QUARTERLY
Gen Dynamics Corp	2,427,607	2,462,825	3.625%	04/23/25	04/01/30	1,583	QUARTERLY
Costco Whsl Corp	2,036,508	1,816,580	1.600%	08/28/25	04/20/30	1,602	QUARTERLY
Pfizer Investment Enterprise	2,011,531	2,047,800	4.650%	06/27/25	05/19/30	1,631	QUARTERLY
Applied Materials Inc	1,817,885	2,264,375	1.750%	10/16/25	06/01/30	1,644	QUARTERLY
Dartmouth College	2,018,007	2,023,280	4.273%	07/29/25	06/01/30	1,644	QUARTERLY
Trustees Princeton Univ	2,055,863	2,057,260	4.146%	08/28/25	07/01/30	1,674	QUARTERLY
Stanford Univ	2,284,645	2,016,460	4.647%	08/28/25	08/01/30	1,705	QUARTERLY
Auto Data Process	2,652,984	2,654,940	1.250%	09/26/25	09/01/30	1,736	QUARTERLY
Corp. Securities TOTAL	$ 83,003,116	$ 84,411,180					
Corporate Securities TOTAL	$ 83,003,116	$ 84,411,180					

CITY OF CLOVIS
FINANCE DEPARTMENT
NOVEMBER 28, 2025 TREASURY RATES

Treasury Rates as of November 28, 2025

3 month Treasury bill	3.88
6 month Treasury bill	3.74
2 Yr Treasury note	3.47
3 Yr Treasury note	3.49
5 Yr Treasury note	3.59
10 Yr Treasury note	4.02



As indicated in the above graph, treasuries decreased from 3-month to 3-year notes, and increased from 3-year to 10-year notes.

ATTACHMENT 6

CITY of CLOVIS

Report to the City Council

To: City Council

From: Finance Department

Date: April 20, 2026

Staff: Angela Papazian, Deputy Finance Director

Subject: Finance – Receive and File – Treasurer's Report for the Month of November, 2025.

Recommendation: Receive and File

Attachments:
1. Treasurer's Report November ATT 1 Cash Balances
2. Treasurer's Report November ATT 2 Inv Activity
3. Treasurer's Report November ATT 3 Orig Maturities

Recommendation:
Staff recommends that the City Council receive and file the Treasurer's Report for the Month of November 2025.

Executive Summary:
Attached for the Council's information is the Treasurer's Report for the month ended November 30, 2025.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements, and fund balances. Attachment 1 provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month-end fund balances. Attachment 2 summarizes the investment activity for the month and distribution, by type of investment, held by the City. Attachment 3 lists all investments with original maturities exceeding one year as of the month ended November 30, 2025.

Background:
State law (Government Code Section 53646(b)) requires that the City Treasurer provide quarterly reports on their investment activities to their governing body.

Fiscal Impact:
None.

Reason for Recommendation:
The Finance report is for information only and no action is required.

Actions Following Approval:
Staff will file the report.

Conflict of Interest:
None.

City of Clovis
Statement of Cash Balances
As of November 30, 2025

	Previous Balance	$	7,597,612.18
	Deposits		24,865,664.39
	Disbursements		(26,600,917.64)
	Current Balance	$	5,862,358.93

FUNDS			**BALANCE**
100	General Fund	$	(12,740,442.45)
101	General Fund - Measure Y		13,846,401.04
201	Local Transportation		21,282,144.48
202	Parking and Business Improvements		252,481.38
203	Off Highway Use		78,571.01
204	Community Facilities District 2020-1		433,810.73
205	Senior Citizen Memorial Trust		70,735.73
207	Landscape Assessment District		8,033,574.78
208	Blackhorse III (95-1) Assessment District		(14,672.54)
209	Blackhorse III (95-1) Assessment District 2		31,365.85
275	HCD Block Grant Fund		859,717.42
301	Park & Recreation Acquisition		9,200,944.62
304	Affordable Housing		1,148,857.28
305	Refuse Equipment Reserve		2,994,264.12
310	Special Street Deposit Fund		61,417,787.36
314	Housing Successor Agency		442,500.67
402	1976 Fire Bond Redemption		25,446.16
404	1976 Sewer Bond Redemption Fund		454,532.37
501	Community Sanitation Fund		17,049,052.95
502	Sewer Service Fund		39,138,992.29
504	Sewer Capital Projects-Users		814,192.21
506	Sewer Capital Projects-Developer		(447,500.92)
507	Water Service Fund		50,189,150.60
508	Water Capital Projects-Users		8,078,543.66
509	Water Capital Projects-Developer		12,859,384.29
515	Transit Fund		18,977,094.07
540	Planning & Development Services		16,573,938.46
601	Property & Liability Insurance		2,262,067.97
602	Fleet Maintenance		31,708,125.51
603	Employee Benefit Fund		23,565,316.72
604	General Government Services		26,207,153.22
605	Facilities Maintenance		6,258,923.68
606	Information Technology		6,471,662.78
701	Curb & Gutter Fund		179,446.79
703	Payroll Tax & Withholding Fund		1,542,135.30
712	Temperance/Barstow Assmt Dist (98-1)		84,587.35
713	Shepherd/Temperance Assmt Dist (2000-1)		5,684.10
715	Supp Law Enforcement Serv		250,982.44
716	Asset Forfeiture		694,322.82
720	Measure A-Public Safety Facility Tax		2,163.57
736	SA Admin Trust Fund		1,421.40
741	SA Debt Service Trust Fund		(131,758.37)
747	Housing Successor Trust Fund		1,137.98
	SUBTOTALS	$	370,154,240.88
999	Invested Funds		(364,291,881.95)
	TOTAL	$	5,862,358.93

City of Clovis
Summary of Investment Activity
For the month of November 30, 2025

Balance of Investments Previous Month End		$ 359,629,822.38
Time Certificates of Deposit Transactions		
Investments	250,000.00	
Withdrawals	(750,000.00)	
Total CD Changes		(500,000.00)
Other Changes		
Government Securities	(820,609.00)	
Local Agency Investment Fund	0.00	
Municipal Securities	1,480,833.00	
Corporate Securities	29,120.00	
Sweep Account	4,472,715.57	
Total Other Changes		5,162,059.57
Balance of Investments Current Month End		$ 364,291,881.95

City of Clovis
Distribution of Investments
As of November 30, 2025

Insured CD's	23,750,000.00
Government Securities	103,776,660.10
Corporation Securities	83,003,116.00
Local Agency Investment Fund	61,258,856.38
Municipal Securities	67,375,609.55
Sweep Account	25,127,639.92
Investment Total	$ 364,291,881.95

City of Clovis
Government Maturities Exceeding One Year
As of November 30, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
FFCB	5,000,000.00	4,998,329.00	2/11/2026	0.580%
FHLB	4,000,000.00	3,995,618.00	2/24/2026	0.750%
FHLB	3,000,000.00	2,974,498.00	3/16/2026	0.790%
FHLB	5,000,000.00	4,994,578.00	9/28/2026	0.940%
FHLB	4,000,000.00	3,926,380.00	10/28/2026	1.150%
FHLB	6,000,000.00	5,997,641.00	11/24/2026	1.250%
FHLB	5,000,000.00	5,026,895.60	12/11/2026	2.125%
FHLB	4,500,000.00	4,378,899.00	2/24/2027	1.020%
FHLB	5,000,000.00	4,877,149.00	2/24/2027	1.020%
FHLB	4,000,000.00	3,922,993.00	2/26/2027	0.900%
FHLB	6,800,000.00	6,580,119.00	2/26/2027	0.900%
FHLB	5,700,000.00	5,768,111.00	2/26/2027	0.900%
FHLB	6,000,000.00	5,508,404.00	2/26/2027	1.000%
FHLB	4,000,000.00	4,000,000.00	3/8/2027	2.375%
FHLB	6,000,000.00	5,619,499.00	2/22/2028	0.830%
FHLB	400,000.00	375,577.00	2/25/2028	1.125%
FFCB	2,500,000.00	2,308,619.00	3/2/2028	1.000%
FHLB	3,000,000.00	2,062,857.50	3/10/2028	4.500%
FFCB	2,245,000.00	3,058,784.00	3/10/2028	1.000%
FFCB	700,000.00	659,551.00	3/22/2028	1.370%
FFCB	6,000,000.00	6,048,989.00	4/25/2028	3.875%
FFCB	5,500,000.00	5,428,025.00	4/27/2028	3.740%
FFCB	3,000,000.00	2,794,406.00	6/22/2028	4.470%
FFCB	1,000,000.00	917,188.00	7/13/2028	1.230%
FHLMC	1,000,000.00	914,493.00	7/27/2028	1.100%
FNMA	1,000,000.00	931,963.00	7/28/2028	1.000%
FHLB	1,000,000.00	2,989,626.00	8/4/2028	1.300%
FFCB	3,000,000.00	907,658.00	9/8/2028	4.750%
FHLMC	1,000,000.00	1,809,810.00	10/19/2028	1.000%

City of Clovis
Municipal Maturities Exceeding One Year
As of November 30, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
LA CUSD GO Bonds	1,000,000.00	1,001,261.00	7/1/2026	1.455%
Chabot Las Positas Comm Coll	3,505,000.00	3,460,081.00	8/1/2026	1.080%
Chaffey Joint Union HS	1,565,000.00	1,554,641.50	8/1/2026	2.475%
Huntington Beach Union HS	3,305,000.00	3,269,009.00	8/1/2026	1.208%
Placentia Yorba Linda USD	1,110,000.00	1,096,876.00	8/1/2026	1.070%
San Diego Comm Coll Dist	470,000.00	467,603.00	8/1/2026	2.299%
San Ramon Valley CUSD	2,125,000.00	2,125,000.00	8/1/2026	1.147%
Sonoma County Jr Coll Dist	2,000,000.00	1,986,403.00	8/1/2026	2.447%
San Diego Pub Facilities Dist	1,625,000.00	1,603,910.00	10/15/2026	1.812%
California St Univ Taxable 2021B	2,500,000.00	2,430,155.00	11/1/2026	1.142%
El Dorado Irrigation Dist	1,175,000.00	1,151,575.00	3/1/2027	1.687%
Rancho Santiago CC Ref 2020	335,000.00	320,738.50	3/1/2027	1.106%
UC Taxable Gen Bds 2020 B	2,385,000.00	2,284,819.50	5/15/2027	1.316%
El Monte HSD Taxable Ref 2021	600,000.00	574,921.00	6/1/2027	1.326%
LA Dept Wtr Pwr Rev Bonds 2010C	2,000,000.00	2,043,530.00	7/1/2027	5.516%
Colton CA USD Ref Bonds 2020	1,060,000.00	1,013,858.00	8/1/2027	1.603%
Contra Costa Comm College Dist	880,000.00	857,131.00	8/1/2027	2.163%
Corona Norco USD Ref Bond 2019	250,000.00	239,691.00	8/1/2027	2.297%
Foothill De Anza CC Taxable 2021	540,000.00	516,857.00	8/1/2027	1.473%
Fremont USD Alameda County	1,100,000.00	1,043,694.00	8/1/2027	1.113%
Fremont USD Taxable Ref 2021	1,140,000.00	1,121,871.00	8/1/2027	2.000%
Marin County Comm Coll 2016	335,000.00	328,667.80	8/1/2027	3.330%
Mount San Antonio CC 2021	285,000.00	270,028.00	8/1/2027	1.139%
Mount San Antonio Comm Coll	405,000.00	391,401.75	8/1/2027	2.329%
Saddleback Valley USD	3,000,000.00	2,957,900.00	8/1/2027	2.400%
San Diego CCD Taxable 2019	590,000.00	573,426.00	8/1/2027	2.407%
San Ramon Valley CUSD	1,435,000.00	1,382,300.00	8/1/2027	1.440%
Santa Monica Comm College Dist	1,000,000.00	993,059.00	8/1/2027	3.415%
Sierra CA CCD 2021A Ref	465,000.00	441,444.50	8/1/2027	1.129%
William Hart USD 2020 Ref	200,000.00	189,720.00	8/1/2027	1.174%
San Jose Ca Taxable Series B	910,000.00	882,414.00	9/1/2027	2.600%
Soquel Creek Wtr Ref 2020	545,000.00	514,681.50	3/1/2028	1.445%
Gardena Calif Pension Obligation	1,000,000.00	946,286.00	4/1/2028	2.663%
Beverly Hills Taxable Ref 2020B	635,000.00	594,548.50	6/1/2028	1.514%
California Health Facs Fing Au	760,000.00	733,831.00	6/1/2028	3.378%
Alameda Cnty Calif	540,000.00	528,109.00	8/1/2028	3.519%
Desert CA Cmnty College	1,000,000.00	945,487.00	8/1/2028	2.023%
Long Beach Calif Cmnty	730,000.00	692,046.00	8/1/2028	2.337%
Redondo Beach CA Uni Bond 2018	675,000.00	618,079.00	8/1/2028	1.430%
San Ramon Valley CA	1,820,000.00	1,696,803.00	8/1/2028	1.670%
Santa Ana College Impt	1,500,000.00	1,384,456.00	8/1/2028	1.320%
Santa Clarita Calif Cmnty	1,000,000.00	934,431.00	8/1/2028	1.563%
William Hart High	1,000,000.00	930,563.00	8/1/2028	1.429%
Yosemite Calif Cmnty College	750,000.00	711,593.00	8/1/2028	2.210%
University of California	1,500,000.00	1,026,606.00	5/15/2029	1.697%
Los Angeles Community College Dist	1,250,000.00	1,403,415.00	8/1/2029	5.520%
Riverside Community College Dist	2,000,000.00	1,834,947.00	8/1/2029	1.785%
Berkeley Calif Jt Pwers	3,000,000.00	3,032,965.00	10/1/2029	4.375%
Santa Clara Valley Transport	800,000.00	729,764.00	4/1/2030	1.622%
University of California	3,000,000.00	2,725,948.00	5/15/2030	1.614%
Marin Community College	500,000.00	452,559.00	8/1/2030	1.610%
State of California	2,000,000.00	2,090,367.00	9/1/2030	4.875%
State of California	3,000,000.00	3,157,907.00	9/1/2030	4.875%
Imperial Irrigation District	1,100,000.00	1,116,231.00	11/1/2030	4.160%

City of Clovis
Corporate Maturities Exceeding One Year
As of November 30, 2025

Institution	Face Value	Investment Balance At Amortized Cost	Maturity	Stated Rate
Duke Energy Carolinas LLC	2,000,000.00	1,967,956.00	11/15/2028	3.950%
Toyota MTR Cr Corp	2,000,000.00	1,994,926.00	1/5/2029	4.350%
Procter & Gamble Co	2,000,000.00	1,996,550.00	1/29/2029	4.650%
Air Products and Chemicals	2,000,000.00	1,994,850.00	2/8/2029	4.600%
Texas Instrument Inc	2,000,000.00	2,006,341.00	2/8/2029	4.600%
Cummins Inc	2,000,000.00	2,021,200.00	2/20/2029	4.900%
Bristol-Myers Squibb Co	2,000,000.00	2,002,721.00	2/22/2029	4.900%
Astrazeneca Finance LLC	2,000,000.00	1,987,986.00	2/26/2029	4.850%
Cisco Sys Inc.	2,000,000.00	2,013,133.00	2/26/2029	4.850%
Caterpillar Finl	2,000,000.00	2,013,844.00	2/27/2029	4.850%
Merck Co Inc.	2,000,000.00	1,932,845.00	3/7/2029	3.400%
Blackrock Fund Inc.	2,000,000.00	2,006,597.00	3/14/2029	4.700%
Adobe Inc	2,000,000.00	2,007,150.00	4/4/2029	4.800%
Home Depot Inc.	2,000,000.00	1,994,591.00	4/15/2029	4.900%
United Health Group	2,000,000.00	1,979,715.00	4/15/2029	4.700%
Midamerican Energy Co	1,500,000.00	1,461,706.00	4/15/2029	3.650%
Glaxosmithkline Capital	2,000,000.00	1,922,098.00	6/1/2029	3.375%
John Deere Capital	2,000,000.00	2,009,227.00	6/11/2029	4.850%
Citibank NA	2,000,000.00	2,031,674.00	8/6/2029	4.838%
Honeywell Intl Inc	2,000,000.00	2,068,550.00	9/1/2029	4.875%
Unilever Capital Corp	1,500,000.00	1,382,125.00	9/6/2029	2.125%
Paccar Financial Group	2,000,000.00	1,965,541.00	9/26/2029	4.000%
State Street Corp	2,000,000.00	1,832,115.00	1/24/2030	2.400%
Pepsico Inc	3,000,000.00	2,987,390.00	2/7/2030	4.600%
Eli Lilly & Co	3,000,000.00	3,000,000.00	2/12/2030	4.750%
Target Corp	2,000,000.00	1,844,133.00	2/15/2030	2.350%
Hershey Company	2,000,000.00	2,022,407.00	2/24/2030	4.750%
Johnson & Johnson	2,000,000.00	2,030,140.00	3/1/2030	4.700%
President & Fellow	2,500,000.00	2,549,294.00	3/15/2030	4.887%
Kimberly Clark Corp	2,500,000.00	2,390,300.00	3/26/2030	3.100%
Mastercard Inc	2,000,000.00	1,915,317.00	3/26/2030	3.350%
Nike Inc	2,500,000.00	2,365,664.00	3/27/2030	2.850%
Gen Dynamics Corp	2,500,000.00	2,427,607.00	4/1/2030	3.625%
Costco Wholesale Corp	2,000,000.00	2,036,508.00	4/20/2030	1.600%
Pfizer Investment Enterprise	2,000,000.00	2,011,531.00	5/19/2030	4.650%
Dartmouth College	2,000,000.00	1,817,885.00	6/1/2030	4.273%
Applied Materials Inc	2,500,000.00	2,018,007.00	6/1/2030	1.750%
Trustees Princeton Univ	2,000,000.00	2,055,863.00	7/1/2030	4.647%
Stanford University	2,000,000.00	2,284,645.00	8/1/2030	4.146%
Automatic Data Processing	3,000,000.00	2,652,984.00	9/1/2030	1.250%

CITY of CLOVIS

Report to the City Council

To: City Council

From: Fire Department

Date: April 20, 2026

Staff: Chad Fitzerald, Life Safety Enforcement Manager

Subject: Fire - Approval - Award Weed and Rubbish Abatement Contract to Iron Cross Tractor Services, LLC, for discing, handwork, trash hauling, grading, tire disposal, and tree stump removal and authorize the Fire Chief to enter into the agreement.

Recommendation: Approval

Attachments: 1. 2026 Weed Abatement Contractor ATT 1 Iron Cross Bid

Recommendation:
For the City Council to authorize the Fire Chief to enter into an agreement with Iron Cross Tractor Services, LLC, for discing, handwork, trash hauling, grading, tire disposal, and tree stump removal.

Executive Summary:
The Weed and Rubbish Abatement Program is an annual program to abate fire and health hazards in the City of Clovis. The Fire Department requests bids for the required work every two years seeking qualified contracts to submit competitive bids for the abatement of nuisances per Article 102 of Chapter 27 of Title 5 of the Clovis Municipal Code. Two bids were submitted.

Background:
Pursuant to the commencement of the Weed Abatement Program for 2026, a bid announcement was placed on Planet Bids and directly mailed to previous contractors in the area who have an interest in weed abatement and debris removal work. Advertisements were placed in accordance with our purchasing policy.

Two bids were submitted and received by the closing date of March 6, 2026. The received complete bids were from:

1. Iron Cross Tractor Services, LLC
2. Elite Maintenance and Tree Service

The weed abatement bid includes multiple line items ranging from manual clearing to more intensive and recurring discing of parcels of varying sizes. As discing represents the most commonly utilized service under this contract, those line items were given primary consideration in the evaluation process.

Iron Cross Tractor Services submitted the lowest responsive and responsible bid for discing across all parcel size categories. Iron Cross proposed rates of $250 for lots under 11,000 square feet, $350 for lots under 22,000 and 44,000 square feet, $375 per acre for parcels one acre or greater, and $325 per acre for each additional acre. In comparison, Elite Landscaping proposed significantly higher rates: $480 for lots under 11,000 square feet, $750 for lots under 22,000 square feet, $1,100 for lots under 44,000 square feet, $1,105 per acre for parcels one acre or greater, and $525 per acre for each additional acre.

Based on this analysis, the bid submitted by Iron Cross Tractor Services provides the best overall value to the City and is consistent with the City's purchasing requirements for competitive bidding and award to the lowest responsive and responsible bidder.

Fiscal Impact:
The cost of abatement plus a $300.00 administrative fee is billed directly to the property owner. If the cost is not paid to the City within the fiscal year, the cost is recovered through a lien placed upon the property through the Fresno County Recorder's Office.

Reason for Recommendation:
Based upon the bids received, it is recommended that the contract be awarded to Iron Cross Tractor Services, LLC.

Actions Following Approval:
A two-year contract will be executed by the Fire Chief with Iron Cross Tractor Services, LLC, for weed and rubbish abatement services.

Conflict of Interest:
None.

CITY OF CLOVIS
BID FORM FOR ABATEMENT OF WEEDS, VEGETATION, AND RUBBISH

Pursuant to the Weed and Rubbish Abatement Order, Chapter 5.27.102 of the Municipal Code of the City of Clovis, the following bid sheet is provided for contractors to fill out and return. The bid forms must be filled out as complete as possible. The contractors with the most complete bid will be given greater consideration in awarding the contract for the year. A complete bid includes the costs for hand cleaning, dirt leveling, discing, tree stump and tree removal, trash and debris hauling. Contractors should bid on each item on the form and provide the service directly or have an agreement with other parties to complete the work in the allotted time.

Item #	Unit	Description	Unit Price
1	Per Lot	Disc Lot (less than 10,890 sq. ft. and/or portions thereof)…	$250*
2	Per Lot	Disc Lot (10,890 sq. ft. but less than 21,780 sq. ft.) (1/4 to ½ acre)	$350*
3	Per Lot	Disc Lot (21,780 sq. ft. but less than 43,560 sq. ft.) (1/2 to 1 acre)	*$350**
4	1st acre	Disc Lot (more than one acre) first acre	$375*
5	Per acre	(2nd and succeeding acres per acre in addition to one)	$325*
6	Minimum	Hand Cleaning	$725*
7	Per Hour	Hand Cleaning lots or portions thereof by each person	$75/guy
8	Minimum	Litter removal and disposal	$1300*
9	Cubic Yard	Litter removal and disposal per parcel	$300*
10	Minimum	Rough grading; to level terrain	$650*
11	Per Hour	Rough grading: to level terrain to a point suitable for discing	$200*
12	Each	Passenger car tire	$150
13	Each	Truck tire	$200
14	Each	Tractor tire	$250
15	Each	Removal and disposal of tree stumps	$500*
16	Each	Removal and disposal of abandoned vehicles	$350

SIGNATURE OF BIDDER, BUSINESS NAME, ADDRESS AND TELEPHONE NUMBER:

1. Iron Cross Tractor Services — 559-906-0031
   Bidding Firm (please print) — Phone Number

2. 5329 W Yale Ave — Fresno CA — 93722
   Business Address — City/State — Zip Code

3. Zane Reeeves — Zane Reeves — 3/5/2026
   Signature of Authorized Person — Type or Print Name of Authorized Person — Date

ATTACHMENT 1

Please Note: Any unit prices marked with an asterisk (*) may require the use of a water truck for fire suppression and dust control, if necessary to manage dust conditions. This is required not only to reduce the risk of fire but also to ensure compliance with **Regulation VIII of the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rules and Regulations**.

Water truck services are billed at **$175 per hour**, with a **4-hour minimum per parcel**.

CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services Department

Date: April 20, 2026

Staff: Bethany Berube, Deputy General Services Director

Subject: General Services – Approval – Res. 26-___, Authorizing the Execution of the Authorized Agent and Certificates and Assurances Forms for the Low Carbon Transit Operations Program (LCTOP), Recommending that the Deputy General Services Director be Authorized to Execute All Required Documents, and Submittal of One (1) Project for Fiscal Year 2025-2026 Cycle A.

Recommendation: Approve

Attachments:
1. LCTOP FY2025-26 ATT 1 Res. 26- ____
2. LCTOP FY2025-26 ATT 2 Authorized Agent and Certifications and Assurances

Recommendation:
For the City Council to approve a resolution authorizing the execution of the Authorized Agent and Certificates and Assurances Forms for the Low Carbon Transit Operations Program (LCTOP), recommending that the Deputy General Services Director be authorized to execute all required documents, and the submittal of one (1) project for fiscal year 2025-26 Cycle A.

Executive Summary:
The City of Clovis has been eligible for annual allocations of Low Carbon Transit Operations Program (LCTOP) funds since FY 2014-2015. At least 50% of the funds must be spent in a manner that provides a direct, meaningful, and assured benefit to the designated disadvantaged communities. According to the California Air Resources Board (CARB) CalEnviroScreen Tool 4.0, the disadvantaged areas in the City of Clovis are bordered by Clovis Avenue to the east, Gettysburg Avenue to the south, Winery Avenue to the west (south of Bullard Avenue), Villa Avenue to the west (between Herndon Avenue and Bullard Avenue), and Herndon Avenue to the north (to Fowler Avenue), and Fowler Avenue to the east (to Ashlan Avenue).

The California Department of Transportation, Caltrans, administers the LCTOP project funding and requires a City Council approved resolution (Attachment 1). The resolution authorizes the Deputy General Services Director to oversee and execute all required documentation for the LCTOP proposed project.

Due to changes in the LCTOP program associated with Senate Bill (SB) 840, there are now two FY2025-26 Allocation Request cycles: Cycle A (starts in February/March 2026 and ends April/May 2026) and Cycle B (starts July/August 2026 and ends September/October 2026). The FY2025-26 Cycle A allocation for Clovis Transit is $243,595 and will be applied to one (1) project. The Transit Accessibility Project includes the purchase and installation of wayfinding signage around the Landmark Square Transit Center/Clovis Senior Activities Center; the purchase and installation of solar lights at unsheltered bus stops; and upgrades to older bus stops to bring them into ADA compliance.

Background:
LCTOP is one of several programs under the Transit, Affordable Housing, and Sustainable Communities Program, established by the California Legislature in 2014 by SB 862. Funding for the LCTOP is appropriated from the Greenhouse Gas Reduction Fund, and the City of Clovis receives funding on a formulaic basis. This program was created to provide operating and capital assistance for transit agencies to reduce greenhouse gas emissions (GHG) and improve mobility with an emphasis on serving disadvantaged communities. At least 50% of the funds must be spent in a manner that provides direct, meaningful, and assured benefit to the designated disadvantaged areas. In Clovis, these disadvantaged areas, as identified by the California Air Resources Board (CARB) using the CalEnviroScreen 4.0 Tool, are bordered by Clovis Avenue to the east, Gettysburg Avenue to the south, Winery Avenue to the west (south of Bullard Avenue), Villa Avenue to the west (between Herndon Avenue and Bullard Avenue), and Herndon Avenue to the north (to Fowler Avenue), and Fowler Avenue to the east (to Ashlan Avenue).

Caltrans administers the LCTOP project funding and the required reporting. Caltrans requires a City Council approved resolution designating and authorizing a City staff member to execute the Certifications and Assurances, manage all reporting requirements, and oversee the LCTOP proposed project (Attachment 2). The resolution designates the Deputy General Services Director to execute the Certificates and Assurances along with other reporting documentation.

The resolution also includes the approval of one (1) project for the FY 2025-2026 LCTOP Cycle A allocation. The projected FY 2025-2026 allocation for Cycle A is $243,595 and will be used to fund the Transit Accessibility Project. Expenditures will be subsidized with a total of $243,595 LCTOP funds. Included in the project are the purchase and installation of wayfinding signage at Landmark Square, the purchase and installation of solar lights at unsheltered bus stops, and ADA-compliance improvements to older bus stops.

Fiscal Impact:
The fiscal impact is revenue from the FY2025-2026 LCTOP Cycle A allocation in the amount of $243,595. If necessary, State Transit Assistance (STA) funds will be used to cover any costs not covered by LCTOP funds.

Reason for Recommendation:
The resolution and Certifications and Assurances documents are required by Caltrans for LCTOP funding to be awarded for a proposed project. The Transit Accessibility Project will support our newly expanded routes by making bus stops and routes easy to locate and access. These added amenities will encourage individuals to take advantage of our upgraded fixed-route transit service.

Actions Following Approval:

Staff will submit a copy of the resolution and the signed Certifications and Assurances documents to Caltrans. The Deputy General Services Director will continue to apply for the LCTOP annual funding and will complete the necessary program reporting and documentation requirements.

Conflict of Interest:
None.

RESOLUTION 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING AUTHORIZATION FOR THE EXECUTION OF THE AUTHORIZED AGENT AND CERTIFICATIONS AND ASSURANCES FORMS FOR THE LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP) FOR THE FOLLOWING PROJECT: TRANSIT ACCESSIBILITY PROJECT FOR $243,595.

WHEREAS, the City of Clovis is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) for transit projects; and

WHEREAS, the statutes related to state-funded transit projects require a local or regional implementing agency to abide by various regulations; and

WHEREAS, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP; and

WHEREAS, the Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies); and

WHEREAS, the City of Clovis wishes to delegate authorization to execute these documents and any amendments thereto to the Deputy General Services Director; and

WHEREAS, the City of Clovis wishes to implement the following LCTOP project listed above.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis agrees to comply with all conditions and requirements set forth in the Certification and Assurances and the Authorized Agent documents and applicable statutes, regulations, and guidelines for all LCTOP-funded transit projects.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Clovis authorizes the Deputy General Services Director to execute all required documents of the LCTOP Program and any Amendments thereto with the California Department of Transportation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Clovis hereby authorizes the submittal of the following project nomination and allocation request to the Department for LCTOP FY 25-26 Cycle A funds: Transit Accessibility Project for $243,595.

* * * * *

Attachment 1

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 20, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: April 20, 2026

_____	_____
Mayor	City Clerk

FY 2025-2026 LCTOP
Authorized Agent

AS THE **General Services Director**
(Chief Executive Officer/Director/President/Secretary)

OF THE **City of Clovis**
(Name of County/City/Transit Organization)

I hereby authorize the following individual(s) to execute for and on behalf of the named Regional Entity/Transit Operator, any actions necessary for the purpose of obtaining Low Carbon Transit Operations Program (LCTOP) funds provided by the California Department of Transportation, Division of Local Assistance. I understand that if there is a change in the authorized agent, the project sponsor must submit a new form. This form is required even when the authorized agent is the executive authority himself. I understand the Board must provide a resolution approving the Authorized Agent. The Board Resolution appointing the Authorized Agent is attached.

Bethany Berube, Deputy General Services Director OR
(Name and Title of Authorized Agent)

Click here to enter text. OR
(Name and Title of Authorized Agent)

Click here to enter text. OR
(Name and Title of Authorized Agent)

Click here to enter text. OR
(Name and Title of Authorized Agent)

Amy Hance — General Services Director
(Print Name) *(Title)*

Amy Hance
(Signature)

Approved this 26 *day of* **March** , 2026

Attachment 2

FY 2025-2026 LCTOP

Certifications and Assurances

Lead Agency: City of Clovis

Project Title: Transit Accessibility Project

Prepared by: Sondra Miller

The California Department of Transportation (Caltrans) has adopted the following Certifications and Assurances for the Low Carbon Transit Operations Program (LCTOP). As a condition of the receipt of LCTOP funds, Lead Agency must comply with these terms and conditions.

A. General

1. The Lead Agency agrees to abide by the current LCTOP Guidelines and applicable legal requirements.

2. The Lead Agency must submit to Caltrans a signed Authorized Agent form designating the representative who can submit documents on behalf of the project sponsor and a copy of the board resolution appointing the Authorized Agent.

B. Project Administration

1. The Lead Agency certifies that required environmental documentation is complete before requesting an allocation of LCTOP funds. The Lead Agency assures that projects approved for LCTOP funding comply with Public Resources Code § 21100 and § 21150.

2. The Lead Agency certifies that a dedicated bank account for LCTOP funds only will be established within 30 days of receipt of LCTOP funds.

3. The Lead Agency certifies that when LCTOP funds are used for a transit capital project, that the project will be completed and remain in operation for its useful life.

4. The Lead Agency certifies that it has the legal, financial, and technical capacity to carry out the project, including the safety and security aspects of that project.

5. The Lead Agency certifies that they will notify Caltrans of pending litigation, dispute, or negative audit findings related to the project, before receiving an allocation of funds.

6. The Lead Agency must maintain satisfactory continuing control over the use of project equipment and facilities and will adequately maintain project equipment and facilities for the useful life of the project.

7. Any interest the Lead Agency earns on LCTOP funds must be used only on approved LCTOP projects.

8. The Lead Agency must notify Caltrans of any changes to the approved project with a Corrective Action Plan (CAP).

9. Under extraordinary circumstances, a Lead Agency may terminate a project prior to completion. In the event the Lead Agency terminates a project prior to completion, the Lead Agency must (1) contact Caltrans in writing and follow-up with a phone call verifying receipt of such notice; (2) pursuant to verification, submit a final report indicating the reason for the termination and demonstrating the expended funds were used on the intended purpose; (3) submit a request to reassign the funds to a new project within 180 days of termination.

C. Reporting

1. **The Lead Agency must submit the following LCTOP reports:**
   a. **Annual Project Activity Reports October 30th each year.**

   b. **A Close Out Report within six months of project completion.**

   c. **The annual audit required under the Transportation Development Act (TDA), to verify receipt and appropriate expenditure of LCTOP funds. A copy of the audit report must be submitted to Caltrans within six months of the close of the year (December 31) each year in which LCTOP funds have been received or expended.**

   d. **Project Outcome Reporting as defined by CARB Funding Guidelines.**

   e. **Jobs Reporting as defined by CARB Funding Guidelines.**

2. Other Reporting Requirements: CARB develops and revises Funding Guidelines that will include reporting requirements for all State agencies that receive appropriations from the Greenhouse Gas Reduction Fund. Caltrans and project sponsors will need to submit reporting information in accordance with CARB's Funding Guidelines, including reporting on greenhouse gas reductions and benefits to disadvantaged communities.

D. Cost Principles

1. The Lead Agency agrees to comply with Title 2 of the Code of Federal Regulations 225 (2 CFR 225), Cost Principles for State and Local Government, and 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

2. The Lead Agency agrees, and will assure that its contractors and subcontractors will be obligated to agree, that:
   a. Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allow ability of individual project cost items and

b. Those parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Every sub-recipient receiving LCTOP funds as a contractor or sub-contractor shall comply with
Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

3. Any project cost for which the Lead Agency has received funds that are determined by subsequent audit to be unallowable under 2 CFR 225, 48 CFR, Chapter 1, Part 31 or 2 CFR, Part 200, are subject to repayment by the Lead Agency to the State of California (State). All projects must reduce greenhouse gas emissions, as required under Public Resources Code section 75230, and any project that fails to reduce greenhouse gases shall also have its project costs submit to repayment by the Lead Agency to the State. Should the Lead Agency fail to reimburse moneys due to the State within thirty (30) days of demand, or within such other period as may be agreed in writing between the Parties hereto, the State is authorized to intercept and withhold future payments due the Lead Agency from the State or any third-party source, including but not limited to, the State Treasurer and the State Controller.

A. Record Retention

1. The Lead Agency agrees and will assure that its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate incurred project costs and matching funds by line item for the project. The accounting system of the Lead Agency, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP) and enable the determination of incurred costs at interim points of completion. All accounting records and other supporting papers of the Lead Agency, its contractors and subcontractors connected with LCTOP funding shall be maintained for a minimum of three (3) years after the "Project Closeout" report or final Phase 2 report is submitted (per CARB Funding Guidelines, Vol. 3, page 3.A-16), and shall be held open to inspection, copying, and audit by representatives of the State and the California State Auditor. Copies thereof will be furnished by the Lead Agency, its contractors, and subcontractors upon receipt of any request made by the State or its agents. In conducting an audit of the costs claimed, the State will rely to the maximum extent possible on any prior audit of the Lead Agency pursuant to the provisions of federal and State law. In the absence of such an audit, any acceptable audit work performed by the Lead Agency's external and internal auditors may be relied upon and used by the State when planning and conducting additional audits.

2. For the purpose of determining compliance with Title 21, California Code of Regulations, Section 2500 et seq., when applicable, and other matters connected with

the performance of the Lead Agency's contracts with third parties pursuant to Government Code § 8546.7, the project sponsor, its contractors and subcontractors and the State shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times during the entire project period and for three (3) years from the date of final payment. The State, the California State Auditor, or any duly authorized representative of the State, shall each have access to any books, records, and documents that are pertinent to a project for audits, examinations, excerpts, and transactions, and the Lead Agency shall furnish copies thereof if requested.

3. The Lead Agency, its contractors and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent data and records by the Civil Rights Department, or any other agency of the State of California designated by the State, for the purpose of any investigation to ascertain compliance with this document.

F. Special Situations

Caltrans may perform an audit and/or request detailed project information of the project sponsor's LCTOP funded projects at Caltrans' discretion at any time prior to the completion of the LCTOP.

I certify all these conditions will be met.

Bethany Berube	Deputy General Services Director
(Print Authorized Agent)	*(Title)*
(Signature)	3/20/26
	(Date)

CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services Department

Date: April 20, 2026

Staff: Bethany Berube, Deputy General Services Director

Subject: General Services - Approval - Waive the City's Usual Purchasing Requirements and Authorize the City Manager to Approve the Purchase of Six (6) FrontRunners and Two (2) Class C – Ford E450 Cutaway Buses for $1,798,087.98 Utilizing the California Association for Cooperative Transportation (CalACT) Competitive Bid Award.

Recommendation: Approve

Attachments:
1. Vehicle Purchase ATT 1 Front Runner Quote
2. Vehicle Purchase ATT 2 Ford E450 Quote

Recommendation:
For the City Council to waive the usual purchasing requirements and authorize the City Manager to approve the purchase of six (6) FrontRunners and two (2) Class C – Ford E450 Cutaway Buses for $1,798,087.98 utilizing the California Association for Coordinated Transportation (CalACT) competitive bid award.

Executive Summary:
Staff recommends the purchase of six (6) FrontRunners and two (2) Class C – Ford E450 Cutaway Buses through Davey Coach. These vehicles will be added to Clovis Transit's existing fleet for its fixed-route services. The purchase will enhance the delivery of transportation for passengers utilizing fixed-route services. The cost of the six (6) FrontRunners is $1,455,518.64, and the cost of two (2) Class C – Ford E450 is $342,569.34.

The total amount requested for approval is $1,798,087.98, which aligns with the amount approved by the Federal Transit Administration (FTA) for the expansion of the Clovis Transit fleet. Costs associated with the vehicles will be covered through a combination of FTA Sections 5307 and 5339 funds and Transportation Development Credits (TDCs). Clovis Transit's use of the CalACT bid is within the City of Clovis Purchasing Policy, Section IV, C, 1, b, (1).

Background:
Clovis Transit will purchase additional vehicles to support our growing community, to meet the

increasing demand for fixed-route services, and to accommodate the newly implemented fixed-route redesign.

In 2010, following the end of the Caltrans purchasing cooperative, CalACT created a purchasing cooperative administered by Basin Transit Authority to assist small and medium-sized transit agencies with vehicle procurements.

The CalACT purchasing cooperative awards bid positions in accordance with the Federal Transit Administration and California Department of Transportation regulations and has been audited by both agencies with no findings. The purchasing cooperative is also compliant with Buy America requirements. The purchase of transit vehicles requires technical expertise and a broad scope of knowledge of bus manufacturing concepts. By utilizing the cooperative and most recent agreement RFP No. 20-01, Clovis Transit can purchase the vehicles our operation needs at a competitive cost for a 1.5% procurement fee.

Vehicle specifications and options were listed in the CalACT request for proposal and the vendor's proposals. These specifications meet or exceed our transit operation's desired vehicle design and capacity. The FrontRunner has a single-step curb height entrance to a true flat floor and is designed to hold up to fourteen (14) passengers or ten (10) passengers and two (2) mobility devices. The Class C – Ford E450 has the capacity of twenty-one (21) passengers or fifteen (15) passengers with two (2) mobility devices.

Fiscal Impact:
Federal Transit Administration (FTA) funds and Transportation Development Credits (TDCs) held in the City's Transit fund account for the purchase of transit vehicles. Vehicle purchases were included in the 2025/2026 fiscal year budget.

Pricing for the recommended purchase is as follows:

Proposed six (6) FrontRunners including options, tax, and procurement fee: $1,455,518.64
Proposed two (2) Class C – Ford E450 including options, tax, and procurement fee: $342,569.34
Total: $1,798,087.98

Reason for Recommendation:
Two primary requirements guide the purchase of new vehicles:

- Several Clovis Transit vehicles have exceeded their useful life. The current fleet includes eight (8) vehicles with an average mileage of 377,498 miles, with the highest mileage reaching 410,816 miles. Two (2) vehicles have over 400,000 miles and six vehicles have well over 300,000 miles.
- Due to the newly implemented fixed route redesign, Clovis Transit requires additional vehicles to accommodate the expansion from two (2) routes to eight (8) routes. The expansion of routes necessitates a substantial increase in the number of transit vehicles to support service needs.

Actions Following Approval:
Following approval, transit staff will prepare a purchase order for the City Manager's approval, and vehicles will be ordered. Vehicles are expected to be delivered within six to nine months.

Conflict of Interest:
None.

DAVEY COACH

MBTA 20-01 Quotation

Contract # 20-01

Comer Hobbs
12380 Firestone Blvd
Norwalk, CA 90650
comerh@daveycoach.com
(424) 901-3301

NEW ENGLAND WHEELS

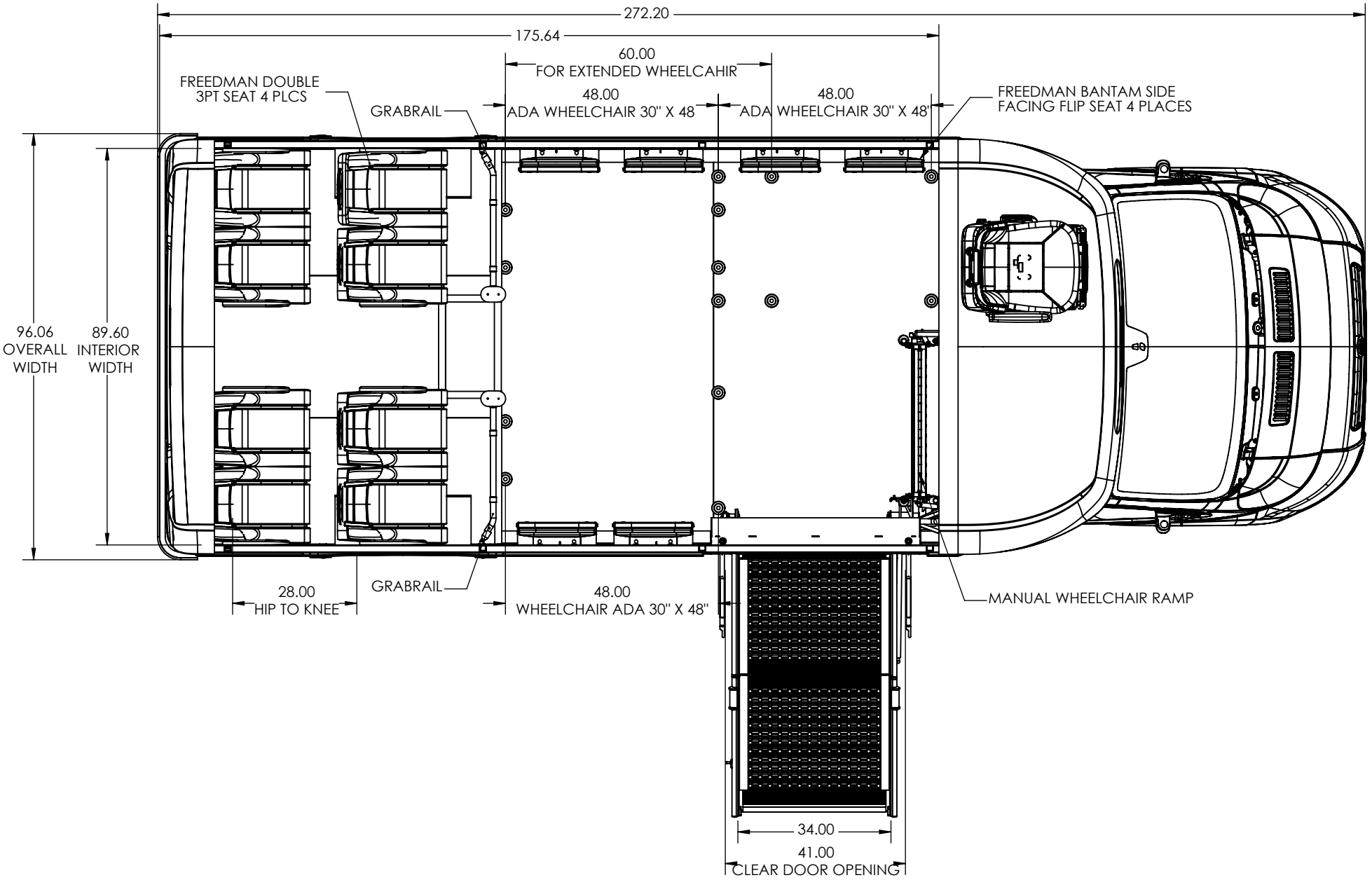
Date:	**12.02.25**
End User:	**City of Clovis**
Contact:	**Nick Chin**
Address:	**785 Third Street**
City:	**Clovis**
State:	**CA**
Zip:	**93612**
Phone:	**559-324-2770**
Email:	nickc@clovisca.gov

QTY.	PART_ID	DESCRIPTION	ADDITIONAL INFO.	UM	UNIT_PRICE	EXTENDED PRICE
1	23' - 10-passenger	New England Wheels FrontRunner - 23'/10+2		EA	$ 162,883.00	$162,883
1	Option #28	Additional Mobility Aid Position - 360, Per Position		EA	$ 1,291.00	$1,291
1	Option #43	REI PA System, 4 Interior & 1 ADA Exterior Speaker		EA	$ 934.00	$934
1	Option #109	Stop Request System (w/ sign)		EA	$ 2,247.00	$2,247
1	Option #110	Hanover Front and Side Destination Signs		EA	$ 6,034.00	$6,034
1	Option #136	Full Air Suspension Front/Rear		EA	$ 5,821.00	$5,821
1	Option #137	Ventura Plug Door		EA	$ 8,887.00	$8,887
1	Unpublished Option	Sportworks 2-positin Bike Rack	Mounted Internally	EA	$ 4,358.00	$4,358
1	Unpublished Option	Full Exterior Wrap	Design TBD - 3M Vinyl	EA	$ 16,125.00	$16,125
1	Unpublished Option	IT Cabinet	Mounted in Co-Pilot Seat Area	EA	$ 1,415.00	$1,415
1	Unpublished Option	Credit - Gaseous Prep Package		EA	$ (383.41)	-$383
6	Unpublished Option	Freedman Wall Seat	Aisle Facing	EA	$ 1,005.00	$6,030

Base Unit Cost			$162,883.00
Published Options:		$ 25,214.00	
Non-Published Options:		$ 27,544.59	
Total of all Options:			$52,758.59
Subtotal of Order:			$215,641.59
ADA Non-Taxable:			$26,879.00
CalACT Administrative Fee			$3,234.62
9/8/25 Pricing			
Registration/DMV			$58.00
CA Tire & Battery Fee ($1.75 per tire & $2.00 per battery)			$11.00
Delivery Zone #3			$6,148.00
Sales Tax @	8.975%		$17,493.23
TOTAL:			$242,586.44
QUANTITY:			6
GRAND TOTAL:			$1,455,518.64

Amount Removed from the total price to calculate Sales Tax: $26,879.00
Sales Tax Subject to Change at or near Delivery
Delivery Estimate Q3 ARO

Attachment 1



DAVEY COACH
SALES INCORPORATED

CHASSIS	CHASSIS MODEL	BUS MODEL	PASSENGER CAPACITY
DODGE	PROMASTER	FRONTRUNNER	9 PASSENGERS + 3 WC

8 PASSENGERS, 3 WC (or 10+2, 12+1 or 14+0) + DRIVER

FORWARD SEATING, 6 SINGLE FLIP DOWN SEATS & FRONT RAMP

WHEEL BASE	OVERALL LENGTH	FLOOR LENGTH	ADDITIONAL FEATURES
180”	272”	176”	SLIDE-and-CLICK WC SECUREMENTS

DAVEY COACH

CalACT
Contract # 20-01

12380 Firestone Blvd
Norwalk, CA 90650
comerh@daveycoach.com
(424) 901-3301

TURTLETOP

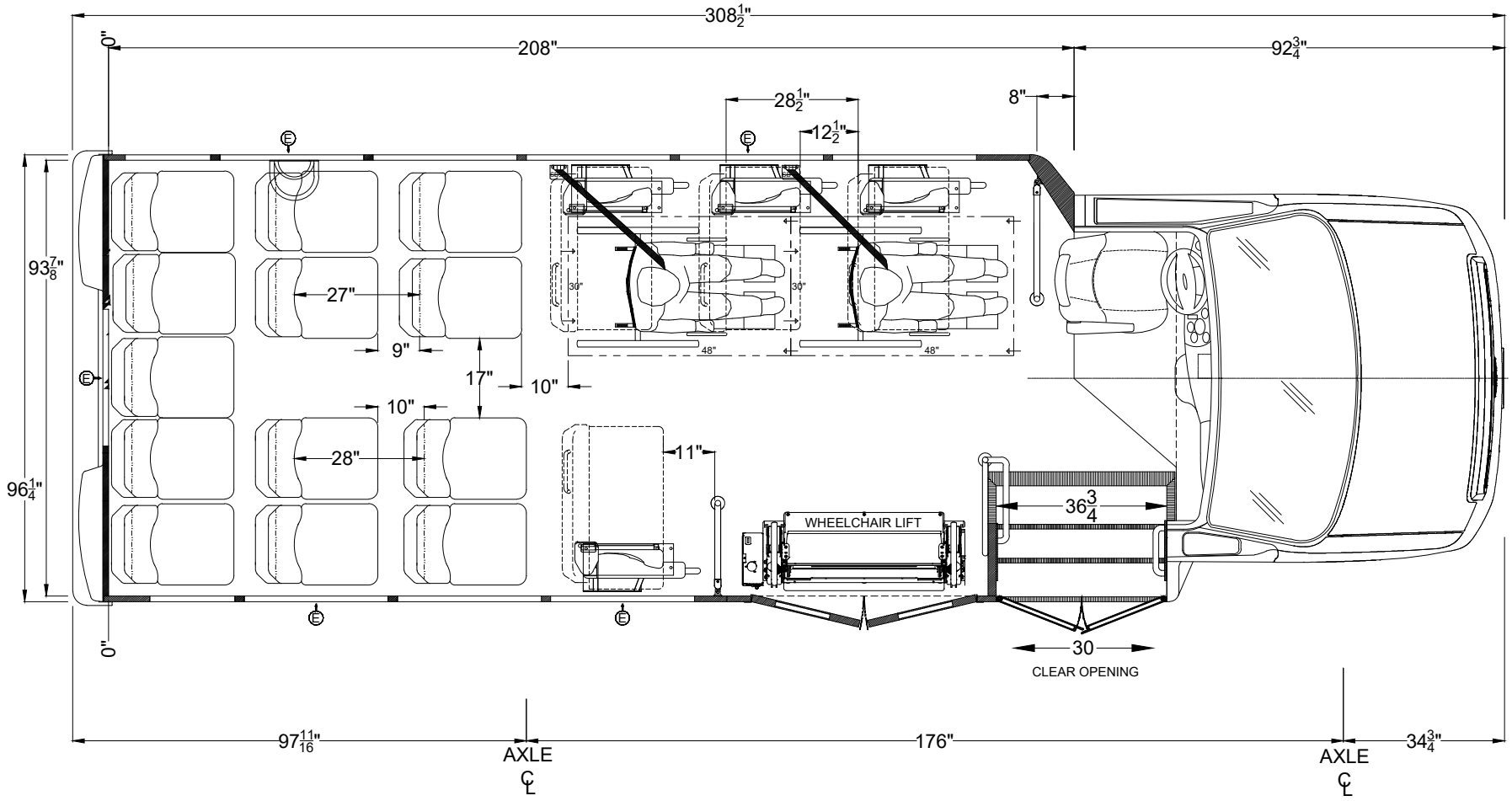
Date:	**12.02.25**
End User:	**City of Clovis**
Contact:	**Nick Chin**
Address:	**785 Third Street**
City:	**Clovis**
State:	**CA**
Zip:	**93612**
Phone:	**559-324-2770**
Email:	nickc@clovisca.gov

QTY.	PART_ID	DESCRIPTION	ADDITIONAL INFO.	UM	UNIT_PRICE	EXTENDED PRICE
1	Class C - Ford E450 - Front Lift	Turtle Top Terra Transit - 14 Ambulatory + 2 W/C - Front Lift		EA	$ 113,379.00	$113,379
4	1	Freedman Foldaway Seat (double)		EA	$ 1,317.00	$5,268
1	2	34"-36" Freedman Flip Seat (featherweight)		EA	$ 1,143.00	$1,143
1	12	USSC G2 E Drivers Seat (If not standard)		EA	$ 1,890.00	$1,890
1	14	ADNIK Power Seat Base		EA	$ 616.00	$616
1	25	Raised Flat Floor - (3 Step Entry)		EA	$ 712.00	$712
2	31	Qstraint Deluxe (8100) credit per set of 4		EA	$ (388.00)	-$776
1	40	Braun NCL 1000 (1k lbs capacity lift)		EA	$ 549.00	$549
1	42	Lift Pad Cover		EA	$ 165.00	$165
1	48	REI PA system (4 interior, 1 exterior ADA sokr)		EA	$ 694.00	$694
1	56	Transair TA77R90 (Super 13 90k) Roof Top System		EA	$ 8,341.00	$8,341
1	76	Intermotive Break Out Box (Multi Access Hub)		EA		$0
1	77	Cruise Control	Standard	EA		N/A
1	79	Sportworks bike rack (black 2 bike)		EA	$ 2,726.00	$2,726
1	82	CrossOver Mirror		EA	$ 1,152.00	$1,152
1	84	Roof Vent		EA	$ 397.00	$397
1	91	Dialight Exterior LED	**********Not Available**********	EA		N/A
1	95	Farebox rail/prewire		EA	$ 287.00	$287
1	102	Rear Backup Camera and Monitor		EA	$ 583.00	$583
1	116	Stop Request System (w/ sign)		EA	$ 1,077.00	$1,077
1	117	Hanover Front and Side Destination Signs		EA	$ 6,807.00	$6,807
1	Unpublished Option	Exterior Paint - One Color, Roof Remains White	Not Needed - Wrapping Bus	EA	$ -	$0
1	Unpublished Option	Front Monitor Mounted Behind Driver on Shield	To be Purhased & Installed by Passio Technoligies after delivery	EA	$ -	$0
1	Unpublished Option	Floorplan will have 5-across Rear Row	Includes Adding One Seat	EA	$ 346.00	$346
16	Unpublished Option	Freedman ABS Seat Backs	All Seats Except Rear Row	EA	$ 82.00	$1,312
1	Unpublished Option	Exterior Graphics - Full Installation	3M Materials	EA	$ 5,455.00	$5,455

Base Unit Cost			$113,379.00
Ford Mobility Rebate:			$1,000.00
Published Options:		$ 31,631.00	
Non-Published Options:		$ 7,113.00	
Total of all Options:			$38,744.00
Subtotal of Order:			$153,123.00
ADA Non-Taxable:			$25,028.00
CalACT Administrative Fee			$2,296.85
9/8/25 Pricing Registration/DMV			$58.00
CA Tire & Battery Fee ($1.75 per tire & $2.00 per battery)			$14.50
Ford Mobility Rebate:			-$1,000.00
Delivery Zone #3:			$4,942.00
Sales Tax @	8.975%		$11,850.32
TOTAL:			$171,284.67
QUANTITY:			2
GRAND TOTAL:			$342,569.34

Amount Removed from the total price to calculate Sales Tax: $25,028.00
Sales Tax Subject to Change at or near Delivery
Delivery Estimate Q4 ARO

Attachment 2



NOTES

FILE NAME : 241230-A3_FD30_FLD_12 FW_4 FOLDAWAY_2 WC

CONTACT TURTLE TOP AT 800-269-2105 FOR AVAILABILITY OF THIS FLOOR LAYOUT IF DRAWING DATE HAS EXCEEDED 90 DAYS.

DATE: 12/30/2024

☑ 3 STEP ENTRY

TERRA TRANSIT

☐ 2 STEP ENTRY W/ WHEEL WELLS

"THIS DRAWING AND THE INFORMATION CONTAINED THEREON ARE THE EXCLUSIVE PROPERTY OF TURTLE TOP AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER WITHOUT OUR WRITTEN CONSENT"

DRAFTSMAN NOTES:

TURTLE TOP

"To furnish the customer the best mid-sized bus in the industry in both quality of material and workmanship."

TURTLE TOP BODY MODEL:	OVER ALL LENGTH:	CHASSIS MAKE:	ORDER NUMBER:
TERRA TRANSIT	25' 8.5"	FORD E450	QUOTE

DRAFTSMAN:	REVISION:	SCALE:		FLOOR LENGTH:	CHASSIS FUEL TYPE:	CHASSIS GVWR:	DRAWING NUMBER:
AND	ORIG	DNS	DIMENSIONING TOLERANCE = +/- 3"	208"	GAS	14,500 lbs.	241230-A3

CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services Department

Date: April 20, 2026

Staff: Amy Hance, General Services Director

Subject: General Services - Approval - Res. 26-___, Approving a Side Letter Agreement with Clovis Public Safety Employees Association (CPSEA) to Include Recruitment Bonus Pay for Lateral Public Safety Dispatchers; and Authorizing City Manager to Execute Agreement.

Recommendation: Approve

Attachments: 1. CPSEA Side Letter Agreement ATT 1 Res. 26-___

Recommendation:
For the City Council to approve a resolution approving a side letter agreement with Clovis Public Safety Employees Association (CPSEA) to include recruitment bonus pay for Lateral Public Safety Dispatchers.

Executive Summary:
The Police Department has experienced difficulty in recruiting and hiring Public Safety Dispatchers. In 2021, the Department instituted a bonus for Lateral Public Safety Dispatchers with good results. The Department is once again proposing the offer of a bonus to attract and retain lateral public safety dispatchers. The $7,500.00 bonus would be paid in three installments over a two-year period. The bonus will help ensure adequate staffing to meet the needs of the Department while supporting community safety.

Background:
Public Safety Dispatchers require a specific set of skills, temperament, and an exemplary back ground check as well as the flexibility to work varying shifts in a 24-hour, 7-days-a-week operation. During recent recruitments, there have been a limited number of qualified or viable candidates for this essential position. In an effort to entice lateral candidates with two or more years of public safety dispatching experience, the Department is requesting approval to implement a recruitment bonus. The recruitment bonus would be for public safety dispatchers hired between April 1, 2026, and June 30, 2028.

Provided the required hiring criteria is met, the bonus would be paid to those hired in three

installments:

- $2,000 upon hire and completion of new employee orientation.
- An additional $2,500 upon successful completion of at least one year of probation.
- An additional $3,000 upon successful completion of the second year of service.

A lateral public safety dispatcher would not be eligible to receive any of the above bonuses in the event the lateral public safety dispatcher leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

Staff met with representatives of Clovis Public Safety Employees Association, and they concurred with the proposed bonus.

Fiscal Impact:
There is no Fiscal Impact for FY 2025-2026. Additional costs for bonus payments will be included in the Police Department budgets in FY 2026-2027 and FY 2027-2028.

Reason for Recommendation:
Qualified public safety dispatchers are essential to emergency service operations. By providing a bonus, the Clovis Police Department will attract qualified lateral candidates to fill current and future vacancies and ensure that the needs of the community safety services are met.

Actions Following Approval:
The Side Letter Agreement will be fully executed, and the bonus will be effective for Lateral Public Safety Dispatchers hired between April 1, 2026, through June 30, 2028.

Conflict of Interest:
None.

RESOLUTION 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A SIDE LETTER AGREEMENT WITH CLOVIS PUBLIC SAFETY EMPLOYEES ASSOCIATION (CPSEA)

WHEREAS, in order to best meet the needs of the community, the City of Clovis desires to attract and hire the highest qualified candidates for Public Safety Dispatcher; and

WHEREAS, lateral Public Safety Dispatchers are proven professionals and highly desired candidates; and

WHEREAS, during recent recruitments, the City of Clovis has experienced difficulty in attracting qualified Public Safety Dispatcher candidates; and

WHEREAS, to entice lateral Public Safety Dispatchers, the City of Clovis is offering a recruitment bonus for lateral Public Safety Dispatchers up to $7,500.00, paid in three installments over a two-year period; and

WHEREAS, CPSEA agrees to the bonus for Public Safety Dispatchers hired between April 1, 2026, and June 30, 2028, as noted in the Side Letter Agreement herein as Attachment A.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis approves the Side Letter Agreement with CPSEA (Attachment A) and authorizes the City Manager to sign the agreement.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 20, 2026, by the following vote, to wit.

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED:

_____ Mayor

_____ City Clerk

Attachment 1

Side Letter Agreement to the 2025-2028
Memorandum of Understanding Between the City of Clovis and the
Clovis Public Safety Employees Association (CPSEA).

The City of Clovis ("City") and the Clovis Public Safety Employees ("CPSEA") mutually agree to this Side Letter Agreement. The terms of this Agreement are not intended to be and shall not be incorporated into the 2025-2028 Memorandum of Understanding ("MOU") between the City and CPSEA, and the fact or contents of this Agreement may not be used as an argument by CPSEA or any of its members that any of the terms and conditions of employment of the MOU have been changed. Except as expressly provided herein, each and every term and condition of the MOU shall remain in full force and effect.

Lateral Public Safety Dispatchers

From April 1, 2026, to June 30, 2028, a lateral public safety dispatcher candidate who has a minimum of two (2) years of public safety dispatching experience in California and who is hired by the City following satisfactory completion of the standard application process and background check requirements will receive the following bonuses provided the applicable criteria are satisfied:

- $2,000.00 upon hire (date of hire must be April 1, 2026, through June 30, 2028) and completion of new employee orientation.
- An additional $2,500.00 upon successful completion of at least one year of probation.
- An additional $3,000.00 upon successful completion of second year of service.

All bonuses identified above will be payable during the regular pay period in which the bonus is earned. A lateral public safety dispatcher is not eligible to receive any of the above bonuses in the event the lateral public safety dispatcher leaves or is separated from employment with the City for any reason prior to reaching the required milestone.

For the CITY:

_____
Andrew Haussler, City Manager

_____
Scott G. Cross, City Attorney

For CPSEA:

_____
Ty Wood, CPSEA President

_____
Shawn Knapp, CPSEA Vice President

_____
Briana Parra, City Clerk

ATTACHMENT A

CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services Department

Date: April 20, 2026

Staff: Charles Johnson, Senior Management Analyst

Subject: General Services – Approval - Claim Rejection of the General Liability Claim on behalf of Penni Richey.

Recommendation: Approve

Attachments: None

Recommendation:
Reject the General Liability Claim filed on behalf of Penni Richey.

Executive Summary:
On behalf of Penni Richey (Claimant), the City received a general liability claim on April 6, 2026, alleging the Clovis Police department mishandled a missing person report of her deceased relative, and failed to properly investigate the incident. Penni Richey claims that she sustained emotional distress along with Amanda Richey's three kids, travel expenses, and seeks probate and estate administration costs. It is recommended that the City reject the claim at this time, send notice of rejection, and refer the matter to the City's third-party administrator for further investigation and handling.

Background:
On April 6, 2026, a general liability claim was received by the City of Clovis on behalf of Penni Richey. The claim was considered legally sufficient and timely. The claim alleges that on September 29, 2025, the Clovis Police Department responded to a missing person call and documented Amanda Richey as a "voluntary missing person" and was not considered to be at-risk. Penni Richey said several of her relatives contacted the Clovis Police Department for officers to conduct a welfare check of Amanda's last known whereabouts, and officers failed to investigate the matter. On September 29, 2025, Penni Richey said Amanda's body was located and reported deceased.

The claim further alleges the police department mishandled the missing persons' investigation, failed to follow proper department policy, and was negligent with its investigation.

The claimant seeks damages for emotional distress, loss of companionship and parental support for Amanda's three minor children, probate and estate administration costs, and cost of travel. The claim

has been filed as a “civil unlimited case”.

Fiscal Impact:
Rejection of the claim does not result in any fiscal impact.

Reason for Recommendation:
It is recommended that the claim be rejected. The City’s liability is disputed, and although the claim is legally sufficient, the amount of the alleged damages sustained by the claimant may also be disputed. Rejecting the claim and sending a notice of rejection in accordance with the Government Claims Act will commence the time in which claimant may file a lawsuit against the City based on the claim.

Actions Following Approval:
A rejection notice letter will be sent to the claimant informing her that the claim has been rejected.

Conflict of Interest:
None.

CITY of CLOVIS

Report to the City Council

To: City Council

From: Planning and Development Services Department

Date: April 20, 2026

Staff: Thad Avery, City Engineer

Subject: Planning and Development Services – Approval – Res. 26-___, Final Map Tract 6332, located south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. (Granville Homes, Inc., A California Corporation).

Recommendation: Approve

Attachments:
1. TM 6332 Final Map ATT 1 Res. 26-___
2. TM 6332 Final Map ATT 2 Vicinity Map
3. TM 6332 Final Map ATT 3 Final Map Copy

Recommendation:
For the City Council to approve a Resolution, which will:

1. Accept the offer of dedication of parcels and public utility easements within Tract 6332; and
2. Authorize the recording of the final map.

Executive Summary:
The owner, Granville Homes, Inc., a California Corporation, acting as the subdivider, has submitted a final map. The improvement plans have been processed by City Staff. The improvements to be installed include curb, gutter, sidewalk, streetlights, fire hydrants, street paving, sanitary sewer, water mains, and landscaping. The subject tract is south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. It contains approximately 13.95 acres and 51 residential units, zoned R-1-PRD.

Background:
The owner, Granville Homes, Inc., a California Corporation, acting as the subdivider, has submitted a final map that has been deemed technically correct. The subdivision agreement has been executed by the subdivider and all development fees paid or deferred in accordance with the Municipal Code. The agreement provides for the developer to complete all the required improvements in compliance with the conditions of approval, and they are adequately secured.

Fiscal Impact:
The subdivider will be installing curb, gutter, sidewalk, fire hydrants, street paving, sanitary sewer,

water mains, and landscaping, which will be perpetually maintained by the City of Clovis. For the streetlights, the City will pay for the power and PG&E will provide the maintenance.

Reason for Recommendation:
The subdivision agreement has been executed by the subdivider and all development fees paid or deferred in accordance with the Municipal Code. The agreement provides for the developer to complete a technically correct map and improvement plans, and to complete all the required improvements in compliance with the conditions of approval. The improvements have been adequately secured.

Actions Following Approval:
The final map will be filed with the Fresno County Recorder's office for recording.

Conflict of Interest:
Mayor Pro Tem Diane Pearce owns real property within 1,000 feet of the project site.

RESOLUTION 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING FINAL SUBDIVISION MAP FOR TRACT NO. 6332

WHEREAS, a final map has been presented to the City Council of the City of Clovis for Tract 6332, by The City of Clovis, a Municipal Corporation; and

WHEREAS, said final tract conforms to the requirements of Chapter 2, Part 2, of Division 4 of the Business and Professions Code and to local ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis will proceed as follows:

1. The final map of Tract 6332, consisting of two (3) sheets, a copy of which is on file with the City Clerk, be and the same is hereby approved.
2. The subdivision improvement plans for said tract have been approved by City Staff.
3. The preliminary Engineer's Cost Estimate of development cost of said tract, a copy of which is on file with the City Clerk, be and the same is hereby approved and adopted as the estimated cost of improvements for said subdivision in the sum of $2,208,000.00.
4. The offer and dedication for public use of the parcels and easements specified on said map are accepted by the City of Clovis and the City Clerk is authorized and directed to execute said subdivision map.
5. This Council finds that the proposed subdivision, together with the provisions for its design and improvement, are consistent with applicable general and specific plans of the City of Clovis.
6. Improvement Security, as provided hereunder and in said Subdivision Agreement, is fixed at one hundred percent (100%) of the remaining improvements to be constructed or the sum of $2,208,000.00 for guaranteeing specific performance of said agreement and fifty percent (50%) of the remaining improvements or the sum of $1,104,000.00 for payment of labor and materials furnished by contractors, subcontractors, labormen and materialmen in connection with the improvements required to be made or constructed by said subdivider in conformity with said subdivision map or said agreement.
7. Subdivider shall furnish a bond in the sum of $220,800.00, being the amount determined by the City Council of the City as necessary for the guarantee and warranty of the work for a period of one year following the completion and acceptance of the tract against any defective work or labor done, or defective materials furnished. Said bond is required to be furnished prior to acceptance of the tract by the City Council.

Attachment 1

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 20, 2026, by the following vote, to wit.

AYES:
NOES:
ABSENT:
ABSTAIN:

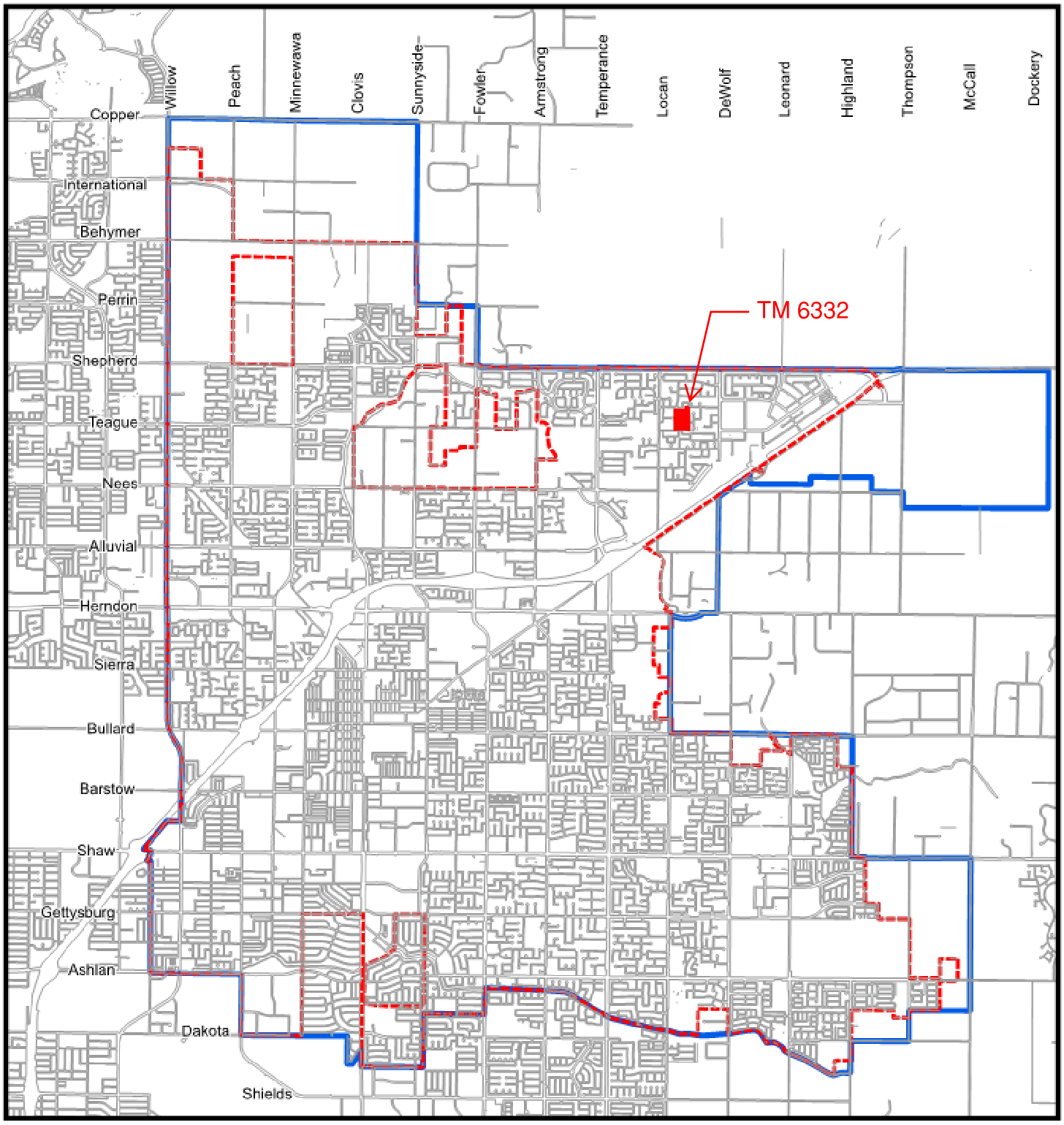
DATED: April 20, 2026

_____ Mayor

_____ City Clerk

VICINITY MAP

TM 6332



Attachment 2

City Limits

Sphere of Influence

N

W E

S

Print Date: April 1, 2026

Christopher Kelly

TRACT NO. 6332

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET ONE OF THREE SHEETS

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

GRANVILLE HOMES, INC., A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI PRESIDENT

UNITED SECURITY BANK, AS BENEFICIARY

BY: _____
DENNIS R. WOODS PRESIDENT/CEO

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____
PERSONALLY APPEARED_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE_____

NAME_____

COUNTY OF _____

MY COMMISSION EXPIRES_____

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____
PERSONALLY APPEARED_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE_____

NAME_____

COUNTY OF _____

MY COMMISSION EXPIRES_____

MY COMMISSION NUMBER _____

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°59'38" EAST, A DISTANCE OF 661.14 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY PRODUCTION OF THE WEST LINE OF LOT 56 IN BLOCK 2 OF CARSON CALIMYRNA FIG ORCHARDS, RECORDED IN BOOK 7 OF RECORD OF SURVEYS, AT PAGE 50, FRESNO COUNTY RECORDS, AND SAID SOUTH LINE; THENCE NORTH 00°17'43" EAST, ALONG SAID WEST LINE AND ITS SOUTHERLY PRODUCTION, AND ALONG THE WEST LINE OF LOTS 55 AND 54 OF SAID BLOCK 2, A DISTANCE OF 844.16 FEET TO AN ANGLE POINT ON THE BOUNDARY OF TRACT NO. 6239, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 1, 2 AND 3, FRESNO COUNTY RECORDS; THENCE NORTH 89°59'05" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 497.01 FEET; THENCE NORTH 00°17'43" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 152.55 FEET; THENCE SOUTH 89°42'17" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 105.00 FEET; THENCE SOUTH 00°17'43" WEST, ALONG SAID BOUNDARY A DISTANCE OF 29.44 FEET; THENCE SOUTH 89°42'17" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°17'43" EAST, ALONG SAID BOUNDARY, DISTANCE OF 1.02 FEET; THENCE NORTH 45°08'10" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 12.96 FEET; THENCE NORTH 00°19'22" EAST, ALONG SAID BOUNDARY AND THE WEST LINE OF LOT 43 OF SAID BLOCK 2, A DISTANCE OF 13.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 89°58'37" EAST, ALONG THE NORTH LINE OF SAID LOT 43, A DISTANCE OF 20.85 FEET; THENCE SOUTH 00°17'43" WEST, ALONG THE WEST BOUNDARY OF TRACT NO. 6389, RECORDED IN VOLUME 92 OF PLATS AT PAGES 66 AND 67, FRESNO COUNTY RECORDS, A DISTANCE OF 308.21 FEET; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING COURSES:

1) SOUTH 07°38'11" WEST, A DISTANCE OF 45.00 FEET; THENCE

2) SOUTH 00°17'43" WEST, A DISTANCE OF 278.49 FEET; THENCE

3) SOUTH 89°59'05" WEST, A DISTANCE OF 5.00 FEET; THENCE

4) SOUTH 00°17'43" WEST, A DISTANCE OF 299.13 FEET; THENCE

5) SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 37°07'50", A DISTANCE OF 22.68 FEET; THENCE

6) SOUTHEASTERLY ALONG A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 36°49'45", A DISTANCE OF 41.78 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE

SOUTH 89°59'38" WEST, A DISTANCE OF 691.53 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES" EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, OFFICIAL RECORDS. OFFICIAL RECORDS.
2. RESOLUTION 20-98, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE COST OF WEED AND RUBBISH ABATEMENT AND PROVIDING FOR COLLECTION, RECORDED SEPTEMBER 28, 2020 AS DOCUMENT NO. 2020-0132581, FRESNO COUNTY RECORDS.
3. AMENDED NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 28, 2021 AS DOCUMENT NO. 2021-0104658, FRESNO COUNTY RECORDS, AS SHOWN ON "ANNEXATION MAP NO. 69 TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES)" RECORDED IN BOOK 46 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 47, FRESNO COUNTY RECORDS.



SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DARIUS ASSEMI ON JANUARY 2, 2025. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____ _____
BRET A. GIANNETTA, P.L.S. 8177 LIC. EXP. 12/31/26 DATE



CITY ENGINEER'S STATEMENT

I, THAD AVERY, CITY ENGINEER OF THE CITY OF CLOVIS, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

_____
THAD AVERY R.C.E. 62251 EXP. 9/30/25 DATE
CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I, JEFFREY S. LAND, CITY SURVEYOR OF THE CITY OF CLOVIS, HEREBY STATE THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

_____
JEFFREY S. LAND P.L.S. 8634 EXP. 12/31/25 DATE
CITY SURVEYOR

CITY CLERK'S CERTIFICATE

I, BRIANA PARRA, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF CLOVIS BY RESOLUTION ADOPTED ON _____, 2025 APPROVED THE WITHIN MAP AND ACCEPTED SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC ANY REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE: _____ BY: _____
BRIANA PARRA, CITY CLERK

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE PAID _____

FILED THIS _____ DAY OF _____, 2025, AT _____ _M. IN VOLUME ___ OF PLATS AT PAGES __, __ AND __, FRESNO COUNTY RECORDS, AT THE REQUEST OF BRET A. GIANNETTA

PAUL A. DICTOS, C.P.A., FRESNO COUNTY ASSESSOR-RECORDER

BY: _____
DEPUTY

Attachment 3

TRACT NO. 6332

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET TWO OF THREE SHEETS

SCALE: 1" = 200'

MONUMENTS:

Ⓐ 3/4" IRON PIPE, 6" DOWN, WITH BRASS TAG NOT LEGIBLE, AS BEING ON THE WEST LINE OF LOT 56 OF CCFO, AND 20.00' NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, T 12 S, R 21 E, M.D.B.&M.

Ⓑ 3/4" IRON PIPE, UP 10", WITH BRASS TAG STAMPED LS 2931, AS BEING 0.06' WEST OF THE WEST LINE OF LOT 55 OF CCFO, AND 30.00' NORTH OF THE SOUTHEAST CORNER OF PARCEL B OF PARCEL MAP NO. 2239.

Ⓒ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE SOUTHWEST CORNER OF LOT 42 OF TRACT NO. 6239 AND AS BEING ON THE EAST LINE OF LOT 59 OF CCFO.

Ⓓ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE SOUTHEAST CORNER OF LOT 49 OF TRACT NO. 6239 AND AS BEING AN ANGLE POINT ON THE BOUNDARY OF TRACT NO. 6239.

Ⓔ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE SOUTHEAST CORNER OF LOT 56 OF TRACT NO. 6239.

Ⓕ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE NORTHEAST CORNER OF LOT 40 OF TRACT NO. 6389 AND AS BEING ON THE SOUTH LINE OF THE LOYOLA AVENUE RIGHT-OF-WAY.

Ⓖ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE SOUTHEAST CORNER OF LOT 20 OF TRACT NO. 6389 AND AS BEING ON THE NORTH LINE OF THE TRENTON AVENUE RIGHT-OF-WAY.

Ⓗ 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177, AS BEING THE NORTHEAST CORNER OF LOT 19 OF TRACT NO. 6389 AND AS BEING ON THE SOUTH LINE OF THE TRENTON AVENUE RIGHT-OF-WAY.

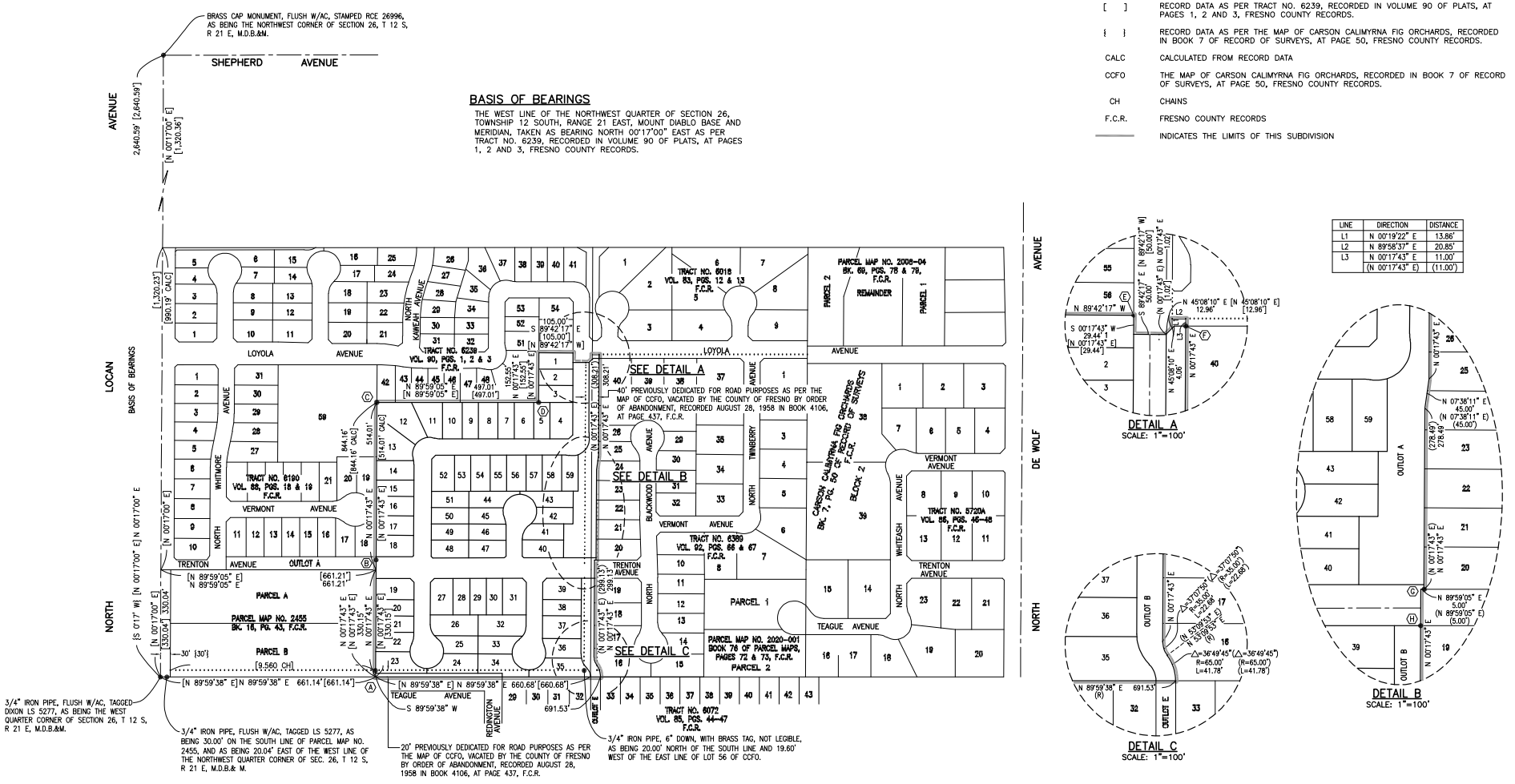
LEGEND:

●	MONUMENT FOUND AND ACCEPTED AS NOTED
( )	RECORD DATA AS PER TRACT NO. 6389, RECORDED IN VOLUME 92 OF PLATS, AT PAGES 66 AND 67, FRESNO COUNTY RECORDS.
[ ]	RECORD DATA AS PER TRACT NO. 6239, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 1, 2 AND 3, FRESNO COUNTY RECORDS.
{ }	RECORD DATA AS PER THE MAP OF CARSON CALIMYRNA FIG ORCHARDS, RECORDED IN BOOK 7 OF RECORD OF SURVEYS, AT PAGE 50, FRESNO COUNTY RECORDS.
CALC	CALCULATED FROM RECORD DATA
CCFO	THE MAP OF CARSON CALIMYRNA FIG ORCHARDS, RECORDED IN BOOK 7 OF RECORD OF SURVEYS, AT PAGE 50, FRESNO COUNTY RECORDS.
CH	CHAINS
F.C.R.	FRESNO COUNTY RECORDS
———	INDICATES THE LIMITS OF THIS SUBDIVISION

BRASS CAP MONUMENT, FLUSH W/AC, STAMPED RCE 26996, AS BEING THE NORTHWEST CORNER OF SECTION 26, T 12 S, R 21 E, M.D.B.&M.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN AS BEARING NORTH 00°17'00" EAST AS PER TRACT NO. 6239, RECORDED IN VOLUME 90 OF PLATS, AT PAGES 1, 2 AND 3, FRESNO COUNTY RECORDS.



DETAIL A
SCALE: 1"=100'

LINE	DIRECTION	DISTANCE
L1	N 00°19'22" E	13.86'
L2	N 89°58'37" E	20.85'
L3	N 00°17'43" E	11.00'
	(N 00°17'43" E)	(11.00')

DETAIL B
SCALE: 1"=100'

DETAIL C
SCALE: 1"=100'

TRACT NO. 6332

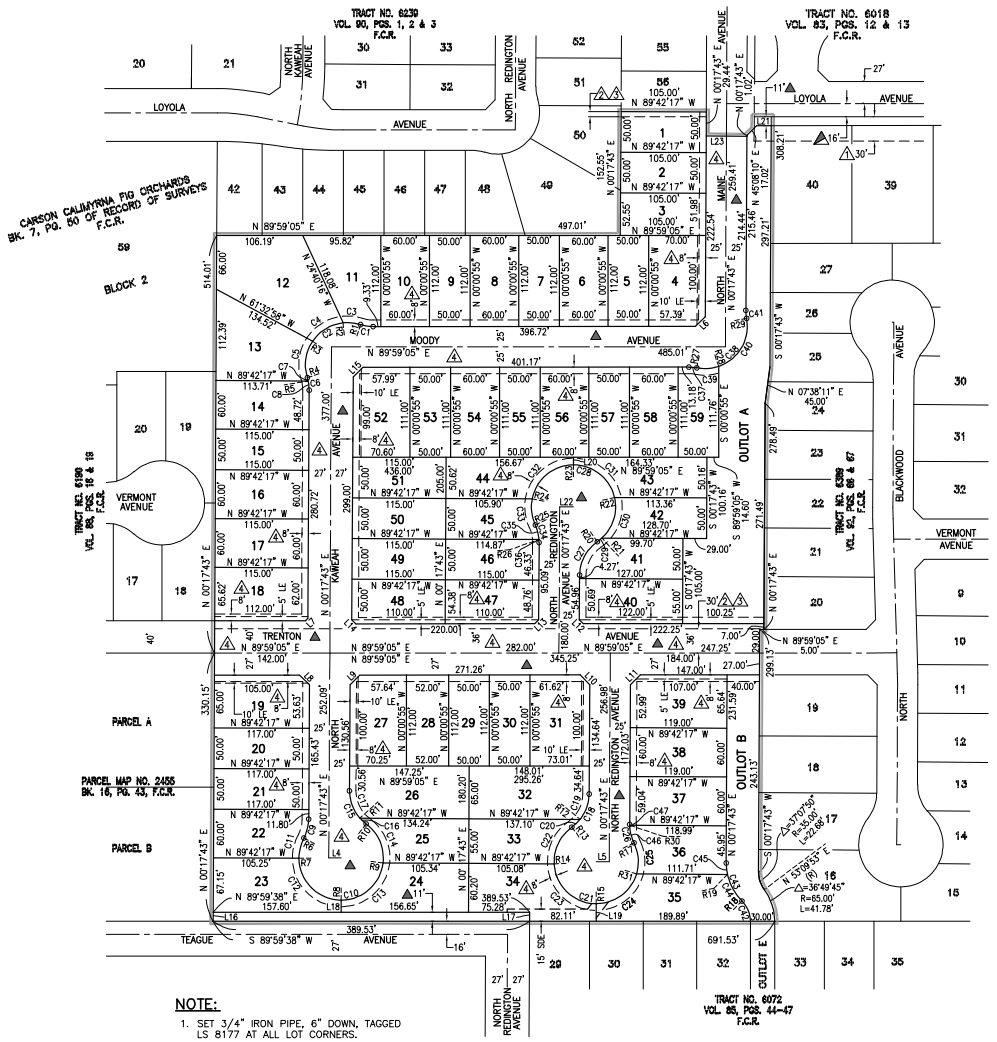
BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2025, BY BRET A. GIANNETTA

CONSISTING OF THREE SHEETS
SHEET THREE OF THREE SHEETS

N

SCALE: 1" = 100'



CURVE	DELTA	RADIUS	LENGTH
C1	18°00'51"	50.00'	15.72'
C2	125°43'04"	52.00'	114.10'
C3	24°17'38"	52.00'	22.05'
C4	49°58'41"	52.00'	45.36'
C5	51°26'45"	52.00'	46.69'
C6	18°00'51"	50.00'	15.72'
C7	04°58'15"	50.00'	4.34'
C8	13°02'36"	50.00'	11.38'
C9	27°46'21"	50.00'	24.24'
C10	261°54'51"	52.00'	237.71'
C11	28°31'04"	52.00'	25.88'
C12	89°33'22"	52.00'	81.28'
C13	83°06'01"	52.00'	75.42'
C14	60°44'24"	52.00'	55.13'
C15	54°08'30"	50.00'	47.25'
C16	11°51'17"	50.00'	10.35'
C17	42°17'13"	50.00'	36.90'
C18	54°39'35"	50.00'	47.70'
C19	38°33'32"	50.00'	33.65'
C20	16°06'03"	50.00'	14.05'
C21	261°30'51"	52.00'	237.34'
C22	57°55'38"	52.00'	52.57'
C23	87°02'12"	52.00'	78.99'
C24	73°03'47"	52.00'	66.31'
C25	43°29'24"	52.00'	39.47'
C26	26°51'16"	50.00'	23.43'
C27	55°20'43"	50.00'	48.30'
C28	260°55'43"	52.00'	236.81'
C29	08°06'20"	52.00'	7.36'
C30	60°22'48"	52.00'	54.80'
C31	77°10'13"	52.00'	70.04'
C32	79°01'45"	52.00'	71.72'
C33	36°14'37"	52.00'	32.89'
C34	25°35'00"	50.00'	22.33'
C35	21°22'46"	50.00'	18.66'
C36	04°12'14"	50.00'	3.67'
C37	11°21'54"	50.00'	9.92'
C38	112°25'10"	52.00'	102.03'
C39	30°07'27"	52.00'	27.34'
C40	82°17'43"	52.00'	74.69'
C41	11°21'54"	50.00'	9.92'
C42	45°29'27"	35.00'	27.79'
C43	45°47'32"	65.00'	51.95'
C44	33°18'32"	65.00'	37.79'
C45	12°29'00"	65.00'	14.16'
C46	25°45'03"	50.00'	22.47'
C47	01°06'13"	50.00'	0.96'

LEGEND:

○	SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED LS 8177, OR AS NOTED.
△	PREVIOUSLY DEEDED TO THE CITY OF CLOVIS IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED MARCH 13, 2018 AS DOC. NO. 2018-0029906, F.C.R.
△1	PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT, RECORDED SEPTEMBER 15, 1976 IN BOOK 6659, AT PAGE 341, AS DOCUMENT NO 81595, FRESNO COUNTY RECORDS.
△2	PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT, RECORDED DECEMBER 9, 1971 IN BOOK 5966, AT PAGE 365, AS DOCUMENT NO 98939, FRESNO COUNTY RECORDS.
△3	PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENTS, RECORDED SEPTEMBER 24, 1974 IN BOOK 6350, AT PAGE 549, AS DOCUMENT NO. 72744, AND SEPTEMBER 24, 1974 IN BOOK 6350, AT PAGE 551, AS DOCUMENT NO. 72746, FRESNO COUNTY RECORDS.
△4	PUBLIC UTILITY EASEMENT RECORDED MAY 23, 2025 AS DOCUMENT NO. 2025-0050055, FRESNO COUNTY RECORDS.
CCFO	THE MAP OF CARSON CALIMYRNA FIG ORCHARDS, RECORDED IN BOOK 7 OF RECORD OF SURVEYS, AT PAGE 50, FRESNO COUNTY RECORDS.
F.C.R.	FRESNO COUNTY RECORDS
(R)	INDICATES RADIAL BEARING
15' SDE	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT RECORDED _____, 2025 AS DOCUMENT NO. 2025-_____, F.C.R.
———	INDICATES THE LIMITS OF THIS SUBDIVISION

LINE	DIRECTION	DISTANCE
L4	N 89°42'17" W	15.25'
L5	N 89°42'17" W	16.00'
L6	N 45°08'24" E	17.02'
L7	N 45°08'24" E	4.25'
L8	N 44°51'36" W	16.92'
L9	N 45°08'24" E	17.02'
L10	N 44°51'36" W	16.92'
L11	N 45°08'24" E	17.02'
L12	N 44°51'36" W	7.05'
L13	N 45°08'24" E	7.09'
L14	N 44°51'36" W	7.05'
L15	N 45°08'24" E	17.02'
L16	N 00°17'43" E	11.00'
L17	N 00°18'08" E	11.00'
L18	N 00°00'22" W	15.00'
L19	N 00°00'22" W	21.33'
L20	N 00°00'55" W	9.09'
L21	N 89°58'37" E	18.00'
L22	N 89°42'17" W	17.00'
L23	N 89°42'17" W	50.00'

RADIAL	DIRECTION
R1	N 17°59'56" E
R2	N 06°17'42" W
R3	N 56°16'23" W
R4	S 72°16'52" W
R5	N 77°15'07" E
R6	N 61°55'56" W
R7	S 89°33'00" W
R8	S 00°00'22" E
R9	S 83°06'23" E
R10	N 36°09'13" E
R11	S 48°00'30" W
R12	S 51°08'45" E
R13	N 35°02'42" W
R14	S 87°01'50" W
R15	S 00°00'22" E
R16	S 73°04'09" E
R17	N 63°26'27" E
R18	N 44°30'11" E
R19	S 77°48'43" W
R20	S 34°21'34" E
R21	S 42°27'54" E
R22	N 77°09'18" E
R23	N 00°00'55" W
R24	N 79°02'40" W
R25	S 64°42'43" W
R26	N 86°05'29" E
R27	S 11°20'59" W
R28	S 18°46'28" E
R29	N 76°55'49" E
R30	S 89°11'30" W
R31	S 73°04'09" E

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED LS 8177 AT ALL LOT CORNERS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

△ NOW OFFERED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF CLOVIS.

OUTLOT A AND OUTLOT B NOW OFFERED TO THE CITY OF CLOVIS FOR PUBLIC USE AND RECREATIONAL TRAIL PURPOSES.

CITY of CLOVIS

Report to the City Council

To: City Council

From: Planning and Development Services Department

Date: April 20, 2026

Staff: Thad Avery, City Engineer

Subject: Planning and Development Services – Approval – Res. 26-___, Annexation of Proposed Tract 6332, located south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. to the Landscape Maintenance District No. 1 of the City of Clovis. (Granville Homes, Inc., A California Corporation).

Recommendation: Approve

Attachments: 1. TM 6332 LMD Annexation ATT 1 Res. 26-___

Recommendation:
For the City Council to approve a Resolution, which will annex proposed Tract 6332, located south of Loyola Ave., between N. Locan Ave. and N. De Wolf Ave. into the Landscape Maintenance District (LMD) No. 1 of the City of Clovis.

Executive Summary:
The owner, Granville Homes, Inc., a California Corporation, acting as the subdivider, has requested to be annexed to the LMD No. 1 of the City of Clovis as set forth by the Conditions of Approval for Tentative Tract 6332.

Background:
Granville Homes, Inc., a California Corporation, the developer of Tract 6332, has executed a covenant that this development be annexed to the City of Clovis, LMD No. 1. An executed copy can be provided on request. Council formed the original District on July 15, 1985, for the purpose of funding the maintenance of landscaped areas and parks.

Under the provisions of the Landscaping and Lighting Act of 1972, and in accordance with Article XIII C and Article XIII D of Proposition 218, all the owners of the property proposed for annexation have provided a written request and consent to annexation and have executed a covenant (petition) indicating acceptance of the annual assessment.

Fiscal Impact:

	Tract 6332	Year to Date
LMD Landscaping added:	1.035 acres	5.53 acres
Resource needs added:	0.1 persons	0.553 persons

The resource needs estimate is based on 1 person per 10 acres of landscaped area.

Reason for Recommendation:
The property owners for the subject tract have requested annexation into the City of Clovis LMD No. 1.

Actions Following Approval:
Tract 6332 shall become a part of City of Clovis LMD No. 1 and will be assessed next year for maintenance costs.

Conflict of Interest:
Mayor Pro Tem Diane Pearce owns real property within 1,000 feet of the project site.

RESOLUTION 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING ANNEXATION TO LANDSCAPING MAINTENANCE DISTRICT NO. 1 OF THE CITY OF CLOVIS

WHEREAS, City of Clovis Landscape Maintenance District No. 1 ("District") was formed by Resolution No. 85-78, adopted July 15, 1985, pursuant to Part 2 of Division 15 of the Streets and Highways Code (Landscape and Lighting Act of 1972), herein the "Act"; and

WHEREAS, all of the owners of property proposed to be annexed to the District consisting of proposed Tract No. 6332, as described in **Attachment A** attached hereto and incorporated herein by reference, have consented to said annexation and such annexation may be ordered without notice and hearing or filing of engineer's report, or both.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis will proceed as follows:

1. That the public interest and convenience require that certain property described in **Attachment A** attached hereto and by reference incorporated herein be annexed into Landscape Maintenance District No. 1 of the City of Clovis for the maintenance and servicing of landscaping facilities.

2. The City Clerk shall receive and file the maps showing the boundaries of the areas annexed as set forth in **Attachment A**, which boundaries shall be used for assessment proceedings until and unless a change of organization is approved pursuant to the Act.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 20, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN

DATED:

_____ Mayor

_____ City Clerk

ATTACHMENT 1

Legal Description

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 59, INCLUSIVE, OF TRACT NO. 6332, RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, FRESNO COUNTY RECORDS.

ATTACHMENT A

CITY of CLOVIS

Report to the City Council

To: City Council

From: Public Utilities Department

Date: April 20, 2026

Staff: Kevin Tuttle, Assistant Public Utilities Director

Subject: Consider various actions related to the Proposed New Water Rates and Fees.

a. Conduct a Proposition 218 Public Hearing and Majority Protest Proceeding on the proposed new Water Rates and Fees as outlined in the Draft Water Rate Study Report and the Public Hearing Notice mailed to all City water customers.

b. Consider approval of the proposed new Water Rates and Fees, subject to no majority protest, and adoption of the Water Rate Study Report as final.

Recommendation: Approve

Attachments:
1. Water Rates Prop 218 ATT 1 Clovis 2025 Water Rate Study Report
2. Water Rates Prop 218 ATT 2 Clovis Water Rate Notice

Recommendation:

For the City Council to conduct a Proposition 218 public hearing and a majority protest proceeding to implement new rates and charges as recommended in the Draft Water Rate Study. At the conclusion of the public hearing, direct the City Clerk to count and report the number of written protests received to determine if a majority of the affected parcels have protested the proposed Water Rates and Fees. If no majority protest is received, staff recommends that the Council approve the proposed Water Rates and Fees as presented and approve the Draft Water Rate Study as final. Staff anticipates bringing an ordinance amendment later this year, as needed, to amend applicable provisions of the Clovis Municipal Code to implement the new Water Rates and Fees. The new Water Rates and Fees will become effective on January 1, 2027.

Executive Summary:

The City's current water rate and fee structure was approved in April 2016, to meet revenue requirements for operating and maintaining the City's water system as an enterprise fund and to avoid the need to use the General Fund to support the City's water system. Since 2016, increases in operations and maintenance costs and the imposition of new regulatory requirements, which have increased the cost of operating and maintaining the water system. Additionally, the City has

experienced significant increases in costs over the past five years due to inflation and other factors related to cost increases in labor, capital, and material components for operating the water system. The City has also determined the need to fund the replacement of certain aging infrastructure and provide redundancy for critical infrastructure to adequately maintain the water system.

The Five-Year Forecast projects a need to generate necessary revenue to maintain required working capital and to set aside funds for near-term and future capital projects necessary to keep the water system running effectively and efficiently. Additionally, recent court decisions have necessitated a review of the current water rate structure and have shown structural changes are needed for the water rates to remain compliant with current law. The City's Water Rate Study consultant, Raftelis, evaluated the existing rate structure and worked with staff over the past year and a half to develop potential revenue scenarios that meet the City's financial and water system needs, while also ensuring compliance with applicable legal requirements governing water rates, including Proposition 218 and related statutory provisions. Raftelis' report (attached as Attachment 1) makes recommendations to address revenue shortfalls to sustainably maintain the Water Enterprise Fund.

Notices were mailed to the affected parcel owners and water customers during the week of March 2nd, more than 45 days prior to tonight's Public Hearing in accordance with the requirements of California Constitution Article XIIID section 6 and Government Code section 53755.

If written protests against the proposed Water Rates and Fees are received from less than a majority of the affected parcels (one written protest per parcel, filed by an owner or tenant of the parcel, will be counted in calculating a majority protest), the City Council is authorized to approve the proposed Water Rates and Fees, which will be codified with an ordinance amendment and resolution at a future Council date in Fall 2026. If approved by the Council, the proposed Water Rates and Fees will become effective January 1, 2027.

Background:
The 2016 Water Rate Report recommended tiered water rates based on a revised cost of service analysis. This report was largely generated in light of the San Juan Capistrano court decision in 2015, which ruled the City of San Juan Capistrano failed to show the cost of providing water to high-usage customers increased proportionally with consumption. Since that time, a 2024 decision in Coziahr v. Otay Water District concluded that the Otay Water District failed to demonstrate that higher tiers incur a proportionally higher cost to provide similar service. Effectively, this decision stated that data used for tiered water rates must be based on actual data of the agency, not industry standards. Similarly, in Patz v. City of San Diego (2025), the court ruled that rates must be based on the actual cost to provide service at each tiered rate. These decisions reinforce the need to reassess and potentially remove tiered water rate structures.

Since the 2016 Water Rate Report and adjustments made to water rates in 2017, inflation has increased water system costs significantly. To ensure compliance with current law, to address projected revenue shortfalls due to additional regulatory requirements, higher costs of operating the water system, and to provide funds needed for future capital, maintenance, operations, and projects related to compliance with the Sustainable Groundwater Management Act (SGMA), staff retained the services of a consultant, Raftelis, to conduct a comprehensive water rate study to provide a review of the current Water Enterprise Fund's financial structure.

Raftelis's work consisted of providing a financial plan that meets the City's revenue requirements for the water system, while also providing a cost-of-service analysis that bases the rate recommendations on the realities of current water utility needs. Staff's core criteria for the updated

rate structure were: 1) the rates comply with current law, and 2) the rates meet the revenue requirements for the maintenance and operations of the water system.

The development of the water rate study consisted of documenting revenue requirements to: (a) meet current and projected needs for maintenance and operations, (b) establish a funding mechanism for needed capital improvement projects, and (c) maintain current levels of reserve funding. The cost of service was then developed by:

- Separating revenue needs based on supply, customer service, metering, etc.
- Allocating those revenue needs to their appropriate cost basis, such as volume, bills, and equivalent meters.
- Determining a cost-per-unit of service, such as equivalent meters, number of customers, or number of bills.
- Distributing the developed cost to each customer class using the unit costs and the proportional impact of each customer class on the system.

The rates were then designed based on the cost of service and the revenue requirements. Finally, the report was prepared. The report serves as the administrative record and support document to meet the requirements of Proposition 218.

The rates shown in the report include phased increases over three consecutive years (CY), 2027–2029, to close the financial gap identified in the report. Subsequent rate increases return to the standard 3% annual escalation. Staff believes the proposed rate structure is necessary and appropriate to meet future revenue requirements of the Water Enterprise Fund, and recommends that the Council initiate the Proposition 218 proceedings to increase water rates and fees.

The annual rate increases in the proposed rate structure shown in the report and reproduced below would begin on January 1, 2027, and continue for three consecutive calendar years as follows:

- CY2027 – 21%
- CY2028 – 21%
- CY2029 – 18% and an additional 3% on July 1, 2029

While the average increase in rates in the first year of the proposed rate structure would be about 21% across all customer classifications, the increase to each customer depends on the customer's classification and usage under the current rate structure. Rates in the years following the initial 3-year phase-in period would be authorized to increase at an annual escalator of 3%, which has historically been the City's practice. These increases would follow in the same manner as the Solid Waste and Sewer Enterprise accounts, where Council will evaluate staff's recommendations during the annual budget cycle to determine if the authorized increase is required for the upcoming budget. The authorized 3% annual increase in subsequent years is intended to limit larger future rate increases, provide for increases in maintenance and operations costs, allow for the funding of major infrastructure maintenance projects, and allow the Water Enterprise Fund to maintain adequate reserve levels to help mitigate future market and cost fluctuations.

In order to provide adequate funding for the standard operations and maintenance of the City's water system, to ensure funding for needed repair and replacement of existing water infrastructure, and to maintain appropriate reserves, City staff are recommending the Council conduct a public hearing as required by Proposition 218 and, following the closing of the public hearing, conduct a majority protest proceeding. If there is no majority protest, City staff recommends the Council consider

adoption of the Water Rate Study as final. Staff intend to codify the water rates and fees in a resolution that they will bring to the Council at a future Council session in the fall of 2026. If subsequently adopted by the Council, the rates and fees will become effective beginning January 1, 2027.

Provided that the number of valid written protests received by the close of the public hearing does not exceed 50% of the total number of parcels affected by the proposed Water Rates and Fees, Council may approve the proposed increased Water Rates and Fees. The City Clerk will count the number of written protests and verify their validity at the close of the public hearing. Protests may be submitted by either the owner or a tenant of a parcel; however, only one written protest per parcel will be counted.

Proposition 218 Procedures
Per the requirements of Proposition 218, the City is required to provide a 45-day notice and hold a public hearing where a majority protest proceeding is conducted. Staff has prepared and sent public notices to all property owners of parcels receiving service and paying current water fees. The notices included the legally required information about the public hearing time and place, the amount of the proposed fees, the basis of the proposed fees, and the reasons for the proposed increases.

All protests to the rate increases must be in writing, identify the property affected, be signed by the property owner or tenant, and be clear that they are protesting the increases. Protests must be received by the City prior to the closing of the public hearing. Protests will be accepted from either the tenant or property owner, but only one protest per property will be counted. E-mails will not be accepted as there is no legal method for signing. The protests will be confidential until tabulated and may be withdrawn by the signatory of the protest prior to the close of the hearing. The City Clerk will tabulate the number of protests and verify their validity. If protests are received from more than half of the total number of affected parcels, the rates cannot be approved.

Proposed Rate Structure
The proposed water rates are included in Table 2 and Table 3 on the following pages. The proposed rate structure includes the a three-year phase-in of consecutive rate increases, as well as subsequent 3% annual increases in following years. The proposed rate structure in the report also includes drought rate surcharges, which allow the City to maintain adequate cash flow during times of reduced water use in a State-mandated drought reduction period.

The proposed rate structure includes other miscellaneous costs and fees that are charged through the Water Enterprise Fund, including the following:

• Private Fireline Costs. For private firelines, the American Water Works Association manual recommends firelines be billed according to the service line connection, and staff believes this approach for rate setting is appropriate.
• Construction Water Costs. Construction water costs were previously billed based on the unmetered Tarpey Village water use rate. This previous billing was based on a 1-inch meter and 63,000 gallons of usage. As all customers are now metered, a new cost was derived for construction water and is billed as a 1-inch water service at 60,000 gallons of usage per bill.
• Hydrant Meters. Hydrant meters are billed on a monthly basis and based on a 2-inch water service. Volumetric rates are the same as commercial and landscape customers.
• Recycled Water Rates. Recycled water rates were also updated as part of the report, including the pressurized and non-pressurized systems.

Table 2: Comparison of Existing and Proposed Service Charges

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
BIMONTHLY SERVICE CHARGE, $ PER BILL						
Residential						
Single Family [1]	$27.71			Note [1]		
Multifamily [1]	27.71			Note [1]		
Mobile Home [1]	27.71			Note [1]		
Tarpey Metered Residential [1,2]	27.71			Note [1,2]		
Tarpey - Non-Metered Res Large Lot [1,2]	6.67			Note [1,2]		
Tarpey - Non-Metered [1,2]	139.05			Note [1,2]		
Residential [3], Commercial, and Landscape (Retail Potable Water Users)						
Meter Size Inches						
5/8	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
3/4	22.30	33.46	40.49	47.78	49.21	50.69
1	22.30	33.46	40.49	47.78	49.21	50.69
1 1/2	29.66	55.36	66.99	79.05	81.42	83.86
2	40.97	81.64	98.78	116.56	120.06	123.66
3	81.13	151.72	183.58	216.62	223.12	229.81
4	204.08	230.57	278.99	329.21	339.09	349.26
6	814.05	449.58	543.99	641.91	661.17	681.01
8	1,443.03	800.00	968.00	1,142.24	1,176.51	1,211.81
10	2,260.71	1,062.81	1,286.00	1,517.48	1,563.00	1,609.89
Recycled						
Meter Size *inches*						
5/8	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
3/4	22.30	25.87	31.30	36.93	38.04	39.18
1	22.30	25.87	31.30	36.93	38.04	39.18
1 1/2	29.66	40.18	48.62	57.37	59.09	60.86
2	40.97	57.35	69.39	81.88	84.34	86.87
3	81.13	103.14	124.80	147.26	151.68	156.23
4	204.08	154.66	187.14	220.83	227.45	234.27
6	814.05	297.76	360.29	425.14	437.89	451.03
8	1,443.03	526.71	637.32	752.04	774.60	797.84
10	2,260.71	698.43	845.10	997.22	1,027.14	1,057.95
Private Fireline						
Line Size *inches*						
4 and less	$204.08	$20.15	$24.38	$28.77	$29.63	$30.52
6	204.08	36.52	44.18	52.13	53.69	55.30
8	204.08	64.74	78.34	92.44	95.21	98.07
10	204.08	107.20	129.72	153.07	157.66	162.39
12	204.08	166.05	200.92	237.09	244.20	251.53
Construction Water	$139.05	$154.66	$186.89	$220.58	$227.41	$234.29
Hydrant Meter Water, $ per bill per *month*	$40.57	$40.82	$49.39	$58.28	$60.03	$61.83

[1] The proposed service charge by meter size applies to all customer classes.
Under existing rate structure, residential customers were charged a fixed, per dwelling charge.
[2] Tarpey are billed the same as inside City residential.
[3] Service charge applies to all Residential classes in FY27.
[4] Current construction water charges are based on Tarpey Non-Metered charges.
Proposed construction water charges are based on the 1" meter charge plus 60,000 of water usage at the proposed volume rates for each year.

Table 3: Comparison of Existing and Proposed Volume Rates

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
VOLUME RATES, $ PER 1,000 GALLONS						
Resdential - Single Family, Multifamily, Mobile Home [1]						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (23,000 - 40,000 gal)	1.88	2.02	2.44	2.88	2.97	3.06
Tier 3: (Over 40,000 gal)	2.33	2.02	2.44	2.88	2.97	3.06
Commercial and Landscape						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (Over 23,000 gal)	1.53	2.02	2.44	2.88	2.97	3.06
Recycled						
Pressurized	$0.71	$0.87	$1.05	$1.24	$1.28	$1.32
Non-Pressurized	0.076	0.072	0.090	0.110	0.110	0.110
Hydrant Meter Water $ per 1,000 gallons [2]	Note [2]	$2.02	$2.44	$2.88	$2.97	$3.06

[1] Tarpey are billed the same as inside City residential

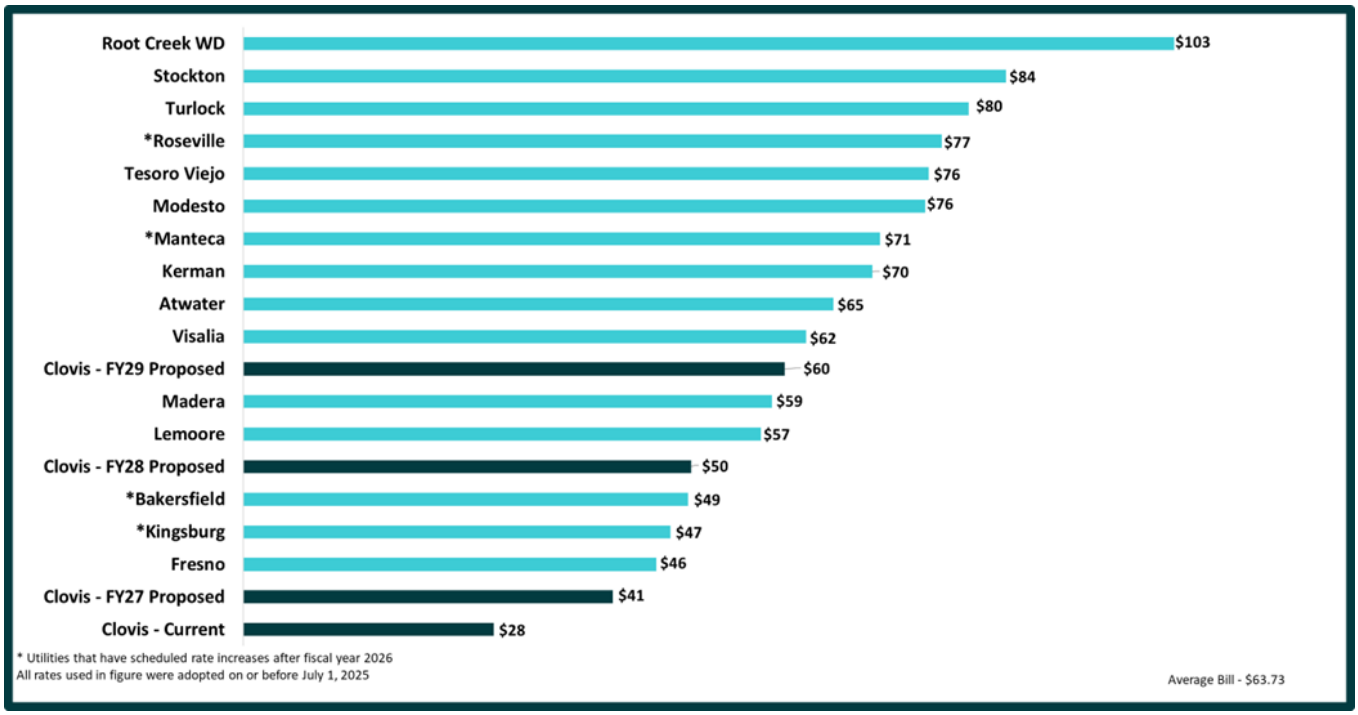
[2] Existing hydrant meter volume rate based on Commercial and Landscape Rates

Fiscal Impact:

The proposed rate structure is designed to address the costs of operations, maintenance, projects related to compliance with applicable legal and regulatory requirements including SGMA, to provide a fiscally responsible financial plan for funding necessary improvements to aging infrastructure, and to provide for adequate reserves. The proposed rate structure allows for continued operational cost coverage, addresses debt service coverage requirements, provides for the funding of necessary capital improvements, and maintains necessary operational reserves for future uncertainties. The proposed rate increase also provides adequate debt service coverage for future bonding requirements, should the issuance of additional bonds become necessary in the future.

The proposed rate structure also includes similar provisions to 2016 that allow for continued 3% increases anticipated to start in Fiscal Year 29/30 after a three-year phase-in period of the new rates. These incremental increases help alleviate the need for periodic large rate increases in the future. Under normal circumstances, these modest increases allow revenues to keep up with the increase in standard energy and material costs, like chemicals, fuel, vehicles, and personnel costs. Ideally, the smaller increases help reduce the need for larger increases over time. This strategy has been adopted previously by Council for both the Water and Sewer Enterprise Funds.

Finally, the chart below shows a bill comparison example to other local water agencies, comparing an average current water bill for a single-family home to the future water bill for the same service after the proposed first year (21%) initial rate increase. Note that these bill estimates were generated for comparison purposes and are based on the best publicly available information. The City of Clovis is likely to be in the lower half of the identified local water agencies, even after the proposed increase.



Reason for Recommendation:

The City is required to comply with State law regarding implementation of water rates and fees, and the City must simultaneously ensure the adequacy of the Water Enterprise Fund. Accordingly, a thorough Water Rate Study analysis was completed by Raftelis. The proposed rate structure meets all legal requirements and addresses the financial needs of the Water Enterprise Fund. Although the rate structure in study proposes a three-year phase-in period of increasing rates, the City of Clovis' water rates will remain very competitive with other local water agencies.

Actions Following Approval:

Staff anticipates bringing a proposed ordinance amendment and resolution to Council in Fall 2026 to fully implement the new water rates and fees. The new rates will become effective on January 1, 2027.

Conflict of Interest:

None.



CITY OF CLOVIS

Water Rate Study

FINAL DRAFT REPORT / JANUARY 13, 2026

ATTACHMENT 1

RAFTELIS

January 2026

Mr. Kevin Tuttle
Supervising Civil Engineer
City of Clovis – Public Utilities Department
155 N. Sunnyside Avenue
Clovis, CA 93611

Subject: Water Cost of Service and Rate Study Report

Dear Mr. Tuttle,

Raftelis is pleased to provide this Water Cost of Service and Rate Study Report to the City of Clovis. This report presents the analyses, rationales, and methodologies utilized in the study to determine cost of service-based water rates that meet the requirements of California Constitution Article XIII D, Section 6 (commonly referred to as Proposition 218).

The study's major objectives included:

- Develop a five-year financial plan to ensure financial sufficiency, meet operating costs, fund the long-term capital improvement plan, satisfy debt service coverage requirements, and maintain target reserves.
- Complete a cost-of-service analysis to ensure rates are proportionate to the costs of serving each customer class.
- Review the City's existing water rate structure and recommend changes as necessary to ensure that proposed rates achieve financial sufficiency.
- Develop a five-year schedule of water rates that are fair, equitable, and compliant with Proposition 218 requirements.

It has been a pleasure working with you, and we thank you and other City staff for the support provided to Raftelis during this study.

Sincerely,

Todd Cristiano

Todd Cristiano
Project Manager

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Executive Summary

INTRODUCTION

The City of Clovis (City) retained Raftelis to conduct a comprehensive financial planning, cost of service, and rate design study for its water utility. The City's overall objectives for this study included:

- Develop a multi-year financial plan for FY 2026 through FY 2031 (study period), for the City's water enterprise and capital funds to ensure that revenues from rates, fees, and charges are sufficient to cover annual operating expenses, the capital improvement program net of bond and loan proceeds and meet the City's reserve and debt service coverage requirements.
- Complete a comprehensive cost of service analysis to determine the cost to provide service to each customer class.
- Review and update the water rate structure to meet this City's objectives and comply with Proposition 218, AB 755, and SB 1157.

STUDY FINDINGS AND CONCLUSIONS

Financial Plan

Projected water sales revenues at existing rates will be inadequate to meet the water utility's revenue requirements throughout the Study Period. **Table 1** shows the recommended rate revenue adjustments necessary to meet the forecasted revenue requirements. These adjustments are required to pay for future water utility operating expenses, fund the capital improvement program, provide adequate reserves, and satisfy debt service coverage requirements throughout the Study Period.

Table 1: Proposed Water Rate Adjustments

Line No.	Description	Existing Current	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed
1	Months Increase is Effective in First Year		*January 1, 2027*	*January 1, 2028*	*January 1, 2029*	*July 1, 2029*	*July 1, 2030*
2	Annualized Percentage Increase	0.0%	21.0%	21.0%	18.0%	3.0%	3.0%
3	*Cumulative Increase*	*0.0%*	*21.0%*	*46.4%*	*72.8%*	*77.9%*	*83.3%*

Cost of Service

Raftelis completed a comprehensive cost of service analysis to determine the cost to provide service to customer classes. The cost-of-service analysis is a multi-step process which considers the volume of water by class, class peak rates of demand, number of customers, and other relevant factors. The underlying principle in cost allocation is to convert the test year revenue requirement into costs that best reflect the costs associated with customer water demands placed on the system. Those costs are proportionally allocated to customer classes based on the costs of delivering water service to each class of customers. Customer service characteristics that contribute to costs include average day, peak day and peak hour demands, the number of accounts, and the number of equivalent meters.

Rate Design

The primary objective of the utility cost of service analysis and rate design is to develop rates and charges that will meet, as nearly as practical, the cost of providing service for each customer class while not exceeding the proportional costs of delivering service to each parcel. A rate structure for each individual customer would place a financial and administrative burden on the utility's resources. Instead, grouping customers into classes based on the costs to deliver water service to each class is a more manageable and practical method. The existing rate study consists of a bimonthly service charge which varies by class and by meter size.

Existing Rates

The residential class includes single family, multifamily, and mobile home customers. It also includes customers served outside the City limits in Tarpey Village. Tarpey Village consists of three residential customer classes; metered residential, non-metered residential, and non-metered large lot residential. Metered residential customers are assessed a per-dwelling unit service charge that does not vary by meter size and a tiered volume charge based on use. Tarpey Village non-residential large lot rate customers are assessed a service charge based on square footage. Tarpey Village non-metered customers are charged a fixed service charge. All Tarpey non-metered residential and non-metered large lot customers will have transitioned to metered service by the time of the FY27 rate implementation.

The commercial class includes commercial and industrial customers who are assessed a service charge based on meter size and a tiered volume charge based on use. Recycled water customers are assessed a service charge by meter size and a volume charge based on pressurized or non-pressurized use. Private firelines are assessed a service charge that does not vary by line size. Construction water accounts are temporary, unmetered customers that use water service for homes under construction. Construction water is assessed a service charge equal to the Tarpey un-metered service charge. Hydrant meter rates are assessed a service charge plus a volume rate for all usage.

Proposed Rates

The customer classes for the proposed rates have been reclassified to apply to three classes: potable retail users, recycled water users, and private fire capacity users. Service charges apply to each class based on meter size or fireline size, as applicable. To ensure that all customers are assessed a proportionate share of costs to provide service, volume rates now apply uniformly to each type of water use: potable, recycled, pressurized, and recycled non-pressurized.

The potable retail class combines the existing residential, commercial, and landscape customers into one class that is assessed a service charge that varies by meter size and a uniform volume rate.

The recycled water class is assessed a service charge that varies by meter size and a volume rate based on whether the use is pressurized or non-pressurized. The private fire capacity class is assessed a stand-by charge that varies by fireline size. Raftelis proposes that proposed construction water charges for FY27 through FY31 be based on the 1" meter service charge plus 60,000 gallons of water use at the proposed volume rates. Hydrant meter rates will increase at the same percentage as the annual financial plan increases.

Table 2 on the following page compares the existing and proposed cost of service rates for the study period.

Table 2: Comparison of Existing and Proposed Service Charges

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
BIMONTHLY SERVICE CHARGE, $ PER BILL						
Residential						
Single Family [1]	$27.71			Note [1]		
Multifamily [1]	27.71			Note [1]		
Mobile Home [1]	27.71			Note [1]		
Tarpey Metered Residential [1,2]	27.71			Note [1,2]		
Tarpey - Non-Metered Res Large Lot [1,2]	6.67			Note [1,2]		
Tarpey - Non-Metered [1,2]	139.05			Note [1,2]		
Residential [3], Commercial, and Landscape (Retail Potable Water Users)						
Meter Size Inches						
5/8	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
3/4	22.30	33.46	40.49	47.78	49.21	50.69
1	22.30	33.46	40.49	47.78	49.21	50.69
1 1/2	29.66	55.36	66.99	79.05	81.42	83.86
2	40.97	81.64	98.78	116.56	120.06	123.66
3	81.13	151.72	183.58	216.62	223.12	229.81
4	204.08	230.57	278.99	329.21	339.09	349.26
6	814.05	449.58	543.99	641.91	661.17	681.01
8	1,443.03	800.00	968.00	1,142.24	1,176.51	1,211.81
10	2,260.71	1,062.81	1,286.00	1,517.48	1,563.00	1,609.89
Recycled						
Meter Size *inches*						
5/8	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
3/4	22.30	25.87	31.30	36.93	38.04	39.18
1	22.30	25.87	31.30	36.93	38.04	39.18
1 1/2	29.66	40.18	48.62	57.37	59.09	60.86
2	40.97	57.35	69.39	81.88	84.34	86.87
3	81.13	103.14	124.80	147.26	151.68	156.23
4	204.08	154.66	187.14	220.83	227.45	234.27
6	814.05	297.76	360.29	425.14	437.89	451.03
8	1,443.03	526.71	637.32	752.04	774.60	797.84
10	2,260.71	698.43	845.10	997.22	1,027.14	1,057.95
Private Fireline						
Line Size *inches*						
4 and less	$204.08	$20.15	$24.38	$28.77	$29.63	$30.52
6	204.08	36.52	44.18	52.13	53.69	55.30
8	204.08	64.74	78.34	92.44	95.21	98.07
10	204.08	107.20	129.72	153.07	157.66	162.39
12	204.08	166.05	200.92	237.09	244.20	251.53
Construction Water	$139.05	$154.66	$186.89	$220.58	$227.41	$234.29
Hydrant Meter Water, $ per bill per *month*	$40.57	$40.82	$49.39	$58.28	$60.03	$61.83

[1] The proposed service charge by meter size applies to all customer classes.
Under existing rate structure, residential customers were charged a fixed, per dwelling charge.
[2] Tarpey are billed the same as inside City residential.
[3] Service charge applies to all Residential classes in FY27.
[4] Current construction water charges are based on Tarpey Non-Metered charges.
Proposed construction water charges are based on the 1" meter charge plus 60,000 of water usage at the proposed volume rates for each year.

Table 3 compares the existing and proposed volumetric rates for the study period.

Table 3: Comparison of Existing and Proposed Volume Rates

	Existing	Proposed				
Description	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**	**FY31**
VOLUME RATES, $ PER 1,000 GALLONS						
Resdential - Single Family, Multifamily, Mobile Home [1]						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (23,000 - 40,000 gal)	1.88	2.02	2.44	2.88	2.97	3.06
Tier 3: (Over 40,000 gal)	2.33	2.02	2.44	2.88	2.97	3.06
Commercial and Landscape						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (Over 23,000 gal)	1.53	2.02	2.44	2.88	2.97	3.06
Recycled						
Pressurized	$0.71	$0.87	$1.05	$1.24	$1.28	$1.32
Non-Pressurized	0.076	0.072	0.090	0.110	0.110	0.110
Hydrant Meter Water $ per 1,000 gallons [2]	Note [2]	$2.02	$2.44	$2.88	$2.97	$3.06

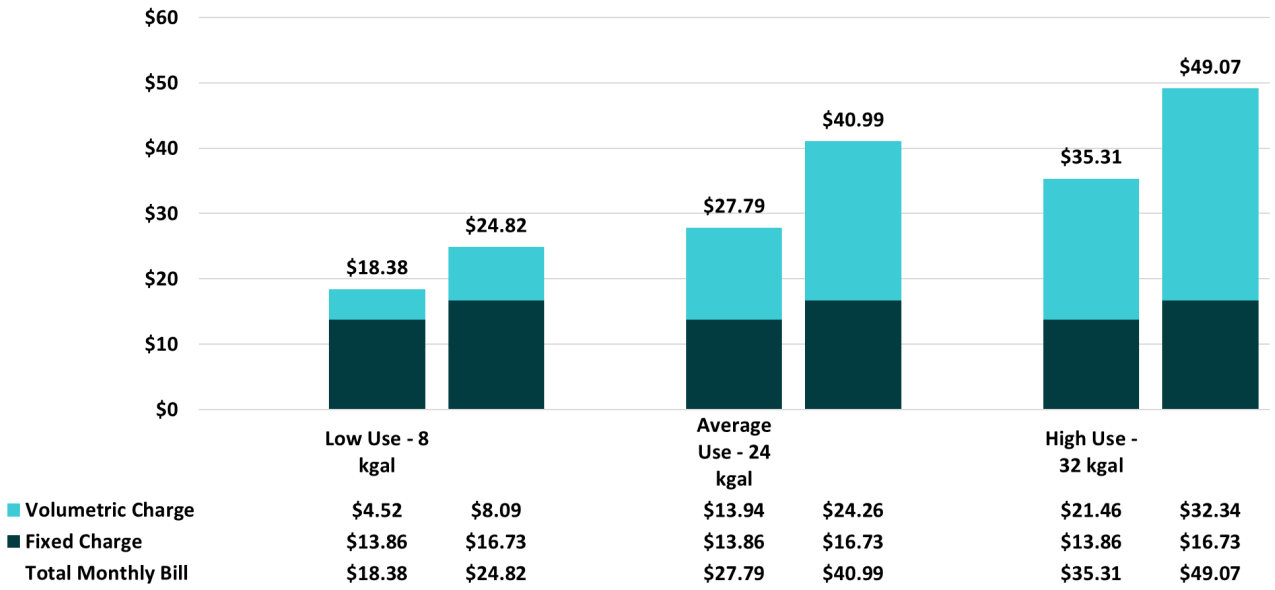
[1] Tarpey are billed the same as inside City residential

[2] Existing hydrant meter volume rate based on Commercial and Landscape volume rates.

Customer Bill Impacts

Figure 1 shows a comparison of a typical monthly bill for a residential customer with a 1-inch meter under the existing and proposed rate structures for various use levels over a two-month period: low (8 kgal), average (24 kgal), and high usages (32 kgal). Raftelis and City staff chose a 1" meter size as this is the minimum required size for new residential development and is the most common meter size for City customers. For each category of usage the column on the left indicates the bill under the existing rate structure. The column on the right indicates the bill under the proposed rate structure given identical usage. The total bill shown for each level of consumption has been stated on a monthly basis.

Figure 1: Single Family Residential Monthly Bill Impacts



Introduction

The City of Clovis provides water service to approximately 40,600 potable and non-potable customers. Potable customers include single family residential customers, multifamily residential customers, mobile home customers, and commercial and industrial customers. Recycled water customers are served by the pressurized system or through unpressurized gravity flows. The City's water system consists of wells, a surface water treatment plant (WTP), storage tanks and an integrated distribution system network. The WTP has a capacity of 22.5 million gallons per day (mgd), the water system's 37 wells have a combined total capacity of 31,740 gallons per minute (gpm). The water system has three storage tanks, and three booster pump stations. The distribution system contains 585 miles of mains. The City's recycled water system currently has 42 miles of distribution mains serving 133 connections at 69 sites. This overview is based on data provided by the City.

REPORT ORGANIZATION

This report contains the following sections:

- ***Executive Summary***. Summarizes the study results for the water financial plan, cost of service analysis and rate design.
- ***Introduction***. Provides an overview and purpose of the study as well as key components of the study process.
- ***Financial Plan***. Details the development of the financial plan, discussion of operating expenses, capital expenditures, debt service, reserve requirements, debt service coverage, and additional bond test requirements.
- ***Cost of Service Analysis***. Details the process for functionalizing, allocating, and distributing the revenue requirement to customer classes.
- ***Rate Design***. Details the process for recovering the revenue requirement between the monthly fixed service charge and the volume rates for each customer class.

The City's financial operations are reported on a fiscal year basis. The fiscal years are the twelve-month periods ending June 30 of each year. In this report the fiscal years are shown as FYXX.

LEGAL REQUIREMENTS

California Constitution - Article XIII D, Section 6 (Proposition 218)

Proposition 218, reflected in the California Constitution as Article XIII D, was enacted in 1996 to ensure that rates and fees are reasonable and proportional to the cost of providing service. The principal requirements, as they relate to public water service, are as follows:

1. The revenues derived from a property-related charge (such as water rates) shall not exceed the costs required to provide the property-related service.
2. Revenues derived by the charge shall not be used for any purpose other than that for which the charge was imposed.
3. The amount of the charge imposed upon any parcel shall not exceed the proportional cost of service attributable to the parcel.
4. No charge may be imposed for a service unless that service is actually used or immediately available to the owner of the property.
5. No fee or charge may be imposed for general government services.
6. A written notice of the proposed charge shall be mailed to the owner of record of each parcel at least 45 days prior to the public hearing, at which the agency shall consider all written protests against the charge.
7. If written protests against the proposed fee or charge are presented by a majority of owners of the affected parcels, the agency shall not impose the proposed fee or charge.

As stated in the American Water Works Association's (AWWA) *Principles of Water Rates, Fees, and Charges: Manual of Water Supply Practices - M1 Seventh Edition* (Manual M1), "water rates and charges should be recovered from classes of customers in proportion to the cost of serving those customers." Raftelis follows industry-standard rate-setting methodologies set forth by the AWWA Manual M1 to ensure this study meets Proposition 218 requirements and establishes rates that do not exceed the proportionate cost of providing water services on a parcel basis.

To preclude costly legal challenges, the state legislature has enacted legislation that can be included with the Proposition 218 Notices that provide a limited time to challenge rates.

1. **Limitation to Rate Challenges** - Pursuant to California Government Cost Section 53759, there is a 120-day statute of limitations for judicially challenging rates from the date the legislative body adopts the resolution approving rates.
2. **Exhaustion of Administrative Remedies** - Pursuant to California Government Code Sections 53759.1 and 53759.2, if the local agency meets the all of the requirements specified in section 53759.1 a person or entity will be prohibited from bringing a judicial action or proceeding alleging that the proposed rates do not comply with Proposition 218 unless that person or entity has submitted a written objection to the proposed rates in response to the Proposition 218 Notice. This is known as an Exhaustion of Administrative Remedies requirement and is separate from the Proposition 218 majority Protest process.

California Constitution Article X, Section 2

California Constitution Article X, Section 2 mandates that water resources be put to beneficial use and that the waste or unreasonable use of water be prevented through conservation. Section 106 of the Water Code declares that the highest priority use of water is for domestic purposes, with irrigation secondary. Thus, the management of water resources is part of the property-related service provided by public water suppliers to ensure the resource is available over time.

RATE-SETTING METHODOLOGY

This study was conducted using industry-standard principles outlined by the AWWA Manual. The process and approach Raftelis utilized in the study to determine water rates is informed by the City's policy objectives, the current water system and rates, and the legal requirements in California that include Proposition 218. The resulting financial plan, cost of service analysis, and rate design process followed five key steps, outlined below, to determine the proposed rate struture that fulfills the City's objectives, meets industry standards, and complies with all relevant regulations.

1. **Financial Plan:** The first study step was to develop a multi-year financial plan that projects the City's water related revenues, expenses, capital project financing, annual debt service, and reserve funding. The financial plan was used to determine the revenue adjustment, the difference between the revenues generated by the exisiting rate structure and the revenue requirement (as described below).

2. **Revenue Requirement:** After completing the financial plan, the revenue requirement was determined for the test year, also known as the rate-setting year. The test year used for this study is FY 2027. The revenue requirement is the amount needed to sufficiently fund the City's water related operating costs, annual debt service (including coverage requirements), capital expenditures, and reserve funding as projected based on the annual budget estimates.

3. **Cost of Service Analysis:** The revenue requirement is distributed to customer classes commensurate with their use of and burden on the water system and the proportional costs of providing service to each customer class. A cost-of-service analysis involves the following steps:

    - Functionalize costs – the different components of the revenue requirement are categorized into functions such as supply, customer service, etc.
    - Allocate to cost causation components – the functionalized costs are allocated to cost causation components such as volume, bills, equivalent meters, etc.
    - Develop unit costs – unit costs for each cost causation component are determined using units of service, such as total use, equivalent meters, number of customers, etc., for each component.
    - Distribute cost components – the cost components are allocated to each customer class using the unit costs in proportion to their demand and burden on the system.

4. **Rate Design**: After allocating the revenue requirement to each customer class, the project team designs and calculates rates. This process also includes a rate impact analysis and sample customer bill impacts.

5. **Administrative Record (Report) Preparation and Rate Adoption:** The administrative record is developed in conjunction with the rate adoption process. This rate study report serves as the administrative record for this study. The administrative record documents the study results and presents the methodologies, rationale, justifications, and calculations used to determine the proposed rates. A thorough and methodological administrative record serves two important functions: maintaining defensibility in a stringent legal environment and communicating the rationale for revenue adjustments and proposed rates to customers and key stakeholders.

RELIANCE ON CITY PROVIDED DATA

During this project, the City (and/or its representatives) provided Raftelis with a variety of technical information, including cost and revenue data. Raftelis reviewed the data provided for reasonableness but did not independently assess or test for the accuracy of such data – historic or projected. Raftelis has relied on this data in the formulation

of our findings and subsequent recommendations, as well as in the preparation of this report. Raftelis also relied on cost allocation data provided by the City needed to complete the cost-of-service analysis.

There are often differences between actual and projected data. Some of the assumptions used for projections in this report will not be realized, and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between the data or results projected in this report and actual results achieved, and those differences may be material. As a result, Raftelis takes no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

In conducting the cost-of-service analysis, Raftelis reviewed the books, records, agreements, capital improvement programs, customer sales, and financial projections for the City's water system. The documents, information and data were provided to the consultant by the City. Raftelis also conferred with City staff, including finance, planning, and engineering staff. Per capita demands from customers are projected to decrease in alignment with "Making Conservation a California Way of Life Regulations" being implemented over the course of the study period.

In the study, Raftelis made rate calculations using the best estimates of the City's expected costs, planned capital improvements, and future customer demands. Making such calculations in advance is normal for public water providers because providers need to recover revenue matched to public budgets adopted in advance of their fiscal periods. For this reason, and others, achieving mathematical exactitude in rate calculations is impossible. Instead, there are methods and techniques available to water providers that yield reasonable proportionality between the costs incurred to provide water service and the demand for that service.

Financial Plan

INTRODUCTION

The City's water utility is a self-supporting enterprise fund. The City has one combined fund which includes four subfunds.

- ***Capital cash flow***. Tracks financial activities associated with non-growth capital funding and spending. The primary sources of revenue are transfers from the operating fund. The primary uses of funds are capital repair and replacement projects (CIP), and payments on existing and proposed debt service.
- ***Operating cash flow***. Tracks financial activities associated with operating and maintaining the water utility on a daily basis. Primary sources of funds are rate revenue, other non-rate revenue, and transfers from the general fund. Uses of funds consist of operations and maintenance expenses (O&M), transfers to the capital fund, and transfers to reserve funds
- ***Development impact fee fund***. Tracks financial activities associated with funding growth-related projects. Primary sources are development impact fees and revenue bonds. Primary uses include growth-related capital projects and debt service associated with those projects.
- ***Reserve funds***. This fund tracks activities associated with funding various operating and capital programs. Reserves have been set aside for the water treatment plant membrane replacement, maintaining a drought contingency, funding for future SGMA projects, and funding for TCP treatment. These reserves are funded primarily through operating revenues, including rate revenue.

This report focuses on the capital and operating funds because these financial activities are associated with the revenue requirements used in the cost-of-service analysis. The operating fund does account for the reserve fund requirements through transfers out to that fund. These transfers are captured as part of the revenue requirement. Detailed O&M, CIP, and cash flow tables are included in Appendix A.

FINANCIAL PLAN

Capital Fund Cash Flow

Beginning Balance

The FY25 beginning balance is assumed to be $7.1 million.

Sources of Funds

Sources of funds consist primarily of transfers from the operating fund. Transfers are projected to increase from approximately $3.8 million in FY27 to $12.7 million in FY31 to fund capital repair and replacement projects. There are no bond or loan issues proposed during the study period.

Uses of Funds

The City has several capital improvement projects anticipated over the study period. Major projects include main replacement, water treatment plant upgrades, storage improvements and other miscellaneous projects. **Table 4** shows the total capital improvements by category with and without inflation. Columns in **Table 4** shows the capital improvement project costs with and without an annual inflation allowance of 4.0%.

Table 4: FY25 through FY31 Capital Improvements by Category

Line No.	Description	FY25 - FY31 Millions ($) Exc. Inflation	Inc. Inflation
1	Mains	$1.32	$1.50
2	WTP	17.09	20.50
3	Storage	4.13	4.71
4	Misc	8.22	9.91
5	Well	2.60	3.01
6	Pump	0.00	0.00
7	Recharge Basin	1.13	1.17
8	**Total**	**$34.48**	**$40.81**

Capital Reserves

Capital reserves are an industry best practices considering the significant level of capital infrastructure required to collect, treat, and deliver water to customers. Capital reserves are established to provide a utility with sufficient funds to meet unanticipated capital needs, such as an infrastructure failure or unexpected repair and replacement project costs. Capital reserve targets can be defined in several ways given that capital expenditures generally fluctuate more than operating costs on a year-to-year basis. Utilities tend to choose targets they find reasonably easy to administer, and that differ depending on where the utilities are in their infrastructure lifecycle. For example, one utility may not have experienced major growth for years and has largely depreciated its assets, another may have more recently constructed facilities, and another utility may be rapidly growing and has just built a new treatment plant.

A common capital reserve target is one year of depreciation expense. Based on the projected depreciation expense, the target capital reserve increases from approximately $3.5 million in FY25 to $4.5 million in FY31. **Table 5** summarizes the capital fund cash flow required to meet the target capital reserve.

Table 5: Capital Fund Cash Flow

Line No.	Description	Fiscal Period Ending June 30 FY25	FY26	FY27	FY28	FY29	FY30	FY31
		$	$	$	$	$	$	$
	Sources of Funds							
1	Transfer From Operating Fund	-	-	3,834,334	2,469,746	8,161,797	10,626,694	12,740,489
2	Revenue Bond Proceeds (Non-Growth)	-	-	-	-	-	-	-
3	State Loans (Non-Growth)	-	-	-	-	-	-	-
4	Investment Income	134,979	103,152	38,694	52,874	-	-	-
5	**Total Sources**	**134,979**	**103,152**	**3,873,028**	**2,522,619**	**8,161,797**	**10,626,694**	**12,740,489**
	Uses of Funds							
6	Capital Projects (Non-Growth)	756,000	2,696,720	3,955,411	2,372,619	8,001,797	10,456,694	12,570,489
7	Transfer To Operating Fund	-	-	-	-	-	-	-
8	**Total Uses**	**756,000**	**2,696,720**	**3,955,411**	**2,372,619**	**8,001,797**	**10,456,694**	**12,570,489**
9	*Annual Surplus (Deficiency)*	*(621,021)*	*(2,593,568)*	*(82,383)*	*150,000*	*160,000*	*170,000*	*170,000*
10	**Beginning Balance**	7,126,972	6,505,951	3,912,383	3,830,000	3,980,000	4,140,000	4,310,000
11	**Ending Balance**	**6,505,951**	**3,912,383**	**3,830,000**	**3,980,000**	**4,140,000**	**4,310,000**	**4,480,000**
12	*Target Reserve (Annual Depreciation)*	3,536,323	3,680,000	3,830,000	3,980,000	4,140,000	4,310,000	4,480,000
13	Unrestricted Capital Reserves	2,969,629	232,383	-	-	-	-	-

Operating Fund Cash Flow

Beginning Balance

The projected FY25 beginning fund balance is assumed to be $22.7 million.

Revenues

Operating revenue is derived from water rates, investment income, transfers in, and other non-rate revenues. Water sales revenue under current rates is based on the projected number of water accounts and water usage amounts for each customer class. Revenue under existing rates is projected to range from $21.5 million in FY25 to $23.6 million in FY31 based on projected annual customer growth of approximately 2.0%. Other sources of non-operating revenues include a periodic annual $700,000 transfer from the general fund for repayment of an interfund loan that will continue annually through the entire study period. Transfers in from the drought contingency reserve fund are scheduled in FY25 through FY27 which total $2.6 million. Investment income is projected to average approximately $732,000 annually. Investment income projections are based on the average fund balance of the operating fund and the various reserve funds.

Revenue Requirements

Revenue requirements include operation and maintenance expense (O&M), transfers to the capital fund, debt transfers to the development impact fee fund, transfers to reserve funds, funding the operating reserve and meeting debt service coverage requirements.

O&M consists of personnel, professional and contractual services, repairs and maintenance, materials and supplies. O&M is projected to increase from $26.6 million in FY25 to $31.3 million in FY31. Transfers to the capital fund are projected to occur annually starting in FY27 to provide funding for projects such as the Surface Water Treatment Plant upgrades. Transfers to the development impact fee fund are projected to occur annually during the study period until FY28 when the revenue refunding bonds mature. The revenue refunding bond debt service is projected to be paid 25% from the operating fund and 75% from the developer impact fee fund. These debt service payments made from the operating fund are projected to average $730,000 annually until maturity.

Operating Reserve

A minimum operating reserve equal to 90 days of operating expenses is recommended, which is typical in the industry and for a utility of this size.

Debt Service Coverage

The City has one outstanding issue of water revenue bonds, the 2023 Water Revenue Refunding Bonds, which were issued to refund the City's 2013 water revenue bonds. The City funds 25% of the debt service payments on the refunding bonds from rate and other operating revenues and the remaining 75% from development impact fees. Bond covenants require a minimum debt service coverage of 1.25x refunding bond debt service. The refunding bonds mature in FY28. Debt service coverage is projected to be adequate through the study period.

Indicated Water Sales Revenue Adjustments

Water rate revenue must be sufficient to meet revenue requirements, maintain adequate reserves, and comply with bond covenants. To achieve these goals, an annual adjustment of 21% is required to meet the FY27 revenue requirements, followed by an annual increase of 21% for the FY28 revenue requirements and 18% for the FY29 revenue requirements. Equal annual adjustments of 3% are projected to be required to meet the FY30 and FY31 revenue requirements. **Table 6** summarizes the operating fund cash flow.

Table 6: Operating Fund Cash Flow

Line No.	Description	Fiscal Period Ending June 30 FY25	FY26	FY27	FY28	FY29	FY30	FY31
		$	$	$	$	$	$	$
	Sources of Funds							
1	Revenue from Existing Water Service Rates	21,491,253	21,536,600	21,940,138	22,351,660	22,771,327	23,200,392	23,637,962
2	Additional Water Sales Revenue Required	-	-	2,303,714	7,533,627	13,568,728	18,083,943	19,686,904
3	Total Water Service Rate Revenue	21,491,253	21,536,600	24,243,852	29,885,287	36,340,054	41,284,335	43,324,866
4	Miscellaneous Revenue	1,547,204	1,554,844	1,562,637	1,570,586	1,578,693	1,586,963	1,595,398
5	Debt Proceeds (Transfers In)	770,000	770,000	770,000	770,000	770,000	770,000	770,000
6	Reserve Transfers In (Mem Replace, Drought, SGMA)	500,000	1,000,000	400,000	-	-	-	536,038
7	Interest Income	866,994	803,066	701,472	636,991	640,954	685,520	750,366
8	**Total Sources**	**25,175,452**	**25,664,511**	**27,677,962**	**32,862,864**	**39,329,701**	**44,326,819**	**46,976,668**
	Uses of Funds							
9	Operation and Maintenance Expense	26,603,928	27,665,934	29,137,928	29,685,545	30,750,785	29,660,598	31,255,080
	Transfers to Reserves							
10	Transfer to Membrane Replacement	100,000	100,000	100,000	200,000	200,000	250,000	250,000
11	Transfer to Drought Contingency	-	-	-	-	-	-	-
12	Transfer to SGMA	-	500,000	500,000	-	-	500,000	500,000
13	Transfer to TCP Treatment	620,000	620,000	620,000	620,000	620,000	620,000	620,000
	Transfers to Subfunds							
14	Transfer to Capital Fund	-	-	3,834,334	2,469,746	8,161,797	10,626,694	12,740,489
15	Transfer to DIF Subfund 25% of Total Debt Service	732,125	730,750	732,938	728,438	-	-	-
16	**Total Uses of Funds**	**28,056,053**	**29,616,684**	**34,925,200**	**33,703,728**	**39,732,582**	**41,657,292**	**45,365,569**
17	*Annual Surplus (Deficiency)*	*(2,880,601)*	*(3,952,173)*	*(7,247,238)*	*(840,863)*	*(402,881)*	*2,669,527*	*1,611,099*
18	**Beginning Balance**	22,730,000	19,849,399	15,897,226	8,649,988	7,809,124	7,406,243	10,075,770
19	**Ending Balance**	**19,849,399**	**15,897,226**	**8,649,988**	**7,809,124**	**7,406,243**	**10,075,770**	**11,686,870**
	Target Reserves							
20	*Target Operating Reserves (90 Days O&M)*	6,650,000	6,920,000	7,280,000	7,420,000	7,690,000	7,420,000	7,810,000
21	**Unrestricted Operating Reserves**	13,199,399	8,977,226	1,369,988	389,124	(283,757)	2,655,770	3,876,870
22	Annual Water Service Revenue Increase	0.0%	0.0%	21.0%	21.0%	18.0%	3.0%	3.0%
23	Debt Service Coverage	3.22	2.96	3.39	5.25	N/A	N/A	N/A
24	Cumulative Revenue Increase	0.0%	0.0%	21.0%	46.4%	72.8%	77.9%	83.3%

Reserve Funds

The City maintains reserve funds for a variety of projects including regular replacement of its Surface Water Treatment Plant (SWTP) membranes; funding for the Sustainable Groundwater Management Act (SGMA), drought contingency fund for periods of reduced revenue due to drought conditions, and additional infrastructure to meet additional water quality standards associated with treating Per- and Polyfluoroalkyl Substances (PFAS) and 1,2,3 Trichloropropane (TCP). **Table 7** shows the projected inflows and outflows needed to maintain the reserve funds.

Table 7: Reserve Fund Inflows and Outflows

Line No.	Description	Estimated FY25	Budget FY26	Projected (Fiscal Year Ending June 30) FY27	FY28	FY29	FY30	FY31
		$	$	$	$	$	$	$
	Membrane Replacement							
1	Transfer From Operating Fund (In)	100,000	100,000	100,000	200,000	200,000	250,000	250,000
2	Transfer to Operating Fund (Out) Membrane Repl	-	0	400,000	-	-	-	536,038
3	Annual Surplus (Deficiency)	100,000	100,000	(300,000)	200,000	200,000	250,000	(286,038)
4	Beginning Balance	1,180,000	1,280,000	1,380,000	1,080,000	1,280,000	1,480,000	1,730,000
5	**Ending Balance**	**1,280,000**	**1,380,000**	**1,080,000**	**1,280,000**	**1,480,000**	**1,730,000**	**1,443,962**
	Drought Contingency							
6	Transfer From Operating Fund	-	-	-	-	-	-	-
7	Transfer to Operating Fund (Out)	500,000	1,000,000					-
8	Annual Surplus (Deficiency)	(500,000)	(1,000,000)	-	-	-	-	-
9	Beginning Balance	7,500,000	7,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
10	**Ending Balance**	**7,000,000**	**6,000,000**	**6,000,000**	**6,000,000**	**6,000,000**	**6,000,000**	**6,000,000**
	SGMA							
11	Transfer From Operating Fund	-	500,000	500,000	-	-	500,000	500,000
12	Transfer to Operating Fund (Out)	-	-	-	-	-	-	-
13	Annual Surplus (Deficiency)	-	500,000	500,000	-	-	500,000	500,000
14	Beginning Balance	5,000,000	5,000,000	5,500,000	6,000,000	6,000,000	6,000,000	6,500,000
15	**Ending Balance**	**5,000,000**	**5,500,000**	**6,000,000**	**6,000,000**	**6,000,000**	**6,500,000**	**7,000,000**
	TCP Treatment							
16	Transfer From Operating Fund	620,000	620,000	620,000	620,000	620,000	620,000	620,000
17	Transfer to Operating Fund (Out)	-	-	-	-	-	-	-
18	Annual Surplus (Deficiency)	620,000	620,000	620,000	620,000	620,000	620,000	620,000
19	Beginning Balance	8,270,000	8,890,000	9,510,000	10,130,000	10,750,000	11,370,000	11,990,000
20	**Ending Balance**	**8,890,000**	**9,510,000**	**10,130,000**	**10,750,000**	**11,370,000**	**11,990,000**	**12,610,000**
21	**Total Reserve Balance**	**22,170,000**	**22,390,000**	**23,210,000**	**24,030,000**	**24,850,000**	**26,220,000**	**27,053,962**

Cost of Service Analysis

INTRODUCTION

Equitable water rates fairly recover the costs required to provide service to each respective customer class. Determination of cost of service requires accounting for the volume of water used by the class, class peak rates of demand, the number of customers within the class, and other relevant factors.

The cost-of-service analysis is conducted for a test year which is considered representative of the period in which resultant rates are expected to be in effect. The year 2027 was selected as the test year for this study.

COST OF SERVICE PROCESS

The cost-of-service process assigns costs based on each customer class's proportionate share of water demands and number of customers. The cost-of-service analysis consists of the following nine steps:

1. Determine the test year rate revenue at existing rates
2. Determine the test year revenue requirement
3. Functionalize the revenue requirement
4. Allocate functionalized costs to cost components
5. Determine the total system units of service
6. Determine the unit costs of service
7. Determine customer class units of service
8. Distribute costs to customer classes
9. Design rates to recover class cost-of-service and the total revenue requirement

FY27 REVENUE AT CURRENT RATES

Raftelis developed FY27 rate revenue projections at existing rates using detailed billing records provided by the City based on the current number of customers by meter size and class, projected use per account and growth in the number of accounts by class. The FY27 revenue projected to be generated by the existing rates is shown in **Table 8**. This projection of revenue generated by the existing rates serves as the basis for determining the FY27 revenue requirement. Projections are also used in the units of service analysis.

Table 8: FY27 Revenue at Existing Rates

Line No.	Customer Class	Bills	Volume	Revenue
			1,000 gal	
1	Retail	276,873	7,897,634	20,974,374
2	Recycled Water-Pressurized	2,052	235,739	346,430
3	Recycled Water-Non-Pressurized	12	16,286	28,106
4	Private Fire Protection	4,252	-	591,228
5	**Total**	**283,189**	**8,149,659**	**$21,940,138**

TEST YEAR REVENUE REQUIREMENT

Table 9 shows the components of the revenue requirement for 2027. As shown in the table below, the revenue requirement is the sum of operating and maintenance expense, debt service, capital R&R projects, DIF debt service transfers and transfers to reserves (Lines 1 through 6). Adjustments to the revenue requirement are made to account for miscellaneous revenues, interfund debt repayment, reserve transfers, interest income, and operating reserve increases (Lines 7 through 12). The individual revenue requirements for Operating and Capital, respectively, are shown on Line 13. The total net revenue requirement is shown on Line 14.

Table 9: Test Year Revenue Requirement

Line No.	Description	Operating Expense	Capital Expense	Total
		$	$	$
	Revenue Requirements			
1	Operating & Maintenance Expense	$29,137,928		$29,137,928
2	Debt Service		-	-
3	Capital R&R Projects		3,834,334	3,834,334
4	DIF Debt Service Transfer		732,938	732,938
5	Transfer to Reserves		1,220,000	1,220,000
6	**Total Revenue Requirements**	**$29,137,928**	**$5,787,272**	**$34,925,200**
	Revenue Requirement Adjustments			
7	Miscellaneous Revenue	(1,562,637)		(1,562,637)
8	Interfund Debt Repayment		(770,000)	(770,000)
9	Reserve Transfers In		(400,000)	(400,000)
10	Interest Income	(585,235)	(116,237)	(701,472)
11	Operating Reserve Increase (Decrease)	(4,124,358)	(819,165)	($4,943,524)
12	**Total Adjustments**	**($6,272,230)**	**($2,105,403)**	**($8,377,633)**
13	**Subtotal**	**$22,865,697**	**$3,681,869**	**$26,547,567**
14	**Net Revenue Requirement**			**$26,547,567**

REVENUE REQUIREMENT ALLOCATION

The underlying principle in cost allocation is to convert the test year revenue requirement into costs that best reflect the cost associated with customer water demands placed on the system. Those costs are proportionally allocated to customer classes based on their respective customer class units of service to determine class cost of service. Customer class units of service include average day, peak day, and peak hour demands, the number of equivalent meters, and the number of bills.

Functional Cost Components

Water systems are comprised of several facilities (unit processes or functions) that are designed and operated to collect, treat, and distribute water to customers. The separation of costs into functional components provides a means for distributing costs to customer classes based on their respective proportional costs to service.

O&M Functional Costs

The City's O&M revenue requirement can be functionalized into cost categories based on the line-item descriptions in the budget. O&M functional cost categories include expenses for day-to-day operations and management during

the applicable year. **Table 10** shows the FY27 O&M revenue requirement allocated to functional categories. The allocation of O&M to functional cost categories is based on an evaluation of each O&M line item assigned to a functional category most aligned with that expense. Raftelis provided guidance on this approach but ultimately relied on the City's expertise in assigning the O&M costs to the functional cost categories. **Table 10** summarizes the functional O&M costs for the FY27 test year.

Table 10: Test Year O&M Functional Allocation

Line No.	Description	FY27 Test Year Total
	Operation and Maintenance Expense	
1	Wells/WTP/Purchased Water	11,665,665
2	Pumping	3,392,204
3	Treated Storage	377,170
4	Trans/Dist	3,635,536
5	Hydrants/Fire Protection	403,144
6	Meters &Services	5,215,017
7	Customer Billing	4,170,898
8	All Other/Infrastructure	0
9	All Other/General	0
10	Recycled Water Pressurized	260,524
11	Recycled Water Non-Pressurized	17,770
12	**Total O&M Expense**	**$29,137,928**

Capital Functional Costs

Table 11 shows the FY27 capital cost revenue requirements allocated to the functional cost categories based on the proportionate value of assets. The value of water system assets provides a reasonable basis for allocating the expenses in the capital cost categories to the cost components. Annual capital improvement program costs vary significantly from year to year as well as project types which may cause fluctuation in future cost of service analysis. Allocating the test year capital costs on a project-by-project basis alone may result in a distribution of cost allocations that can fluctuate significantly from year to year. Therefore, Raftelis allocated the capital cost categories based on the value of existing assets, plus project additions from the City's capital improvement program.

Table 11: Test Year Capital Cost Functional Allocation

Line No.	Description	RCNLD Assets [1]	Test Year Capital
1	Land	$3,236,338	$40,009
2	Source of Supply	15,100,155	186,675
3	Pumping Station	2,129,204	26,322
4	Wells / Treatment	201,367,903	2,489,402
5	Treated Storage	66,298,972	819,618
6	Transmission Reserve	9,203,145	113,773
7	Capacity Reserve	13,021	161
8	Customer Billing	0	0
9	Meters and Services	477,858	5,908
10	**Total**	**$297,826,597**	**$3,681,869**

[1] RCNLD: Replacement cost new less accumulated depreciation

Allocation Factors

Water systems are designed and operated to meet the average and peak demands of their customers. Therefore, data on annual consumption and peak demand contributions are needed to allocate costs equitably among customer classes. Since customers do not exert their maximum demand for water at the same time, water facilities are designed to meet the coincidental demands on the system. Using system peak demands to average demand ratios provides a means for distributing costs equitably to customer classes.

For every facility on the system, there is an underlying average demand, or uniform rate of usage, exerted coincidentally by customers for which the average day cost component applies. Certain facilities are operated and designed to meet the demand above the average day demand or maximum day extra-capacity demand. Costs associated with those facilities are allocated to both the average day and maximum day cost components. Similarly, other facilities are designed to meet demands in excess of maximum day requirements or maximum hour extra-capacity. Costs associated with these facilities are allocated to the average day, maximum day, and maximum hour cost components.

The ratio of maximum day and average day demand is used to allocate costs between average day and maximum day cost components. A maximum day to average day ratio of 1.7 is used based on the City most recent Water Master Plan (WMP). This indicates approximately 58.8% of the capacity of facilities designed and operated for maximum day demand is needed for average day demands use. Accordingly, the remaining 41.2% is for maximum day extra-capacity requirements.

A ratio of maximum hour to average day water use of 3.0 was used based on the City's WMP ratio of maximum hour demand to maximum day demand of 1.30. This ratio indicates approximately 33.3% of the capacity of facilities designed and operated for maximum hour demand is needed for average day demands, approximately 23.3% is required to meet maximum day extra-capacity demand, and the remaining approximately 43.3% is for maximum hour extra-capacity demand. These ratios are used to allocate the line item functionalized costs to cost components. Other cost allocations are based on the allocation of all other categories. **Table 12** shows the development of the percent allocation of system maximum day demands and maximum hour demands.

Table 12: Development of System Demand Factors

Line No.	Description	System Demands	Factor	Allocation
		mgd		
	Max Day Extra Capacity			
1	Average Day	17.9	1.00	58.8%
2	Max Day Extra Capacity	15.1	0.70	41.2%
3	Max Day	33.0	1.70	100.0%
	Max Hour Extra Capacity			
4	Average Day	17.9	1.00	33.3%
5	Max Day Extra Capacity	15.1	0.70	23.3%
6	Max Hour Extra Capacity	20.7	1.30	43.3%
7	Max Hour	53.7	3.00	100.0%

Other revenue requirements can be directly assigned to specific cost components. Billing and administrative costs such as meter reading are allocated directly to the billing cost component. Indirect expenditures not specifically assigned are allocated in proportion to all other operations and maintenance cost components.

Allocation of Functionalized Costs

Once costs have been separated by function, they can be further allocated to cost components using the demand factors identified above. Allocating costs to cost components provides a means of assigning functionalized costs based on the design and functional parameters that facility serves in the system. Functionalized costs are grouped under two categories: volume and customer. Volume cost components include average day demand, peak rates of demand. Customer costs include meters and services, billing, reserve capacity, and public fire capacity costs. This allocation approach is referred to as the base-extra capacity method of allocating costs. This is the most common method to allocating revenue requirements in the cost-of-service process. Below is a definition of the customer service characteristics.

Volume Cost Components

Water utility costs are allocated to customer classes based on their demand patterns, which dictate the necessary system infrastructure and operations. This methodology categorizes costs into three components:

- **Average Day:** Covers costs for average daily water usage and the system's fundamental size required to meet it.
- **Maximum (max) day extra capacity:** Accounts for costs to meet daily demands in excess of average day demands.
- **Maximum (max) hour extra capacity:** Covers costs for the highest, short-term hourly peak demands placed on the system.

These max day and max hour components are calculated using system-wide demand factors to allocate costs incurred for supporting peak demands. These terms refer to the system's design and operational capacity needed for different demand levels, not specific usage times. The significant incremental costs of building and operating facilities to handle above-average demands are assigned to the max day and max hour components. This ensures customers who place higher demands on the system contribute proportionally to the cost of the expanded infrastructure needed to serve them.

Functional O&M costs are generally allocated to the cost components that best reflect the design or functional parameter associated with that facility's expense. For example, water supply costs are allocated to the base or average day costs as source of supply facilities are designed to meet average day demands. Pump stations are designed to meet maximum day demands. These costs are allocated to the average day and maximum day cost components. Similarly, wells and treatment, and transmission mains are designed to meet maximum day demand. Treated storage and distribution main facilities are designed to meet maximum hour demands. These costs are allocated to the average day, maximum day, and maximum hour cost components. Meter repair is associated with repair and replacement of customer meters. These costs are allocated directly to the meters and services cost component.

Water system assets provide a reasonable basis for allocating annual capital costs. The wells, treatment, pumping, and transmission facilities are designed to meet the peak demands on the system. These costs are allocated to the average day and maximum day cost component. Treated storage and distribution mains are designed to meet maximum hour demands. These costs are allocated to the average day, maximum day, and maximum hour demands. Other costs not specifically allocated are allocated in proportion to all other assets.

Customer Cost Components

Customer costs are those costs directly related with serving customers irrespective of any water use. Customer costs include the following categories:

- ***Meters and Services***. Costs associated with reading meters, servicing meters, and field service calls to customers. Meter and services costs increase by meter size based on the assumption that as meter sizes increase, the more capacity must be available for the customer at any point in time.
- ***Billing Costs***. Costs associated with billing customers. This includes billing representatives, IT costs, and some general administrative costs related to billing services.
- ***Reserve Capacity***. This represents the portion of customer stand-by capacity costs.
- ***Public Fire Capacity***. This recovers the costs of providing public fire water capacity to all customers connected to the system. These costs include the capacity requirement to meet the specific fire flow design requirements of the system and the cost of maintaining fire hydrants.

Table 13 summarizes the allocated revenue requirement for operation and maintenance expenses reflecting the allocation of functionalized cost analysis discussed above. The allocated operation and maintenance revenue requirement can then be distributed to customer classes based on their proportionate share of total customer service characteristics. Additional details on the allocation of revenue to the cost causation components is found in the Appendix.

Table 13: Summary of Allocated Net O&M Expense to Cost Components

Line No.	Description	Allocated O&M	Allocated Non-Rate Revenue	Net Allocated O&M
1	Average Day	$10,257,164	($2,207,957)	$8,049,207
2	Max Day Extra Capacity	7,180,015	(1,545,570)	5,634,445
3	Max Hour Extra Capacity	1,633,395	(351,605)	1,281,791
4	Meters and Services	5,215,017	(1,122,585)	4,092,433
5	Billing	4,170,898	(897,827)	3,273,070
6	Capacity Reserve	0	0	0
7	Fire Protection	403,144	(86,781)	316,364
8	Recycled Water-Pressurized	260,524	(56,080)	204,443
9	Recycled Water-Non-Pressurized	17,770	(3,825)	13,945
10	**Total Allocated O&M Expense**	**$29,137,928**	**($6,272,230)**	**$22,865,697**

Table 14 summarizes the allocated capital revenue requirement to cost components. The allocated capital cost revenue requirement can then be distributed to customer classes based on their proportionate share of total customer service characteristics. Additional details on the allocation of revenue to the cost causation components is found in the Appendix.

Table 14: Allocation of Capital Costs to Cost Components

Line No.	Description	Allocated Capital
1	Average Day	$2,046,708
2	Max Day Extra Capacity	1,274,016
3	Max Hour Extra Capacity	355,238
4	Meters and Services	5,908
5	Billing	0
6	Capacity Reserve	0
7	Fire Protection	0
8	Recycled Water-Pressurized	0
9	Recycled Water-Non-Pressurized	0
10	**Total Allocated Capital Costs**	**$3,681,869**

Allocated Revenue Requirement Adjustments

With assistance from City staff, Raftelis adjusted the allocated revenue requirement to recover a portion of the maximum hour extra capacity costs in the customer reserve capacity cost component. To avoid recovering a portion of public fire capacity costs in the reserve capacity component, the public fire capacity maximum hour extra capacity costs and hydrant-related costs are combined and shown as a separate line item. These combined costs are recovered in the customer cost component. **Table 15**, column b shows the reallocation of public fire capacity. Column *c* shows the net revenue requirement to be used in the reserve capacity reallocation, column *d* shows the reallocation of maximum hour extra capacity costs to the reserve capacity customer cost component. Column e shows the net adjusted revenue requirement.

Table 15: Allocated Revenue Requirement Adjustments

Line No.	Description	(a) Allocated Capital	(b) Public/Private Fire Protection Reallocation	(c) Net Reallocation	(d) Capacity Reallocation	(e) Adj. Allocated Revenue Requirement
1	Average Day	$10,095,915	$0	$10,095,915	$0	$10,095,915
2	Max Day Extra Capacity	6,908,461	(221,113)	6,687,348	(1,337,470)	5,349,878
3	Max Hour Extra Capacity	1,637,028	(62,294)	1,574,734	(1,055,072)	519,662
4	Meters and Services	4,098,340	0	4,098,340	0	4,098,340
5	Billing	3,273,070	0	3,273,070	0	3,273,070
6	Capacity Reserve	0	0	0	2,392,542	2,392,542
7	Fire Protection	316,364	(316,364)	0	0	0
8	Recycled Water-Pressurized	204,443	0	204,443	0	204,443
9	Recycled Water-Non-Pressurized	13,945	0	13,945	0	13,945
10	Public Fire Protection	0	563,239	563,239	0	563,239
11	Private Fire Protection	0	36,532	36,532	0	36,532
12	**Total Allocated Capital Costs**	**$26,547,567**	**$0**	**$26,547,567**	**$0**	**$26,547,567**

Customer Class Units of Service

The units of service form the basis for allocating costs to different customer classes. Each customer class has distinct water usage patterns and demand characteristics. Since cost-of-service is based on proportionality, service characteristics of each class are analyzed to proportionally distribute the allocated system costs according to their respective demand profiles. The units of service for this cost-of-service study are divided into the following classes:

- **Retail Customers**: This category includes all current potable water customers including single-family residential, multi-family residential, mobile homes, commercial, and landscape customers.
- **Recycled Water Customers**: This category consists of customers receiving recycled water, served by either a pressurized system or a gravity-fed system.
- **Public Fire Capacity**: This category includes costs associated with providing system-wide fire service. These costs are redistributed to the retail and recycled customer classes, as they directly benefit from the service.
- **Private Fire Capacity**: This category covers commercial customers who have a separate fire line for fire sprinklers.

Since the retail class combines the water demands of all potable water customers, only one set of demand factors is needed to represent the overall usage characteristics of the class. Recycled water customers are served by the wastewater system, so their peak demands do not affect the peak demands on the potable water system. Public and private fire capacity are considered "standby costs," meaning the costs allocated to these classes represent the capacity required to serve them. Table 16 shows the summarized units of service by customer class.

Table 16: Summarized Units of Service

Line No.	Customer Class	Average Day	Extra Capacity: Max Day	Extra Capacity: Max Hour	Bills	Equivalent Meters: Capacity	Equivalent Meters: Hydrants	Recycled Water
		gpd	*gpd*	*gpd*		*Eq. 1" Meter*		*gpd*
1	Retail Customers	21,637	19,598	51,131	276,873	315,175	-	-
2	Recycled Water-Pressurized	-	-	-	2,052	10,008	-	646
3	Recycled Water-Non-Pressurized	-	-	-	12	576	-	527
4	Public Fire Protection	-	569	1,708	-	-	5,129	-
5	Private Fire Protection	-	79	315	4,252	-	-	-

Unit Cost of Service

The unit cost of service is the quotient of the allocated revenue requirement by cost component divided by the units of service for each.

Table 17 shows the calculation of the unit cost of service.

Table 17: Unit Cost of Service

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)=(g)/(h)
Line No.	Description	Allocated Revenue Requirement	Retail	Recycled Water: Pressurized	Recycled Water: Non-Pressurized	Fire Protection: Public	Fire Protection: Private	Units of Service	Units	Unit Cost of Service
1	Average Day	$10,095,915	7,897,634	-	-	-	-	7,897,634	1,000 gal	$1.28
2	Max Day Extra Capacity	5,349,878	19,598	-	-	-	-	19,598	gpd	$272.98
3	Max Hour Extra Capacity	519,662	51,131	-	-	-	-	51,131	gpd	$10.16
4	Meters and Services	4,098,340	315,175	10,008	576	-	-	325,759	Eq Billed Meters [1]	$12.58
5	Billing	3,273,070	276,873	2,052	12	-	4,252	283,189	Total Bills [1]	$11.56
6	Capacity Reserve	2,392,542	315,175	-	-	-	-	315,175	Eq. Billed Meter [2]	$7.59
7	Recycled Water-Pressurized	204,443	-	235,739	-	-	-	235,739	1,000 gal	$0.87
8	Recycled Water-Non-Pressurized	13,945	-	-	192,497	-	-	192,497	1,000 gal	$0.07
9	Public Fire Protection	563,239	-	-	-	5,129	-	5,129	Hydrants	$109.81
10	Private Fire Protection	36,532	-	-	-	-	4,252	4,252	4" Eq. Fireline Bills	$8.59
11	**Total Revenue Requirement**	**$26,547,567**								

[1] Includes retail and recycled water customers

[2] Includes retail customers only. The water system is not impacted by Recycled water customer demands

Distribution of Costs to Customer Classes

Table 18 shows the distributed cost-of-service to customer classes. The customer class units of service in **Table 16** are multiplied by the unit cost of service in Table17 to determine the customer class cost of service.

Table 18: Distribution of Costs to Customer Classes Summary

Line No.	Description	Retail	Recycled Water: Pressurized	Recycled Water: Non-Pressurized	Fire Protection: Public	Fire Protection: Private	Total
1	Average Day	$10,095,915	$0	$0	$0	$0	$10,095,915
2	Max Day Extra Capacity	5,349,878	0	0	0	0	$5,349,878
3	Max Hour Extra Capacity	519,662	0	0	0	0	$519,662
4	Meters and Services	3,965,184	125,910	7,247	0	0	$4,098,340
5	Billing	3,200,072	23,717	139	0	49,143	$3,273,070
6	Capacity Reserve	2,392,542	0	0	0	0	$2,392,542
7	Recycled Water-Pressurized	0	0	0	0	0	$0
8	Recycled Water-Non-Pressurized	0	204,443	0	0	0	$204,443
9	Public Fire Protection	0	0	13,945	0	0	$13,945
10	Private Fire Protection	0	0	0	563,239	36,532	$599,771
11	**Total**	**$25,523,253**	**$354,070**	**$21,330**	**$563,239**	**$85,675**	**$26,547,567**

Comparison of Cost of Service to Revenue at Existing Rates

Table 19 compares the calculated cost of service to revenue at existing rates.

Table 19: Comparison of Cost of Service to Revenue at Existing Rates

Line No.	Customer Class	(a) Cost of Service	(b) Public Fire Adjustment [1]	(c) Adjusted COS	(d) FY27 Revenue at Current Rates	(e) Change $	(f) Change - %	(g) Public Fire Reallocation Equivalent Meter	(h) Public Fire Reallocation % of Total
1	Residential	$20,523,805	$463,658	$20,987,463	17,323,932	$3,663,530	21.1%	268,165	82.32%
2	Commercial/Industrial	2,443,077	46,175	2,489,253	1,751,545	737,707	42.1%	26,706	8.20%
3	Recycled Water - Pressurized	354,070	17,304	371,374	374,536	(3,162)	-0.8%	10,008	3.07%
4	Recycled Water - Non-Pressurized	21,330	996	22,326	0	22,326	N/A	576	0.18%
5	Landscape	1,793,551	19,887	1,813,438	1,307,757	505,681	38.7%	11,502	3.53%
6	Tarpey	762,819	15,219	778,038	591,139	186,899	31.6%	8,802	2.70%
7	Public Fire Protection	563,239	(563,239)	0	0	0	N/A	-	0.00%
8	Private Fire Protection	85,675		85,675	591,228	(505,552)	-85.51%	-	0.00%
9	**Total**	**$26,547,567**	**$0**	**$26,547,567**	**$21,940,138**	**$4,607,429**	**21.0%**	**325,759**	**100.0%**
					21,940,138				

[1] Allocated based on the proportion of equivalent meters by class to total equivalent meters in Column h

Rate Design

INTRODUCTION

Customer class rate structures serve as the method to recover the cost to provide service for each customer classification. The City's existing and proposed rate structures include a service charge and a volume rate. The proposed rate structure was designed based on the cost-of-service analysis such that each customer class is paying their proportionate share of costs required to serve them.

EXISTING RATES

The residential class includes single family, multifamily, and mobile home customers. It also includes customers served outside the City limits in Tarpey Village. Tarpey Village consists of three residential customer classes; metered residential, non-metered residential, and non-metered large lot residential. Metered residential customers are assessed a per-dwelling unit service charge that does not vary by meter size and a tiered volume charge based on use. Tarpey Village non-residential large lot rate customers are assessed a service charge based on square footage. Tarpey Village non-metered customers are charged a fixed service charge. All Tarpey non-metered residential and non-metered large lot customers will have transitioned to metered service by the time of the FY27 rate implementation.

The commercial class includes commercial and industrial customers who are assessed a service charge based on meter size and a tiered volume charge based on use. Recycled water customers are assessed a service charge by meter size and a volume charge based on pressurized or non-pressurized use. Private firelines are assessed a service charge that does not vary by line size. Construction water accounts are temporary, unmetered customers that use water service for homes under construction. Construction water is assessed a service charge equal to the Tarpey un-metered service charge. Hydrant meter rates are assessed a service charge plus a volume rate for all usage.

The Inside City residential class includes a 3-tiered volume rate where the rate increases through each threshold. In a similar fashion, the commercial and industrial classes are assessed a 2-tiered volume rate which increases in each tier.

PROPOSED RATES

The customer classes for the proposed rates have been reclassified to apply to three classes, potable retail users, recycled water users, and private fire capacity users. Service charges apply to each class based on meter size or fireline size, as applicable. To ensure that all customers are assessed a proportionate share of costs to provide service, volume rates now apply uniformly to each type of water use, potable, recycled pressurized and recycled non-pressurized.

The potable retail class combines the existing residential, commercial, and landscape customers into one class that is assessed a service charge that varies by meter size and a uniform volume rate.

The recycled water class is assessed a service charge that varies by meter size and a volume rate based on whether the use is pressurized or non-pressurized. The private fire capacity class is assessed a stand-by charge that varies by fireline size. Raftelis proposes that proposed construction water charges for FY27 through FY31 be based on the 1" meter service charge plus 60,000 gallons of water use at the proposed volume rates. Hydrant meter rates are based on the 2-inch water meter service charge and the uniform volumetric use rate.

DEVELOPMENT OF FIXED CHARGES

The potable retail, recycled, and private fireline fixed charges are based on the allocated customer cost of service components and their appropriate units of service. **Table 20** shows the fixed charges, allocated costs, and associated units of service. Table 21 shows the scaling of the fixed charge across meter sizes.

Table 20: Development of Fixed Charges

Line No.	COS Component	Cost of Service	Units of Service	Units	Unit Cost of Service
					$ per Eq Meter
1	Meters & Services	$4,098,340	325,759	Equiv Meter Capacity [1]	$12.58
2	Billing	3,273,070	283,189	Bills	11.56
3	Public Fire Protection	563,239	325,759	Equiv Meter Capacity [1]	1.73
4	Capacity Reserve	2,392,542	315,175	Equiv Meter Capacity [1,2]	7.59
5	**Total**	**$10,327,191**			**$33.46**
6	**Private Fireline (Capacity Portion)**	$36,532	4,252	4" Equivalent Fireline Bills [3]	$8.59

[1] Includes residential, commercial, landscape, and recylced equivalent meters but excludes private firelines
[2] Capacity reserve is related to potable water system only. Recycled water is excluded.
[3] Total charge includes both private fire protection capacity and billing component costs

Table 21: Service Charge Calculation by Meter Size

			(a)	*(b)*	*(c)*	*(d)*	*(e)=(a)+(b)+(c)+(d)*	*(f)*	*(g)=(a)+(b)+(c)*
Line No.	Meter Size	Capacity Equivalency	Monthly Meter Charge	Monthly Billing Charge	Public Fire Protection	Readiness to Service Capacity	Total Monthly Charge	Rounded	Recycled Water Only
1	5/8 inch	1.00	$12.58	$11.56	$1.73	$7.59	$33.46	$33.46	$25.87
2	3/4 inch	1.00	12.58	11.56	1.73	7.59	33.46	33.46	25.87
3	1 inch	1.00	12.58	11.56	1.73	7.59	33.46	33.46	25.87
4	1.5 inch	2.00	25.16	11.56	3.46	15.18	55.36	55.36	40.18
5	2 inch	3.20	40.26	11.56	5.53	24.29	81.64	81.64	57.35
6	3 inch	6.40	80.52	11.56	11.07	48.58	151.72	151.72	103.14
7	4 inch	10.00	125.81	11.56	17.29	75.91	230.57	230.57	154.66
8	6 inch	20.00	251.62	11.56	34.58	151.82	449.58	449.58	297.76
9	8 inch	36.00	452.91	11.56	62.24	273.28	800.00	800.00	526.71
10	10 inch	48.00	603.88	11.56	82.99	364.38	1,062.81	1,062.81	698.43

DEVELOPMENT OF VOLUME RATES

Volume rates for the potable retail and recycled water customers are calculated in a similar fashion to the fixed charges. **Table 22** shows the development of the volume rates for both classes.

Table 22: Development of Volume Rates

Line No.	COS Component	Cost of Service	Units of Service	Units	Unit Cost of Service
				1,000 gal	*$ per 1,000 gal*
1	Volume Cost of Service	$15,965,455	7,897,634	Potable water	$2.02
2	Pressurized	204,443	235,739	Recycled water	0.87
3	Nonpressured	13,945	192,497	Recycled water	0.07

PROPOSED FIVE-YEAR RATE SCHEDULE

Table 23 and **Table 24** compares existing FY26 rates to proposed rates for FY27 through FY30. These rates are designed to recover the revenue identified in the operating fund cash flows. Rates for FY27 are based on this cost-of-service analysis and rates for FY28 through FY30 are based on FY27 with the annual rate increases shown in the operating fund cash flow.

Table 23: Comparison of Existing and Proposed Service Charges

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
BIMONTHLY SERVICE CHARGE, $ PER BILL						
Residential						
Single Family [1]	$27.71			Note [1]		
Multifamily [1]	27.71			Note [1]		
Mobile Home [1]	27.71			Note [1]		
Tarpey Metered Residential [1,2]	27.71			Note [1,2]		
Tarpey - Non-Metered Res Large Lot [1,2]	6.67			Note [1,2]		
Tarpey - Non-Metered [1,2]	139.05			Note [1,2]		
Residential [3], Commercial, and Landscape (Retail Potable Water Users)						
Meter Size Inches						
5/8	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
3/4	22.30	33.46	40.49	47.78	49.21	50.69
1	22.30	33.46	40.49	47.78	49.21	50.69
1 1/2	29.66	55.36	66.99	79.05	81.42	83.86
2	40.97	81.64	98.78	116.56	120.06	123.66
3	81.13	151.72	183.58	216.62	223.12	229.81
4	204.08	230.57	278.99	329.21	339.09	349.26
6	814.05	449.58	543.99	641.91	661.17	681.01
8	1,443.03	800.00	968.00	1,142.24	1,176.51	1,211.81
10	2,260.71	1,062.81	1,286.00	1,517.48	1,563.00	1,609.89
Recycled						
Meter Size *inches*						
5/8	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
3/4	22.30	25.87	31.30	36.93	38.04	39.18
1	22.30	25.87	31.30	36.93	38.04	39.18
1 1/2	29.66	40.18	48.62	57.37	59.09	60.86
2	40.97	57.35	69.39	81.88	84.34	86.87
3	81.13	103.14	124.80	147.26	151.68	156.23
4	204.08	154.66	187.14	220.83	227.45	234.27
6	814.05	297.76	360.29	425.14	437.89	451.03
8	1,443.03	526.71	637.32	752.04	774.60	797.84
10	2,260.71	698.43	845.10	997.22	1,027.14	1,057.95
Private Fireline						
Line Size *inches*						
4 and less	$204.08	$20.15	$24.38	$28.77	$29.63	$30.52
6	204.08	36.52	44.18	52.13	53.69	55.30
8	204.08	64.74	78.34	92.44	95.21	98.07
10	204.08	107.20	129.72	153.07	157.66	162.39
12	204.08	166.05	200.92	237.09	244.20	251.53
Construction Water	$139.05	$154.66	$186.89	$220.58	$227.41	$234.29
Hydrant Meter Water, $ per bill per *month*	$40.57	$40.82	$49.39	$58.28	$60.03	$61.83

[1] The proposed service charge by meter size applies to all customer classes.
Under existing rate structure, residential customers were charged a fixed, per dwelling charge.
[2] Tarpey are billed the same as inside City residential.
[3] Service charge applies to all Residential classes in FY27.
[4] Current construction water charges are based on Tarpey Non-Metered charges.
Proposed construction water charges are based on the 1" meter charge plus 60,000 of water usage at the proposed volume rates for each year.

Table 24: Comparison of Existing and Proposed Volume Rates

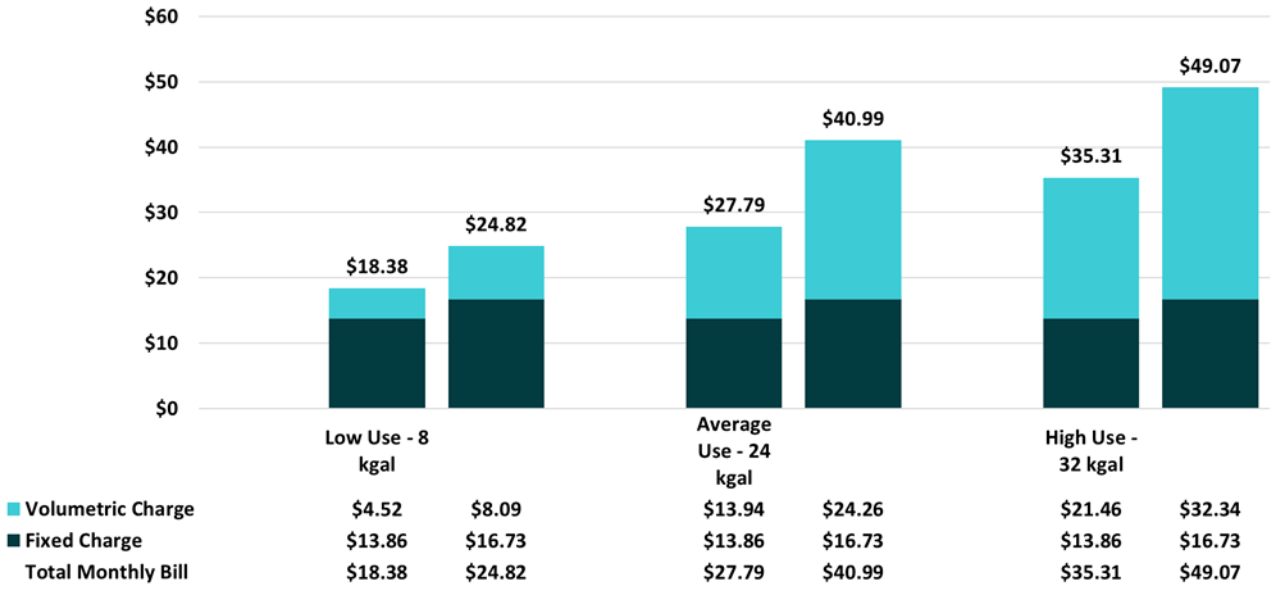
Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
VOLUME RATES, $ PER 1,000 GALLONS						
Resdential - Single Family, Multifamily, Mobile Home [1]						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (23,000 - 40,000 gal)	1.88	2.02	2.44	2.88	2.97	3.06
Tier 3: (Over 40,000 gal)	2.33	2.02	2.44	2.88	2.97	3.06
Commercial and Landscape						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (Over 23,000 gal)	1.53	2.02	2.44	2.88	2.97	3.06
Recycled						
Pressurized	$0.71	$0.87	$1.05	$1.24	$1.28	$1.32
Non-Pressurized	0.076	0.072	0.090	0.110	0.110	0.110
Hydrant Meter Water $ per 1,000 gallons [2]	Note [2]	$2.02	$2.44	$2.88	$2.97	$3.06

[1] Tarpey are billed the same as inside City residential
[2] Existing hydrant meter volume rate based on Commercial and Landscape volume rates.

CUSTOMER BILL IMPACTS

Figure 2 compares the current and FY27 proposed rates by showing a monthly bill for single family residential customers with a 1-inch meter. The comparison is further broken out by low (8 kgal), average (24 kgal), and high usage (32 kgal). The bill comparisons are shown on a monthly basis.

Figure 2: Single Family Residential Monthly Bill Impacts



DROUGHT RATE VOLUMETRIC SURCHARGES

The City is obligated to meet its annual net revenue requirements regardless of whether consumption levels decline due to State mandated conservation. Even if consumption levels decline, the City will continue to incur costs and must have a revenue-neutral mechanism to ensure fiscal sustainability. To this end, drought rates are intended to maintain the necessary level of revenues for the water utility.

Table 25 shows the baseline FY 2027 consumption as well as the projected consumption at each mandated conservation level.

Table 25: Consumption Assumptions Utilized in Drought Response Charge Analysis

FY 2027 Consumption Assumptions			
Shortage Level[1]	**Percent Shortage Range[2]**	**Potable Water Consumption (1,000 gal/yr.)**	**Difference to Baseline (1,000 gal)**
1	**Less than 10% Conservation[3]**	**7,897,634**	**0**
2	Up to 20% Conservation	7,107,870	(789,763)
3	Up to 30% Conservation	6,318,107	(1,579,527)
4	Up to 40% Conservation	5,528,343	(2,369,290)
5	Up to 50% Conservation	4,738,580	(3,159,053)
6	Greater than 50% Conservation	3,948,817	(3,948,817)

1. State Water Resources Control Board Water Shortage Contingency Plan Shortage Level.
2. Drought levels based on the State Water Resources Control Board Drought Emergency Water Conservation.
3. This represents the baseline consumption for FY 2027 consumption. Conservation percentage for each drought stage is relative to the baseline consumption.

Table 26 shows the maximum drought rate volumetric surcharge that could be enacted by the City Council in the event of mandated shortage level. The volumetric surcharges shown in the table would be applied to the potable uniform volumetric rate in place at the time of implementation.

Table 26: Drought Response Surcharges by Conservation Goal and Fiscal Year

Drought Response Surcharge ($/1,000 gal)					
Conservation Goal	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
< 10%	$0.00	$0.00	$0.00	$0.00	$0.00
Up to 20%	$0.23	$0.27	$0.32	$0.33	$0.34
Up to 30%	$0.51	$0.61	$0.72	$0.74	$0.77
Up to 40%	$0.87	$1.05	$1.23	$1.27	$1.31
Up to 50%	$1.35	$1.63	$1.92	$1.98	$2.04
> 50%	$2.02	$2.44	$2.88	$2.97	$3.06

Appendix A

Financial Plan

City of Clovis
Water Utility
Operating Fund (Enterprise Fund) Cash Flow Analysis

Table A-1

Line No.	Description	Fiscal Period Ending June 30 FY25	FY26	FY27	FY28	FY29	FY30	FY31
		$	$	$	$	$	$	$
	Sources of Funds							
1	Revenue from Existing Water Service Rates	21,491,253	21,536,600	21,940,138	22,351,660	22,771,327	23,200,392	23,637,962
2	Additional Water Sales Revenue Required	-	-	2,303,714	7,533,627	13,568,728	18,083,943	19,686,904
3	Total Water Service Rate Revenue	21,491,253	21,536,600	24,243,852	29,885,287	36,340,054	41,284,335	43,324,866
4	Miscellaneous Revenue	1,547,204	1,554,844	1,562,637	1,570,586	1,578,693	1,586,963	1,595,398
5	Debt Proceeds (Transfers In)	770,000	770,000	770,000	770,000	770,000	770,000	770,000
6	Reserve Transfers In (Mem Replace, Drought, SGM	500,000	1,000,000	400,000	-	-	-	536,038
7	Interest Income	866,994	803,066	701,472	636,991	640,954	685,520	750,366
8	**Total Sources**	**25,175,452**	**25,664,511**	**27,677,962**	**32,862,864**	**39,329,701**	**44,326,819**	**46,976,668**
	Uses of Funds							
9	Operation and Maintenance Expense	26,603,928	27,665,934	29,137,928	29,685,545	30,750,785	29,660,598	31,255,080
	Transfers to Reserves							
10	Transfer to Membrane Replacement	100,000	100,000	100,000	200,000	200,000	250,000	250,000
11	Transfer to Drought Contingency	-	-	-	-	-	-	-
12	Transfer to SGMA	-	500,000	500,000	-	-	500,000	500,000
13	Transfer to TCP Treatment	620,000	620,000	620,000	620,000	620,000	620,000	620,000
	Transfers to Subfunds							
14	Transfer to Capital Fund	-	-	3,834,334	2,469,746	8,161,797	10,626,694	12,740,489
15	Transfer to DIF Subfund 25% of Total Debt Service	732,125	730,750	732,938	728,438	-	-	-
16	**Total Uses of Funds**	**28,056,053**	**29,616,684**	**34,925,200**	**33,703,728**	**39,732,582**	**41,657,292**	**45,365,569**
17	*Annual Surplus (Deficiency)*	*(2,880,601)*	*(3,952,173)*	*(7,247,238)*	*(840,863)*	*(402,881)*	*2,669,527*	*1,611,099*
18	**Beginning Balance**	22,730,000	19,849,399	15,897,226	8,649,988	7,809,124	7,406,243	10,075,770
19	**Ending Balance**	**19,849,399**	**15,897,226**	**8,649,988**	**7,809,124**	**7,406,243**	**10,075,770**	**11,686,870**
	Target Reserves							
20	*Target Operating Reserves (90 Days O&M)*	6,650,000	6,920,000	7,280,000	7,420,000	7,690,000	7,420,000	7,810,000
21	**Unrestricted Operating Reserves**	13,199,399	8,977,226	1,369,988	389,124	(283,757)	2,655,770	3,876,870
22	Annual Water Service Revenue Increase	0.0%	0.0%	21.0%	21.0%	18.0%	3.0%	3.0%
23	Debt Service Coverage	3.22	2.96	3.39	5.25	N/A	N/A	N/A
24	Cumulative Revenue Increase	0.0%	0.0%	21.0%	46.4%	72.8%	77.9%	83.3%

City of Clovis
Water Utility
Capital Fund Cash Flow Analysis

Table A-2

Line No.	Description	Fiscal Period Ending June 30						
		FY25	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**	**FY31**
		$	**$**	**$**	**$**	**$**	**$**	**$**
	Sources of Funds							
1	Transfer From Operating Fund	-	-	3,834,334	2,469,746	8,161,797	10,626,694	12,740,489
2	Revenue Bond Proceeds (Non-Growth)	-	-	-	-	-	-	-
3	State Loans (Non-Growth)	-	-	-	-	-	-	-
4	Investment Income	134,979	103,152	38,694	52,874	-	-	-
5	**Total Sources**	**134,979**	**103,152**	**3,873,028**	**2,522,619**	**8,161,797**	**10,626,694**	**12,740,489**
	Uses of Funds							
6	Capital Projects (Non-Growth)	756,000	2,696,720	3,955,411	2,372,619	8,001,797	10,456,694	12,570,489
7	Transfer To Operating Fund	-	-	-	-	-	-	-
8	**Total Uses**	**756,000**	**2,696,720**	**3,955,411**	**2,372,619**	**8,001,797**	**10,456,694**	**12,570,489**
9	*Annual Surplus (Deficiency)*	*(621,021)*	*(2,593,568)*	*(82,383)*	*150,000*	*160,000*	*170,000*	*170,000*
10	**Beginning Balance**	7,126,972	6,505,951	3,912,383	3,830,000	3,980,000	4,140,000	4,310,000
11	**Ending Balance**	**6,505,951**	**3,912,383**	**3,830,000**	**3,980,000**	**4,140,000**	**4,310,000**	**4,480,000**
12	*Target Reserve (Annual Depreciation)*	3,536,323	3,680,000	3,830,000	3,980,000	4,140,000	4,310,000	4,480,000
13	Unrestricted Capital Reserves	2,969,629	232,383	-	-	-	-	-

City of Clovis
Water Utility
Reserves Cash Flow Analysis

Table A-3

Line No.	Description	Estimated FY25	Budget FY26	Projected (Fiscal Year Ending June 30) FY27	FY28	FY29	FY30	FY31
		$	$	$	$	$	$	$
	Membrane Replacement							
1	Transfer From Operating Fund (In)	100,000	100,000	100,000	200,000	200,000	250,000	250,000
2	Transfer to Operating Fund (Out) Membrane Rep	-	0	400,000	-	-	-	536,038
3	Annual Surplus (Deficiency)	100,000	100,000	(300,000)	200,000	200,000	250,000	(286,038)
4	Beginning Balance	1,180,000	1,280,000	1,380,000	1,080,000	1,280,000	1,480,000	1,730,000
5	Ending Balance	1,280,000	1,380,000	1,080,000	1,280,000	1,480,000	1,730,000	1,443,962
	Drought Contingency							
6	Transfer From Operating Fund	-	-	-	-	-	-	-
7	Transfer to Operating Fund (Out)	500,000	1,000,000					-
8	Annual Surplus (Deficiency)	(500,000)	(1,000,000)	-	-	-	-	-
9	Beginning Balance	7,500,000	7,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
10	Ending Balance	7,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
	SGMA							
11	Transfer From Operating Fund	-	500,000	500,000	-	-	500,000	500,000
12	Transfer to Operating Fund (Out)	-	-	-	-	-	-	-
13	Annual Surplus (Deficiency)	-	500,000	500,000	-	-	500,000	500,000
14	Beginning Balance	5,000,000	5,000,000	5,500,000	6,000,000	6,000,000	6,000,000	6,500,000
15	Ending Balance	5,000,000	5,500,000	6,000,000	6,000,000	6,000,000	6,500,000	7,000,000
	TCP Treatment							
16	Transfer From Operating Fund	620,000	620,000	620,000	620,000	620,000	620,000	620,000
17	Transfer to Operating Fund (Out)	-	-	-	-	-	-	-
18	Annual Surplus (Deficiency)	620,000	620,000	620,000	620,000	620,000	620,000	620,000
19	Beginning Balance	8,270,000	8,890,000	9,510,000	10,130,000	10,750,000	11,370,000	11,990,000
20	Ending Balance	8,890,000	9,510,000	10,130,000	10,750,000	11,370,000	11,990,000	12,610,000
21	Total Reserve Balance	22,170,000	22,390,000	23,210,000	24,030,000	24,850,000	26,220,000	27,053,962
22	*Operating Surplus (Deficiency) (Lines 3, 8, 13, 18, 21, and Table 5, Line 17)*	*(2,660,601)*	*(3,732,173)*	*(6,427,238)*	*(20,863)*	*922,263*	*4,487,195*	*2,923,395*
23	Total Operating Ending Balance (Lines 5, 10, 15, 20, Table 5, Line 16)	42,019,399	38,287,226	31,859,988	31,839,124	32,761,387	37,248,582	40,171,976
24	Target Operating Reserves	6,650,000	6,920,000	7,280,000	7,420,000	7,690,000	7,420,000	7,810,000
25	Annual Water Service Revenue Increase	0.0%	0.0%	21.0%	21.0%	18.0%	3.0%	3.0%
26	Cumulative Revenue Increase	0.0%	0.0%	21.0%	46.4%	72.8%	77.9%	83.3%

City of Clovis
Water Utility
Projected Operation and Maintenance Expense

Table A-4

Line No.	Account	Title	Budget FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31
			$	$	$	$	$	$	$
	Personnel Services								
1	61000	SALARIES REGULAR	4,009,200	4,089,384	4,171,172	4,254,595	4,382,233	4,513,700	4,649,111
2	61150	SPEC TEAM PREMIUM	19,600	19,992	20,392	20,800	21,424	22,066	22,728
3	61160	ACTING/OUT OF CLASS PAY	12,000	12,240	12,485	12,734	13,117	13,510	13,915
4	61200	OVERTIME REGULAR	85,000	86,700	88,434	90,203	92,909	95,696	98,567
5	61207	OVERTIME-CALLOUT	1,600	1,632	1,665	1,698	1,749	1,801	1,855
6	61210	OVERTIME-SPECIAL EVENTS	5,000	5,100	5,202	5,306	5,465	5,629	5,798
7	61211	HOLIDAY BUYOUT	11,000	11,220	11,444	11,673	12,023	12,384	12,756
8	61214	OVERTIME COVID19	-	-	-	-	-	-	-
9	61216	CTO BUYBACK	50,000	51,000	52,020	53,060	54,652	56,292	57,981
10	61300	EXTRA HELP	1,000	1,020	1,040	1,061	1,093	1,126	1,160
11	61301	EXTRA HELP-INTERNS/AIDES	5,000	5,100	5,202	5,306	5,465	5,629	5,798
12	Subtotal Personnel Services		4,199,400	4,283,388	4,369,056	4,456,437	4,590,130	4,727,834	4,869,669
	Employee Related Expenditures								
13	62001	RETIREMENT-MISC	894,700	939,435	977,012	1,006,323	1,036,512	1,067,608	1,099,636
14	62002	RETIREMENT-SAFETY	20,600	21,630	22,495	23,170	23,865	24,581	25,319
15	62004	DEFERRED COMP CONTRIBUTION	92,400	97,020	100,901	103,928	107,046	110,257	113,565
16	62005	WORKER'S COMPENSATION	144,300	151,515	157,576	162,303	167,172	172,187	177,353
17	62006	HEALTH BENEFIT PLAN	730,000	766,500	797,160	821,075	845,707	871,078	897,211
18	62007	MEDICARE	64,000	67,200	69,888	71,985	74,144	76,369	78,660
19	62010	SICK LEAVE INCENTIVE	53,400	56,070	58,313	60,062	61,864	63,720	65,632
20	62011	SOC SEC/PERS-EXTRA HELP	1,400	1,470	1,529	1,575	1,622	1,671	1,721
21	62012	OTHER BENEFITS	11,500	12,075	12,558	12,935	13,323	13,722	14,134
22	62013	WORKER'S COMP-EH	800	840	874	900	927	955	983
23	62014	HEALTH INS REBATE	40,900	42,945	44,663	46,003	47,383	48,804	50,268
24	62020	UNIFORM ALLOWANCE	11,700	12,285	12,776	13,160	13,554	13,961	14,380
25		VANTAGE CARE CONTRIBUTION	-	-	-	-	-	-	-
26	Subtotal Employee Related Expenditures		2,065,700	2,168,985	2,255,744	2,323,417	2,393,119	2,464,913	2,538,860
	Professional Services								
27	63000	FLEET- O/M CHARGE	333,500	350,175	367,684	386,068	405,371	425,640	446,922
28	63001	FLEET REPLACEMENT CHARGE	422,700	431,154	439,777	448,573	462,030	475,891	490,167
29		FLEET LEASE CHARGES	-	-	-	-	-	-	-
30	63003	VEHICLE RENTAL - OUTSIDE VENDO	1,000	1,020	1,040	1,061	1,093	1,126	1,160
31	63004	VEHICLE ALLOWANCE	49,500	50,490	51,500	52,530	54,106	55,729	57,401
32	63009	FLEET ADMIN CHARGES	130,300	132,906	135,564	138,275	142,424	146,696	151,097
33	63100	ENERGY	5,810,000	6,187,650	6,589,847	6,886,390	7,196,278	7,520,110	7,858,515
34	63260	CELLULAR COMMUNICATION	18,000	18,360	18,727	19,102	19,675	20,265	20,873
35		PAGING SERVICES	-	-	-	-	-	-	-
36	63300	PROFESSIONAL & PUBLIC SERVIC	11,200	11,424	11,652	11,886	12,242	12,609	12,988
37	63301	CONSULTING SERVICES	300,000	306,000	312,120	318,362	327,913	337,751	347,883
38	63302	LEGAL SERVICES	100,000	102,000	104,040	106,121	109,304	112,584	115,961
39	63304	MARKETING SERVICES	30,000	30,600	31,212	31,836	32,791	33,775	34,788
40	63310	LAB SERVICES	250,000	255,000	260,100	265,302	273,261	281,459	289,903
41	63315	OTHER SERVICES	245,000	249,900	254,898	259,996	267,796	275,830	284,105
42	63317	LANDSCAPE MAINTENANCE CONTRA	100,000	105,000	110,250	115,763	121,551	127,628	134,010
43	63333	SPECIAL EVENTS	1,400	1,428	1,457	1,486	1,530	1,576	1,623
44	63345	SURFACE WATER PURCHASE	1,850,000	1,887,000	1,924,740	1,963,235	2,022,132	2,082,796	2,145,280
45	63347	DBCP-LEGAL SERVICES	63,500	64,770	66,065	67,387	69,408	71,491	73,635
46	63350	TEMP PERSONNEL SERVICES	21,200	21,624	22,056	22,498	23,173	23,868	24,584
47	63390	CREDIT CARD CHARGES	95,200	97,104	99,046	101,027	104,058	107,180	110,395
48	63441	REPAIR & MAINTENANCE-COMPUTE	-	-	-	-	-	-	-
49	63450	MISC EQUIPMENT REPAIR	3,700	3,885	4,079	4,283	4,497	4,722	4,958
50	63455	REPAIR & MTCE-OUTSIDE VENDOR	617,705	648,590	681,020	715,071	750,824	788,366	827,784
51	63459	REPAIR & MTCE-CORP YARD	50,000	52,500	55,125	57,881	60,775	63,814	67,005
52		REPAIR & MAINT-SEWER LIFT STAT	-	-	-	-	-	-	-
53	63464	REPAIR & MAINT-WATER VALVES	75,000	78,750	82,688	86,822	91,163	95,721	100,507
54	63471	LAUNDRY SERVICES	5,000	5,250	5,513	5,788	6,078	6,381	6,700

City of Clovis
Water Utility
Projected Operation and Maintenance Expense

Table A-4

Line No.	Account	Title	Budget FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31
			$	$	$	$	$	$	$
55	Subtotal Professional Services		10,583,905	11,092,580	11,630,201	12,066,742	12,559,473	13,073,007	13,608,244
	Staff Development								
56	64101	GENERAL OFFICE SUPPLIES-OTHE	2,000	2,100	2,184	2,250	2,317	2,387	2,458
57	64103	FORMS & PRINTING	20,000	21,000	21,840	22,495	23,170	23,865	24,581
58	64105	POSTAGE/SHIPPING	22,000	23,100	24,024	24,745	25,487	26,252	27,039
59	64210	FIRST AID	1,500	1,575	1,638	1,687	1,738	1,790	1,844
60	64221	UNIFORMS-NON-SWORN	13,000	13,650	14,196	14,622	15,061	15,512	15,978
61	64230	MISCELLANEOUS	75,000	78,750	81,900	84,357	86,888	89,494	92,179
62	64231	MISCELLANEOUS SUPPLIES COVID	-	-	-	-	-	-	-
63	64237	SWTP LAB SUPPLIES	22,248	23,360	24,295	25,024	25,774	26,548	27,344
64	64240	PLUMBING & PIPE FITTINGS	200,000	210,000	218,400	224,952	231,701	238,652	245,811
65	64241	SPRINKLER SUPPLIES	-	-	-	-	-	-	-
66	64242	CHEMICALS & FERTILIZERS	15,000	15,750	16,380	16,871	17,378	17,899	18,436
67	64243	PAINT AND SUPPLIES	8,000	8,400	8,736	8,998	9,268	9,546	9,832
68	64244	SIGNS & MATERIALS	1,000	1,050	1,092	1,125	1,159	1,193	1,229
69	64245	PAVING MATERIALS & SUPPLIES	4,000	4,200	4,368	4,499	4,634	4,773	4,916
70	64246	GRANULAR ACT. CARBON-SUPPLIE	150,000	157,500	163,800	168,714	173,775	178,989	184,358
71	64247	ELECTRICAL SUPPLIES	10,000	10,500	10,920	11,248	11,585	11,933	12,291
72	64249	TCP GRANULAR ACTIVATED CARBO TCP fund	150,000	157,500	163,800	168,714	173,775	178,989	184,358
73	64250	CHLORINE GENERATION	250,000	262,500	273,000	281,190	289,626	298,314	307,264
74	64255	SURFACE WATER TREAT-SUPPLIES	750,000	787,500	819,000	843,570	868,877	894,943	921,792
75	64260	RECYCLED WATER SUPPLIES	20,000	21,000	21,840	22,495	23,170	23,865	24,581
76	64402	PERSONAL SAFETY EQUIPMENT	10,000	10,500	10,920	11,248	11,585	11,933	12,291
77	64603	WELDING SUPPLIES	3,000	3,150	3,276	3,374	3,476	3,580	3,687
78	64604	TOOLS	25,000	26,250	27,300	28,119	28,963	29,831	30,726
79	Subtotal Staff Development		1,751,748	1,839,335	1,912,909	1,970,296	2,029,405	2,090,287	2,152,996
	Maintenance and Operations								
80	65001	TRAVEL-CONFERENCES	1,000	1,020	1,040	1,061	1,093	1,126	1,160
81	65002	TRAVEL-MEETINGS	4,000	4,080	4,162	4,245	4,372	4,503	4,638
82	65101	TRAINING-EDUCATIONAL INCENTI	40,000	40,800	41,616	42,448	43,722	45,033	46,384
83	65102	TRAINING-CLASSES & SEMINARS	10,000	10,200	10,404	10,612	10,930	11,258	11,596
84	65103	TRAINING-MATERIALS	1,500	1,530	1,561	1,592	1,640	1,689	1,739
85	65104	TRAINING-SAFETY	6,000	6,120	6,242	6,367	6,558	6,755	6,958
86	65201	MEMBERSHIP/ASSOCIATION DUES	5,000	5,100	5,202	5,306	5,465	5,629	5,798
87	65202	SUBSCRIPTIONS	1,200	1,224	1,248	1,273	1,312	1,351	1,392
88	65203	PUBLICATIONS & BOOKS	500	510	520	531	547	563	580
89		MEMBRANE REPLACEMENT	-	0	400,000	-	-	-	536,038
90	Subtotal Maintenance and Operations		69,200	70,584	471,996	73,436	75,639	77,908	616,283
	Other Expenditures								
91	66001	GENERAL ADMINISTRATION CHARG	1,116,000	1,149,480	1,183,964	1,219,483	1,256,068	1,293,750	1,332,562
92	66002	IMPACT/EASEMENT RENTAL	785,900	809,477	833,761	858,774	884,537	911,073	938,406
93	66003	GENERAL SERVICE CHARGES	1,292,300	1,331,069	1,371,001	1,412,131	1,454,495	1,498,130	1,543,074
94	66005	PROPERTY & LIABILITY INS CHG	830,100	855,003	880,653	907,073	934,285	962,313	991,183
95	66020	PROPERTY TAXES	3,000	3,090	3,183	3,278	3,377	3,478	3,582
96	66803	GEN LIABILITY CLAIM-PROP	-	-	-	-	-	-	-
97	Subtotal Other Expenditures		4,027,300	4,148,119	4,272,563	4,400,739	4,532,762	4,668,744	4,808,807
	Capital Outlay								
98	68103	FURNISHINGS	5,000	5,200	5,408	5,624	5,849	6,083	6,327
99	68104	CABINETS	-	-	-	-	-	-	-
100		GPS-VEHICLE TRACKING SYSTEM	-	-	-	-	-	-	-
101	68502	TRAFFIC CONTROL EQUIP	6,000	6,240	6,490	6,749	7,019	7,300	7,592
102		SIGNS	-	-	-	-	-	-	-
103		SEWER VIDEO EQUIPMENT	-	-	-	-	-	-	-
104	68525	MISC SEWER EQUIPMENT	-	-	-	-	-	-	-
105	68530	WATER METERS & BOXES	3,086,470	3,209,929	3,338,326	3,471,859	3,610,733	1,560,000	1,622,400

City of Clovis
Water Utility
Projected Operation and Maintenance Expense

Table A-4

Line No.	Account	Title	Budget FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31
			$	$	$	$	$	$	$
106	68531	HYDRANTS	80,000	83,200	86,528	89,989	93,589	97,332	101,226
107	68532	TELEMETRY EQUIPMENT	150,000	156,000	162,240	168,730	175,479	182,498	189,798
108	68533	WATER MONITORING EQUIP	39,543	41,125	42,770	44,481	46,260	48,111	50,035
109	68541	DIAGNOSTIC EQUIPMENT	1,000	1,040	1,082	1,125	1,170	1,217	1,265
110	68560	TURF EQUIPMENT	1,500	1,560	1,622	1,687	1,755	1,825	1,898
111	68562	SPRINKLER EQUIPMENT	-	-	-	-	-	-	-
112	68603	CELLULAR PHONES	-	-	-	-	-	-	-
113		STANDARD PICK UP	-	-	-	-	-	-	-
114		VANS-NON-TRANSIT	-	-	-	-	-	-	-
115		LIGHT DUTY TRUCK 1-5 TON	-	-	-	-	-	-	-
116	68750	SPECIALTY EQUIPMENT	437,162	454,648	472,834	491,748	511,417	531,874	553,149
117		CORPORATION YARD EXPANSION	-	-	-	-	-	-	-
118		PLANT AND TRUNK CAPITAL	-	-	-	-	-	-	-
119		PEACH/STUART LIFT STATION	-	-	-	-	-	-	-
120		RECHARGE FACILITY- BARSTOW PARK	100,000	104,000	108,160	112,486	116,986	121,665	126,532
121	Subtotal Capital Outlay		3,906,675	4,062,942	4,225,460	4,394,478	4,570,257	2,557,905	2,660,221
126	Total Operating & Maintenance Expense		26,603,928	27,665,934	29,137,928	29,685,545	30,750,785	29,660,598	31,255,080
				29%	4%	5%	2%	4%	-4%	5%
		Description							
1		Administrative Assistant	0.250	0.250	0.250	0.250	0.250	0.250	0.250
2		Assistant Public Utilities Director	0.250	0.250	0.250	0.250	0.250	0.250	0.250
3		Assistant Water Systems Technician	4.000	4.000	4.000	4.000	4.000	4.000	4.000
4		Communications & Marketing Analyst	0.100	0.100	0.100	0.100	0.100	0.100	0.100
5		Deputy Public Utilities Director	0.450	0.450	0.450	0.450	0.450	0.450	0.450
6		Electrician	1.000	1.000	1.000	1.000	1.000	1.000	1.000
7		Engineer I	2.350	2.350	2.350	2.350	2.350	2.350	2.350
8		Engineer II	2.350	2.350	2.350	2.350	2.350	2.350	2.350
9		Civil Engineer	2.350	2.350	2.350	2.350	2.350	2.350	2.350
10		Engineering Inspector	0.500	0.500	0.500	0.500	0.500	0.500	0.500
11		Senior Engineering Inspector	0.500	0.500	0.500	0.500	0.500	0.500	0.500
12		Engineering Tech	1.150	1.150	1.150	1.150	1.150	1.150	1.150
13		Senior Engineering Tech	1.150	1.150	1.150	1.150	1.150	1.150	1.150
14		Maintenance Leadworker	3.000	3.000	3.000	3.000	3.000	3.000	3.000
15		Maintenance Worker	13.600	13.600	13.600	13.600	13.600	13.600	13.600
16		Senior Maintenance Worker	13.600	13.600	13.600	13.600	13.600	13.600	13.600
17		Management Analyst	0.240	0.240	0.240	0.240	0.240	0.240	0.240
18		Meter Reader	4.000	4.000	4.000	4.000	4.000	4.000	4.000
19		Principal Office Assistant	1.400	1.400	1.400	1.400	1.400	1.400	1.400
20		Principal Utilities Engineer	0.350	0.350	0.350	0.350	0.350	0.350	0.350
21		Public Utilities Director	0.300	0.300	0.300	0.300	0.300	0.300	0.300
22		Senior Management Analyst	0.300	0.300	0.300	0.300	0.300	0.300	0.300
23		Staff Analyst	0.500	0.500	0.500	0.500	0.500	0.500	0.500
24		Supervising Civil Engineer	0.690	0.690	0.690	0.690	0.690	0.690	0.690
25		Utilities Manager	0.500	0.500	0.500	0.500	0.500	0.500	0.500
26		Utility Worker	7.330	7.330	7.330	7.330	7.330	7.330	7.330
27		Water Production Manager	1.000	1.000	1.000	1.000	1.000	1.000	1.000
28		Water Systems Supervisor	1.000	1.000	1.000	1.000	1.000	1.000	1.000
29		Water Systems Technician	1.000	1.000	1.000	1.000	1.000	1.000	1.000
30		Water Treatment Plant Operator	3.000	3.000	3.000	3.000	3.000	3.000	3.000
		Salary/Benefit Cost per FTE							
1		Administrative Assistant	PS	84,072	85,753	87,469	89,218	91,002	92,822	94,679
2		Assistant Public Utilities Director	PS	191,664	195,497	199,407	203,395	207,463	211,613	215,845
3		Assistant Water Systems Technician	PS	88,944	90,723	92,537	94,388	96,276	98,201	100,165
4		Communications & Marketing Anal	PS	119,304	121,690	124,124	126,606	129,138	131,721	134,356
5		Deputy Public Utilities Director	PS	205,668	209,781	213,977	218,257	222,622	227,074	231,616
6		Electrician	PS	104,496	106,586	108,718	110,892	113,110	115,372	117,679

City of Clovis
Water Utility
Projected Operation and Maintenance Expense

Table A-4

Line No.	Account	Title		Budget FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31
				$	$	$	$	$	$	$
7		Engineer I	PS	110,928	113,147	115,409	117,718	120,072	122,473	124,923
8		Engineer II	PS	122,292	124,738	127,233	129,777	132,373	135,020	137,721
9		Civil Engineer	PS	144,348	147,235	150,180	153,183	156,247	159,372	162,559
10		Engineering Inspector	PS	97,788	99,744	101,739	103,773	105,849	107,966	110,125
11		Senior Engineering Inspector	PS	110,808	113,024	115,285	117,590	119,942	122,341	124,788
12		Engineering Tech	PS	80,052	81,653	83,286	84,952	86,651	88,384	90,152
13		Senior Engineering Tech	PS	90,468	92,277	94,123	96,005	97,925	99,884	101,882
14		Maintenance Leadworker	PS	97,752	99,707	101,701	103,735	105,810	107,926	110,085
15		Maintenance Worker	PS	65,112	66,414	67,743	69,097	70,479	71,889	73,327
16		Senior Maintenance Worker	PS	82,320	83,966	85,646	87,359	89,106	90,888	92,706
17		Management Analyst	PS	115,824	118,140	120,503	122,913	125,372	127,879	130,437
18		Meter Reader	PS	73,608	75,080	76,582	78,113	79,676	81,269	82,895
19		Principal Office Assistant	PS	69,876	71,274	72,699	74,153	75,636	77,149	78,692
20		Principal Utilities Engineer	PS	182,520	186,170	189,894	193,692	197,566	201,517	205,547
21		Public Utilities Director	PS	237,144	241,887	246,725	251,659	256,692	261,826	267,063
22		Senior Management Analyst	PS	127,980	130,540	133,150	135,813	138,530	141,300	144,126
23		Staff Analyst	PS	79,848	81,445	83,074	84,735	86,430	88,159	89,922
24		Supervising Civil Engineer	PS	161,136	164,359	167,646	170,999	174,419	177,907	181,465
25		Utilities Manager	PS	160,524	163,734	167,009	170,349	173,756	177,231	180,776
26		Utility Worker	PS	54,504	55,594	56,706	57,840	58,997	60,177	61,380
27		Water Production Manager	PS	150,264	153,269	156,335	159,461	162,651	165,904	169,222
28		Water Systems Supervisor	PS		-	-	-	-	-	-
29		Water Systems Technician	PS	106,536	108,667	110,840	113,057	115,318	117,624	119,977
30		Water Treatment Plant Operator	PS	106,536	108,667	110,840	113,057	115,318	117,624	119,977
		Total FTE Cost								
1		Administrative Assistant		21,018	21,438	21,867	22,304	22,751	23,206	23,670
2		Assistant Public Utilities Director		47,916	48,874	49,852	50,849	51,866	52,903	53,961
3		Assistant Water Systems Technician		355,776	362,892	370,149	377,552	385,103	392,805	400,662
4		Communications & Marketing Analyst		11,930	12,169	12,412	12,661	12,914	13,172	13,436
5		Deputy Public Utilities Director		92,551	94,402	96,290	98,215	100,180	102,183	104,227
6		Electrician		104,496	106,586	108,718	110,892	113,110	115,372	117,679
7		Engineer I		260,681	265,894	271,212	276,637	282,169	287,813	293,569
8		Engineer II		287,386	293,134	298,997	304,977	311,076	317,298	323,644
9		Civil Engineer		339,218	346,002	352,922	359,981	367,180	374,524	382,014
10		Engineering Inspector		48,894	49,872	50,869	51,887	52,924	53,983	55,063
11		Senior Engineering Inspector		55,404	56,512	57,642	58,795	59,971	61,170	62,394
12		Engineering Tech		92,060	93,901	95,779	97,695	99,648	101,641	103,674
13		Senior Engineering Tech		104,038	106,119	108,241	110,406	112,614	114,867	117,164
14		Maintenance Leadworker		293,256	299,121	305,104	311,206	317,430	323,778	330,254
15		Maintenance Worker		885,523	903,234	921,298	939,724	958,519	977,689	997,243
16		Senior Maintenance Worker		1,119,552	1,141,943	1,164,782	1,188,078	1,211,839	1,236,076	1,260,797
17		Management Analyst		27,798	28,354	28,921	29,499	30,089	30,691	31,305
18		Meter Reader		294,432	300,321	306,327	312,454	318,703	325,077	331,578
19		Principal Office Assistant		97,826	99,783	101,779	103,814	105,890	108,008	110,168
20		Principal Utilities Engineer		63,882	65,160	66,463	67,792	69,148	70,531	71,942
21		Public Utilities Director		71,143	72,566	74,017	75,498	77,008	78,548	80,119
22		Senior Management Analyst		38,394	39,162	39,945	40,744	41,559	42,390	43,238
23		Staff Analyst		39,924	40,722	41,537	42,368	43,215	44,079	44,961
24		Supervising Civil Engineer		111,184	113,408	115,676	117,989	120,349	122,756	125,211
25		Utilities Manager		80,262	81,867	83,505	85,175	86,878	88,616	90,388
26		Utility Worker		399,514	407,505	415,655	423,968	432,447	441,096	449,918
27		Water Production Manager		150,264	153,269	156,335	159,461	162,651	165,904	169,222
28		Water Systems Supervisor		0	0	0	0	0	0	0
29		Water Systems Technician		106,536	108,667	110,840	113,057	115,318	117,624	119,977
30		Water Treatment Plant Operator		319,608	326,000	332,520	339,171	345,954	352,873	359,931
31		Subtotal		5,920,467	6,038,876	6,159,653	6,282,846	6,408,503	6,536,673	6,667,407

Source: 'Detail of Positions.xlsm'

City of Clovis
Water Utility
Enterprise Capital Improvement Program (Uninflated)

Table A-5

Line No.	Account	Title	Annual Inflation Factor	Bugdet FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31	Total FY25 - FY31
				$	$	$	$	$	$	$	$
1	76010	Various Water Main Replacement	4%	25,000	25,000	25,000	25,000	25,000			125,000
2	76010	Clovis Avenue - Gettysburg to Donner	4%			115,000					115,000
3	76509	Sierra Avenue - DeWitt to SR168	4%					140,000			140,000
4	76509	Tarpey Service Area - Redundancy	4%			160,000					160,000
5	76509	Rotary Park - Pump, Motor, Electrical, and Piping	4%								-
6	76615	Railroad Park (Peach/Alluvial) - Pump, Motor, Electrical,	4%								-
7	76615	Cottonwood Park & Dry Creek Trail - Pump, Motor, Electr	4%								-
8	77528	SWTP Pretreatment	4%					1,604,720	5,369,640	5,369,640	12,344,000
9	77531	SWTP Process Addition	4%								-
10	75126	Loma Vista Recharge Basin	4%	131,000	1,000,000						1,131,000
11	77532	Water Storage Reservoir #6 - Additional Reservoir at SE-S	4%		250,000		1,941,250	1,941,250			4,132,500
12	77516	Well Panel Upgrades - Wells 8A,23,25	4%						700,000		700,000
13	77761	Well 40 - Fowler/Gettysburg - Treatment	4%						1,000,000		1,000,000
14	77650	Well 6 Replacement Willow/Barstow Avenues - Drill and	4%								-
15	77650	Well 6 Replacement Willow/Barstow Avenues -Pump an	4%								-
16	77650	Well 6 Replacement Willow/Barstow Avenues -Chlorinat	4%								-
17	77600	Well 35 - DeWitt/Santa Ana - Pump and Motor	4%		600,000						600,000
18	77600	Well 35 - DeWitt/Santa Ana - Chlorination	4%		155,000						155,000
19	77600	Well 35 - DeWitt/Santa Ana - Auxiliary Power	4%				143,000				143,000
20	77600	Well T9 Gettysburg/Minnewawa - Drill and Develop	4%								-
21	77600	Well T9 Gettysburg/Minnewawa - Pump and Motor	4%								-
22	77600	Well T9 Gettysburg/Minnewawa - Pump and Motor	4%								-
23	77600	Various Well Replacement	4%					775,000			775,000
24		Raw Water Main	4%								-
25		Water Storage Reservoir #10	4%								-
26		Water Storage Reservoir #7	4%								-
27		Pump Station at Reservoir #10	4%								-
28		Northeast SWTP	4%	600,000							600,000
29		Northeast SWTP Pump Station	4%								-
30		I&C Architecture and Equipment	4%		522,000						522,000
31		Canal Intake	4%		41,000						41,000
32		MF Feed Pumps and Strainers	4%							4,565,000	4,565,000
33		Pall Microfiltration System Upgrades	4%						1,525,000		1,525,000
34		Chemical Storage and Feed Facilities	4%			1,791,000					1,791,000
35		High Service Pump Station VFD	4%					2,354,000			2,354,000
36		Increased Power Supply	4%			1,566,000					1,566,000
37	Total Water Capital Improvement Plan Enterprise Fund (Uninflated)			756,000	2,593,000	3,657,000	2,109,250	6,839,970	8,594,640	9,934,640	34,484,500

Source: 'WaterEntCIP-FY24-25-FINAL.pdf'

City of Clovis
Water Utility
Enterprise Capital Improvement Program (Inflated)

Table A-5

Line No.	Account	Title	Annual Inflation Factor	Bugdet FY25	Projected FY26	FY27	FY28	FY29	FY30	FY31	Total FY25 - FY31
				$	$	$	$	$	$	$	$
1	76010	Various Water Main Replacement	4%	25,000	26,000	27,040	28,122	29,246	-	-	135,408
2	76010	Clovis Avenue - Gettysburg to Donner	4%	-	-	124,384	-	-	-	-	124,384
3	76509	Sierra Avenue - DeWitt to SR168	4%	-	-	-	-	163,780	-	-	163,780
4	76509	Tarpey Service Area - Redundancy	4%	-	-	173,056	-	-	-	-	173,056
5	76509	Rotary Park - Pump, Motor, Electrical, and Piping	4%	-	-	-	-	-	-	-	-
6	76615	Railroad Park (Peach/Alluvial) - Pump, Motor, Electrica	4%	-	-	-	-	-	-	-	-
7	76615	Cottonwood Park & Dry Creek Trail - Pump, Motor, Ele	4%	-	-	-	-	-	-	-	-
8	77528	SWTP Pretreatment	4%	-	-	-	-	1,877,295	6,532,988	6,794,308	15,204,591
9	77531	SWTP Process Addition	4%	-	-	-	-	-	-	-	-
10	75126	Loma Vista Recharge Basin	4%	131,000	1,040,000	-	-	-	-	-	1,171,000
11	77532	Water Storage Reservoir #6 - Additional Reservoir at SE	4%	-	260,000	-	2,183,642	2,270,988	-	-	4,714,630
12	77516	Well Panel Upgrades - Wells 8A,23,25	4%	-	-	-	-	-	851,657	-	851,657
13	77761	Well 40 - Fowler/Gettysburg - Treatment	4%	-	-	-	-	-	1,216,653	-	1,216,653
14	77650	Well 6 Replacement Willow/Barstow Avenues - Drill an	4%	-	-	-	-	-	-	-	-
15	77650	Well 6 Replacement Willow/Barstow Avenues -Pump a	4%	-	-	-	-	-	-	-	-
16	77650	Well 6 Replacement Willow/Barstow Avenues -Chlorin	4%	-	-	-	-	-	-	-	-
17	77600	Well 35 - DeWitt/Santa Ana - Pump and Motor	4%	-	624,000	-	-	-	-	-	624,000
18	77600	Well 35 - DeWitt/Santa Ana - Chlorination	4%	-	161,200	-	-	-	-	-	161,200
19	77600	Well 35 - DeWitt/Santa Ana - Auxiliary Power	4%	-	-	-	160,856	-	-	-	160,856
20	77600	Well T9 Gettysburg/Minnewawa - Drill and Develop	4%	-	-	-	-	-	-	-	-
21	77600	Well T9 Gettysburg/Minnewawa - Pump and Motor	4%	-	-	-	-	-	-	-	-
22	77600	Well T9 Gettysburg/Minnewawa - Pump and Motor	4%	-	-	-	-	-	-	-	-
23	77600	Various Well Replacement	4%	-	-	-	-	906,640	-	-	906,640
24		Raw Water Main	4%	-	-	-	-	-	-	-	-
25		Water Storage Reservoir #10	4%	-	-	-	-	-	-	-	-
26		Water Storage Reservoir #7	4%	-	-	-	-	-	-	-	-
27		Pump Station at Reservoir #10	4%	-	-	-	-	-	-	-	-
28		Northeast SWTP	4%	600,000	-	-	-	-	-	-	600,000
29		Northeast SWTP Pump Station	4%	-	-	-	-	-	-	-	-
30		I&C Architecture and Equipment	4%	-	542,880	-	-	-	-	-	542,880
31		Canal Intake	4%	-	42,640	-	-	-	-	-	42,640
32		MF Feed Pumps and Strainers	4%	-	-	-	-	-	-	5,776,181	5,776,181
33		Pall Microfiltration System Upgrades	4%	-	-	-	-	-	1,855,396	-	1,855,396
34		Chemical Storage and Feed Facilities	4%	-	-	1,937,146	-	-	-	-	1,937,146
35		High Service Pump Station VFD	4%	-	-	-	-	2,753,847	-	-	2,753,847
36		Increased Power Supply	4%	-	-	1,693,786	-	-	-	-	1,693,786
38	Total Water Capital Improvement Plan Enterprise Fund (Uninflated)			756,000	2,696,720	3,955,411	2,372,619	8,001,797	10,456,694	12,570,489	40,809,731
				TRUE							

City of Clovis
Water Utility
Non-Rate Revenue

Table A-6

Line No.	Description	Fund	Inflation	Estimated FY25	Budget FY26	Projected (Fiscal Year Ending June 30) FY27	FY28	FY29	FY30	FY31
				$	$	$	$	$	$	$
1	G.S. Interfund Loan Payback (Principal)			770,000	770,000	770,000	770,000	770,000	770,000	770,000
2	Construction Meters			150,000	150,000	150,000	150,000	150,000	150,000	150,000
3	Hydrant Rentals			91,824	91,824	91,824	91,824	91,824	91,824	91,824
4	Private Well			380	380	380	380	380	380	380
5	Water Service Penalties			621,000	621,000	621,000	621,000	621,000	621,000	621,000
6	Water Service Installation			382,000	389,640	397,433	405,381	413,489	421,759	430,194
7	Water Conservation Penalty			-	-	-	-	-	-	-
8	Land Rental			105,000	105,000	105,000	105,000	105,000	105,000	105,000
9	Entitlement Processing Fees			5,000	5,000	5,000	5,000	5,000	5,000	5,000
10	Miscellaneous Receipts			2,000	2,000	2,000	2,000	2,000	2,000	2,000
11	Miscellaneous Receipts			20,000	20,000	20,000	20,000	20,000	20,000	20,000
12	Legal Settlements			170,000	170,000	170,000	170,000	170,000	170,000	170,000
13	Total Non-Rate Revenue			2,317,204	2,324,844	2,332,637	2,340,586	2,348,693	2,356,963	2,365,398
14	*Total Non-Rate Revenue Excluding Interfund Loan*			*1,547,204*	*1,554,844*	*1,562,637*	*1,570,586*	*1,578,693*	*1,586,963*	*1,595,398*

Appendix B

Cost of Service

City of Clovis
Water Utility
System Demand Factors for Cost Allocation

Table B-1

Cost Component Allocation, mgd			
Average Day	17.90		6533.5
Max Day	30.43		
Max Hour	53.70		
AD of MM	25.25	Max Month Demand: 770 mg	
Max Day to AD of MM	1.21		
Max Hour to Max Day	1.76		

Source: '2017-0404 WMP Final Draft_Compiled_Optimized.pdf'

Line No.	System Coincidental Demands	Master Plan Values	Recommended Values
1	System Max Day to Average Day	1.70	1.7
2	System Max Hour to Average Day	3.00	3.0

Source: '2017-0404 WMP Final Draft_Compiled_Optimized.pdf', pg 5-14

Line No.	Description	System Demands	Factor	Allocation		
		mgd				
	Max Day Extra Capacity					
1	Average Day	17.9	1.00	58.8%		
2	Max Day Extra Capacity	15.1	0.70	41.2%		
3	Max Day	33.0	1.70	100.0%		
	Max Hour Extra Capacity					
4	Average Day	17.9	1.00	33.3%	0.333333333	TRUE
5	Max Day Extra Capacity	15.1	0.70	23.3%	0.281191806	FALSE
6	Max Hour Extra Capacity	20.7	1.30	43.3%		
7	Max Hour	53.7	3.00	100.0%		

Source: '2017-0404 WMP Final Draft_Compiled_Optimized.pdf'

City of Clovis
Water Utility
Demand Factors

Table B-2

		2021	2021	2021	2021	2021	2021	2022	2022	2022	2022	2022	2022	
Line		Fiscal Year 2022 Monthly Consumption (kgal)												Annual Consumption
No	Customer Class	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*	
1	Residential	786,360	622,639	828,399	557,790	552,537	341,193	301,691	252,624	352,250	323,599	499,928	481,007	5,900,017
2	Commercial/Industrial	48,544	140,784	51,889	141,257	44,804	86,868	27,153	67,698	28,881	77,897	36,547	100,928	853,250
3	Recycled Water													
4	Landscape	98,831	118,814	110,880	115,696	58,912	45,498	11,974	20,520	19,930	42,688	50,427	84,954	779,124
5	Tarpey	227	51,641	202	41,005	176	18,165	104	15,546	48	24,309	111	35,279	186,813
6	Total	933,962	933,878	991,370	855,748	656,429	491,724	340,922	356,388	401,109	468,493	587,013	702,168	7,719,204
7	All Retail Classes	933,962	933,878	991,370	855,748	656,429	491,724	340,922	356,388	401,109	468,493	587,013	702,168	7,719,204

Line		Bi Monthly Bills (FY 2022)												Annual Bills 2022
No	Customer Class	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*	
1	Residential	19,597	15,361	19,596	15,383	19,677	15,480	19,656	15,489	19,737	15,552	19,772	15,631	210,931
2	Commercial/Industrial	357	1,094	359	1,091	361	1,095	362	1,097	360	1,100	359	1,100	8,735
3	Recycled Water													
4	Landscape	217	325	217	328	218	327	217	328	219	328	218	329	3,271
5	Tarpey	13	987	8	988	13	986	9	987	11	990	9	992	5,993
6	Total	20,184	17,767	20,180	17,790	20,269	17,888	20,244	17,901	20,327	17,970	20,358	18,052	228,930
7	All Retail Classes	20,184	17,767	20,180	17,790	20,269	17,888	20,244	17,901	20,327	17,970	20,358	18,052	228,930

Line		Monthly Consumption per Account FY 2022													Max
No	Customer Class	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	Month
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*		
1	Residential	40.1	40.5	42.3	36.3	28.1	22.0	15.3	16.3	17.8	20.8	25.3	30.8	335.7	42.3
2	Commercial/Industrial	136.0	128.7	144.5	129.5	124.1	79.3	75.0	61.7	80.2	70.8	101.8	91.8	1,223.4	144.5
3	Recycled Water														
4	Landscape	455.4	365.6	511.0	352.7	270.2	139.1	55.2	62.6	91.0	130.1	231.3	258.2	2,922.5	511.0
5	Tarpey	17.5	52.3	25.3	41.5	13.5	18.4	11.6	15.8	4.4	24.6	12.3	35.6	272.6	52.3
6	Residential & Tarpey	40.1	41.2	42.3	36.6	28.1	21.8	15.3	16.3	17.8	21.0	25.3	31.1	336.9	42.3
	All Retail Classes	46.3	52.6	49.1	48.1	32.4	27.5	16.8	19.9	19.7	26.1	28.8	38.9	406.2	52.6

Demand Factors

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
			Class Metrics				System Metrics	Peaking Factors		
Line No	Customer Class	Average Month [1]	Max Month	Avg Day in Max Month [2]	Annual Avg. Day [3]	Avg Day in Max Month to Avg. Day [4]	System Max Day to Avg Day of Max Month [5]	Customer Class Max Day	Customer Class Max Hour	
1	Residential	28.0	42.27	1.41	0.92	1.53	1.21	1.85	3.26	
2	Commercial/Industrial	102.0	144.54	4.82	3.35	1.44	1.21	1.73	3.06	<= Should be around 2.5
3	Recycled Water - Pressurized									
4	Recycled Water - Non-Pressurized									
5	Landscape	243.5	510.97	17.03	8.01	2.13	1.21	2.56	4.52	
6	Tarpey	22.7	52.32	1.69	0.75	2.26	1.21	2.72	4.81	
7	Residential & Tarpey	28.1	42.27	1.41	0.92	1.53	1.21	1.84	3.25	
8	All Classes	62.5	52.6	1.70	1.11	1.52	1.21	1.84	3.24	

[1] 12 month retail classes average
[2] Max month / days in month
[3] Annual use / 365
[4] (Max month divided by days in month) / (Average Day)
[5] System Max Day: 33 mgd / Average Day in Max Month: 25.25 mgd

City of Clovis
Water Utility
Demand Factors

Table B-3

Line No	Customer Class	2022 Jul	2022 Aug	2022 Sep	2022 Oct	2022 Nov	2022 Dec	2023 Jan	2023 Feb	2023 Mar	2023 Apr	2023 May	2023 Jun	Annual Consumption Total
		Calendar Year FY 2023 Monthly Consumption (kgal)												
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*	
1	Residential	688,896	587,450	856,848	558,024	580,883	368,207	327,791	245,857	250,194	227,889	398,205	468,801	5,559,045
2	Commercial/Industrial	43,757	130,197	57,166	143,408	43,074	89,017	26,481	66,803	24,065	69,986	32,556	99,910	826,420
3	Recycled Water													
4	Landscape	93,256	111,372	124,886	92,899	63,850	51,015	15,049	18,136	7,992	15,263	32,125	67,811	693,654
5	Tarpey	224	49,433	188	42,413	56	19,420	18	14,812	70	16,133	22	34,537	177,326
6	Total	826,133	878,452	1,039,088	836,744	687,863	527,659	369,339	345,608	282,321	329,271	462,908	671,059	7,256,445
7	All Retail Classes	826,133	878,452	1,039,088	836,744	687,863	527,659	369,339	345,608	282,321	329,271	462,908	671,059	7,256,445

Line No	Customer Class	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual Bills 2023
		Monthly Bills (FY 2023)												
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*	
1	Residential	19,884	15,657	19,888	15,615	19,852	15,517	19,932	15,730	20,029	15,762	20,044	15,907	213,817
2	Commercial/Industrial	363	1,106	362	1,102	363	1,104	364	1,106	371	1,112	372	1,112	8,837
3	Recycled Water													
4	Landscape	222	335	222	337	223	338	223	341	224	344	224	346	3,379
5	Tarpey	8	997	9	997	12	1,003	6	1,004	3	1,009	5	1,012	6,065
6	Total	20,477	18,095	20,481	18,051	20,450	17,962	20,525	18,181	20,627	18,227	20,645	18,377	232,098
7	All Retail Classes	20,477	18,095	20,481	18,051	20,450	17,962	20,525	18,181	20,627	18,227	20,645	18,377	232,098

Line No	Customer Class	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	Max Month
		Monthly Consumption per Account FY 2023													
	Days in Month	*31*	*31*	*30*	*31*	*30*	*31*	*31*	*28*	*31*	*30*	*31*	*30*		
1	Residential	34.6	37.5	43.1	35.7	29.3	23.7	16.4	15.6	12.5	14.5	19.9	29.5	312.3	43.1
2	Commercial/Industrial	120.5	117.7	157.9	130.1	118.7	80.6	72.8	60.4	64.9	62.9	87.5	89.8	1,163.9	157.9
3	Recycled Water														
4	Landscape	420.1	332.5	562.5	275.7	286.3	150.9	67.5	53.2	35.7	44.4	143.4	196.0	2,568.1	562.5
5	Tarpey	28.0	49.6	20.9	42.5	4.7	19.4	3.0	14.8	23.3	16.0	4.4	34.1	260.6	49.6
6	Residential & Tarpey	34.6	38.2	43.1	36.1	29.2	23.5	16.4	15.6	12.5	14.6	19.9	29.7	313.5	43.1
7	All Retail Classes	40.3	48.5	50.7	46.4	33.6	29.4	18.0	19.0	13.7	18.1	22.4	36.5	376.7	50.7

Demand Factors

Line No	Customer Class	Class Metrics: Average Month	Class Metrics: Max Month	Class Metrics: Avg Day in Max Month	Class Metrics: Annual Avg. Day	Class Metrics: Avg Day in Max Month to Avg. Day	System Metrics: System Max Day to Avg Day of Max Month	Peaking Factors: Customer Class Max Day	Peaking Factors: Customer Class Max Hour	Average Max Day	Average Max Hour
1	Residential	26.0	43.08	1.44	0.86	1.68	1.21	2.02	3.57	1.93	3.41
2	Commercial/Industrial	97.0	157.92	5.26	3.19	1.65	1.21	1.99	3.51	1.86	3.28
3	Recycled Water - Pressurized										
4	Recycled Water - Non-Pressurized										
5	Landscape	214.0	562.55	18.75	7.04	2.67	1.21	3.21	5.67	2.89	5.10
6	Tarpey	21.7	49.58	1.60	0.71	2.24	1.21	2.70	4.76	2.71	4.79
7	Residential & Tarpey	26.1	43.07	1.44	0.86	1.67	1.21	2.01	3.56	1.93	3.40
8	All Classes	58.0	50.7	1.69	1.03	1.64	1.21	1.98	3.49	1.91	3.36

[1] 12 month retail classes average
[2] Max month / days in month
[3] Annual use / 365
[4] (Max month divided by days in month) / (Average Day)
[5] System Max Day: 33 mgd / Average Day in Max Month: 25.25 mgd

City of Clovis
Water Utility
Test Year Revenue Requirement

Table B-4

Line No.	Description	Operating Expense	Capital Expense	Total
		$	$	$
	Revenue Requirements			
1	Operating & Maintenance Expense	$29,137,928		$29,137,928
2	Debt Service		-	-
3	Capital R&R Projects		3,834,334	3,834,334
4	DIF Debt Service Transfer		732,938	732,938
5	Transfer to Reserves		1,220,000	1,220,000
6	Total Revenue Requirements	$29,137,928	$5,787,272	$34,925,200
	Revenue Requirement Adjustments			
7	Miscellaneous Revenue	(1,562,637)		(1,562,637)
8	Interfund Debt Repayment		(770,000)	(770,000)
9	Reserve Transfers In		(400,000)	(400,000)
10	Interest Income	(585,235)	(116,237)	(701,472)
11	Operating Reserve Increase (Decrease)	(4,124,358)	(819,165)	($4,943,524)
12	Total Adjustments	($6,272,230)	($2,105,403)	($8,377,633)
13	Subtotal	$22,865,697	$3,681,869	$26,547,567
14	Net Revenue Requirement			$26,547,567

City of Clovis
Water Utility
Allocation of Capital Costs and Assets

Table B-5

Line No.	Description	System Assets RCNLD [1]	Volume			Customer Related				Recycled Water		Infrastructure Indirect	Total
			Base	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Capacity Reserve	Fire Protection	Pressurized	Unpressurized		
	Water System Assets												
1	Land	$1,788,493	100%										100.0%
2	Source of Supply	8,344,779	100%										100.0%
3	Pumping Station	1,176,659	59%	41%									100.0%
4	Wells / Treatment	111,281,673	59%	41%									100.0%
5	Treated Storage	36,638,712	33%	23%	43%								100.0%
6	Transmission Mains	5,085,921	59%	41%									100.0%
7	Distribution Mains	7,196	33%	23%	43%								100.0%
8	Customer Billing	0					100%						100.0%
9	Meters and Services	264,078				100%							100.0%
10	Public Fire	0											0.0%
11	Private Fire	0											0.0%
12	Common to Irrigation	0											0.0%
13	All Other Infrastructure	118,265,562										100%	100.0%
14	All Other General	13,574,913										100%	100.0%
15	Vehicles	1,398,611										100%	100.0%
16	Total	$297,826,597											

Source: Asset List for COS.xlsx

[1] RCNLD:Replacement Cost Less Accumulated Depreciation

City of Clovis
Water Utility
Allocation of Capital Costs and Assets

Table B-6

Line No.	Description	System Assets RCNLD [1]	Volume			Customer Related							
			Average Day	Extra Capacity		Meters & Services	Billing	Capacity Reserve	Fire Protection	Recycled Water		Indirect	Total
				Maximum Day Demand	Maximum Hour Demand					Pressurized	Unpressurized		
		$	$	$	$	$	$	$	$	$	$	$	$
1	Land	$1,788,493	$1,788,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	1,788,493
2	Source of Supply	8,344,779	8,344,779	-	-	-	-	-	-	-	-	-	8,344,779
3	Pumping Station	1,176,659	692,152	484,507	-	-	-	-	-	-	-	-	1,176,659
4	Wells / Treatment	111,281,673	65,459,807	45,821,865	-	-	-	-	-	-	-	-	111,281,673
5	Treated Storage	36,638,712	12,212,904	8,549,033	15,876,775	-	-	-	-	-	-	-	36,638,712
6	Transmission Reserve	5,085,921	2,991,718	2,094,203	-	-	-	-	-	-	-	-	5,085,921
7	Capacity Reserve	7,196	2,399	1,679	3,118	-	-	-	-	-	-	-	7,196
8	Customer Billing	0	-	-	-	-	-	-	-	-	-	-	-
9	Meters and Services	264,078	-	-	-	264,078	-	-	-	-	-	-	264,078
10	Public Fire	0	-	-	-	-	-	-	-	-	-	-	-
11	Private Fire	0	-	-	-	-	-	-	-	-	-	-	-
12	Common to Irrigation	0	-	-	-	-	-	-	-	-	-	-	-
13	All Other Infrastructure	118,265,562	-	-	-	-	-	-	-	-	-	118,265,562	118,265,562
14	All Other General	13,574,913	-	-	-	-	-	-	-	-	-	13,574,913	13,574,913
15	Vehicles	1,398,611	-	-	-	-	-	-	-	-	-	1,398,611	1,398,611
16	Total Water System Assets	$297,826,597	$91,492,253	$56,951,287	$15,879,893	$264,078	$0	$0	$0	$0	$0	$133,239,087	$297,826,597
													TRUE
	Reallocation of Indirect												
17	All Other Infrastructure		65,742,429	40,922,764	11,410,614	189,755						(118,265,562)	-
18	All Other General		7,546,134	4,697,251	1,309,748	21,781						(13,574,913)	-
19	Vehicles		777,472	483,954	134,942	2,244	0					(1,398,611)	-
20	Reallocated Assets	$297,826,597	$165,558,287	$103,055,255	$28,735,197	$477,858	$0	$0	$0	$0	$0	$0	
17	*Percent of Total*		*55.6%*	*34.6%*	*9.6%*	*0.2%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*100.0%*
21	Annual Capital Costs	$3,681,869	$2,046,708	$1,274,016	$355,238	$5,908	$0	$0	$0	$0			
		TRUE											

[1] RCNLD:Replacement Cost Less Accumulated Depreciation

City of Clovis
Water Utility
Allocatio of O&M Expesnes to Functional Cost Components

Table B-7

Projected O&M Functional Allocation

Line No.		Test Year 2026	Adjusted Allocation to Account for Recycled Water												
			1	2	3	4	5	6	7	8	9	10	11	12	
											Indirect Costs		Recycled Water		
			Purchased Water SOS	Wells WTP	Trans/Dist Pumping	Treated Storage	Trans/ Dist	Hydrants Fire Protection	Meters & Services	Customer Billing	All Other Infrastructure	All Other General	Pressurized	Non-Pressurized	Total
1	SALARIES REGULAR	4,171,172	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
2	SPEC TEAM PREMIUM	20,392	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
3	ACTING/OUT OF CLASS PAY	12,485	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
4	OVERTIME REGULAR	88,434	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
5	OVERTIME-CALLOUT	1,665	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
6	OVERTIME-SPECIAL EVENTS	5,202	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
7	HOLIDAY BUYOUT	11,444	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
8	OVERTIME COVID19	0	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
9	CTO BUYBACK	52,020	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
10	EXTRA HELP	1,040	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
11	EXTRA HELP-INTERNS/AIDES	5,202	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
12	RETIREMENT-MISC	977,012	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
13	RETIREMENT-SAFETY	22,495	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
14	DEFERRED COMP CONTRIBUTION	100,901	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
15	WORKER'S COMPENSATION	157,576	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
16	HEALTH BENEFIT PLAN	797,160	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
17	MEDICARE	69,888	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
18	SICK LEAVE INCENTIVE	58,313	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
19	SOC SEC/PERS-EXTRA HELP	1,529	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
20	OTHER BENEFITS	12,558	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
21	WORKER'S COMP-EH	874	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
22	HEALTH INS REBATE	44,663	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
23	UNIFORM ALLOWANCE	12,776	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
24	VANTAGE CARE CONTRIBUTION	0	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
25	FLEET- O/M CHARGE	367,684	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
26	FLEET REPLACEMENT CHARGE	439,777	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
27	FLEET LEASE CHARGES	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
28	VEHICLE RENTAL - OUTSIDE VENDO	1,040	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
29	VEHICLE ALLOWANCE	51,500	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
30	FLEET ADMIN CHARGES	135,564	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
31	ENERGY	6,589,847	0.0%	70.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				100.0%
32	CELLULAR COMMUNICATION	18,727	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
33	PAGING SERVICES	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
34	PROFESSIONAL & PUBLIC SERVIC	11,652	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
35	CONSULTING SERVICES	312,120	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%
36	LEGAL SERVICES	104,040	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
37	MARKETING SERVICES	31,212	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
38	LAB SERVICES	260,100	0.0%	100%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
39	OTHER SERVICES	254,898	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
40	LANDSCAPE MAINTENANCE CONTRA	110,250	0.0%	48.4%	24.2%	24.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.2%	100.0%
41	SPECIAL EVENTS	1,457	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
42	SURFACE WATER PURCHASE	1,924,740	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
43	DBCP-LEGAL SERVICES	66,065	0.0%	96.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.2%	100.0%
44	TEMP PERSONNEL SERVICES	22,056	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
45	CREDIT CARD CHARGES	99,046	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
46	REPAIR & MAINTENANCE-COMPUTE	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
47	MISC EQUIPMENT REPAIR	4,079	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
48	REPAIR & MTCE-OUTSIDE VENDOR	681,020	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%

City of Clovis
Water Utility
Allocatio of O&M Expesnes to Functional Cost Components

Table B-7

Projected O&M Functional Allocation

Line No.		Test Year 2026	Adjusted Allocation to Account for Recycled Water												
			1	2	3	4	5	6	7	8	9	10	11	12	
											Indirect Costs				
			Purchased Water SOS	Wells WTP	Trans/Dist Pumping	Treated Storage	Trans/ Dist	Hydrants Fire Protection	Meters & Services	Customer Billing	All Other Infrastructure	All Other General	Recycled Water Pressurized	Recycled Water Non-Pressurized	Total
49	REPAIR & MTCE-CORP YARD	55,125	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
50	REPAIR & MAINT-SEWER LIFT STAT	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
51	REPAIR & MAINT-WATER VALVES	82,688	0.0%	0.0%	0.0%	0.0%	96.7%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	100.0%
52	LAUNDRY SERVICES	5,513	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
53	GENERAL OFFICE SUPPLIES-OTHE	2,184	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
54	FORMS & PRINTING	21,840	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
55	POSTAGE/SHIPPING	24,024	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
56	FIRST AID	1,638	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
57	UNIFORMS-NON-SWORN	14,196	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
58	MISCELLANEOUS	81,900	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
59	MISCELLANEOUS SUPPLIES COVID	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
60	SWTP LAB SUPPLIES	24,295	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
61	PLUMBING & PIPE FITTINGS	218,400	0.0%	0.0%	20.0%	0.0%	20.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
62	SPRINKLER SUPPLIES	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
63	CHEMICALS & FERTILIZERS	16,380	0.0%	60.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	100.0%
64	PAINT AND SUPPLIES	8,736	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
65	SIGNS & MATERIALS	1,092	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
66	PAVING MATERIALS & SUPPLIES	4,368	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
67	GRANULAR ACT. CARBON-SUPPLIE	163,800	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
68	ELECTRICAL SUPPLIES	10,920	0.0%	60.0%	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	100.0%
69	TCP GRANULAR ACTIVATED CARBO	163,800	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
70	CHLORINE GENERATION	273,000	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
71	SURFACE WATER TREAT-SUPPLIES	819,000	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
72	RECYCLED WATER SUPPLIES	21,840	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
73	PERSONAL SAFETY EQUIPMENT	10,920	0.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
74	WELDING SUPPLIES	3,276	0.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
75	TOOLS	27,300	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
76	TRAVEL-CONFERENCES	1,040	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
77	TRAVEL-MEETINGS	4,162	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
78	TRAINING-EDUCATIONAL INCENTI	41,616	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
79	TRAINING-CLASSES & SEMINARS	10,404	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
80	TRAINING-MATERIALS	1,561	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
81	TRAINING-SAFETY	6,242	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
82	MEMBERSHIP/ASSOCIATION DUES	5,202	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
83	SUBSCRIPTIONS	1,248	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
84	PUBLICATIONS & BOOKS	520	0.0%	19.3%	5.0%	3.1%	24.1%	3.0%	12.3%	0.7%	24.4%	4.8%	3.1%	0.2%	100.0%
85	MEMBRANE REPLACEMENT	400,000		100%											100.0%
86	GENERAL ADMINISTRATION CHARG	1,183,964	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	100.0%
87	IMPACT/EASEMENT RENTAL	833,761	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
88	GENERAL SERVICE CHARGES	1,371,001	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
89	PROPERTY & LIABILITY INS CHG	880,653	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
90	PROPERTY TAXES	3,183	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
91	GEN LIABILITY CLAIM-PROP	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
92	FURNISHINGS	5,408	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
93	CABINETS	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

City of Clovis
Water Utility
Allocatio of O&M Expesnes to Functional Cost Components

Table B-7

Projected O&M Functional Allocation

Line No.		Test Year 2026	Adjusted Allocation to Account for Recycled Water												
			1	2	3	4	5	6	7	8	9	10	11	12	
											Indirect Costs		Recycled Water		
			Purchased Water SOS	Wells WTP	Trans/Dist Pumping	Treated Storage	Trans/ Dist	Hydrants Fire Protection	Meters & Services	Customer Billing	All Other Infrastructure	All Other General	Pressurized	Non-Pressurized	Total
94	GPS-VEHICLE TRACKING SYSTEM	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
95	TRAFFIC CONTROL EQUIP	6,490	0.0%	0.0%	0.0%	0.0%	100%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
96	SIGNS	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
97	SEWER VIDEO EQUIPMENT	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
98	MISC SEWER EQUIPMENT	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
99	WATER METERS & BOXES	3,338,326	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
100	HYDRANTS	86,528	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
101	TELEMETRY EQUIPMENT	162,240	0.0%	80.0%	10.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
102	WATER MONITORING EQUIP	42,770	0.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
103	DIAGNOSTIC EQUIPMENT	1,082	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
104	TURF EQUIPMENT	1,622	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
105	SPRINKLER EQUIPMENT	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
106	CELLULAR PHONES	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
107	STANDARD PICK UP	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
108	VANS-NON-TRANSIT	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
109	LIGHT DUTY TRUCK 1-5 TON	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
110	SPECIALTY EQUIPMENT	472,834	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
111	CORPORATION YARD EXPANSION	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
112	PLANT AND TRUNK CAPITAL	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
113	PEACH/STUART LIFT STATION	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
114	RECHARGE FACILITY- BARSTOW PARK	108,160	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
115		29,137,928	-	8,308,898	2,416,106	268,640	2,589,419	287,141	4,294,052	3,434,322	2,628,707	4,681,496	214,516	14,632	29,137,928
		TRUE	0.0%	28.5%	8.3%	0.9%	8.9%	1.0%	14.7%	11.8%	9.0%	16.1%	0.7%	0.1%	100.0%

Summary Projected O&M Functional Allocation

Line No		Test Year 2026	1	2	3	4	5	6	7	8	9	10	11	12	
											Indirect Costs		Recycled Water		
			Purchased Water Source of Supply	Wells WTP	Trans/Dist Pumping	Treated Storage	Trans/ Dist	Hydrants Fire Protection	Meters & Services	Customer Billing	All Other Infrastructure	All Other General	Pressurized	Non-Pressurized	Total
1			-	8,308,898	2,416,106	268,640	2,589,419	287,141	4,294,052	3,434,322	2,628,707	4,681,496	214,516	14,632	29,137,928
2	All Other Infrastructure Reallocation		-%	59.9%	17.4%	1.9%	18.7%	2.1%							
3	Reallocation, %		-	1,574,718	457,905	50,913	490,752	54,419							2,628,707
4	All Other General Reallocation		-%	38.1%	11.1%	1.2%	11.9%	1.3%	19.7%	15.7%			1.0%	0.1%	1.0000E+00
5	Reallocation, %		-	1,782,049	518,194	57,616	555,365	61,584	920,966	736,575			46,008	3,138	4,681,496
6	Total Reallocated O&M Expenses		-	11,665,665	3,392,204	377,170	3,635,536	403,144	5,215,017	4,170,898			260,524	17,770	29,137,928
7			-%	40.0%	11.6%	1.3%	12.5%	1.4%	17.9%	14.3%			0.9%	0.1%	100.0%

City of Clovis
Water Utility
Allocation of O&M Expense - %

Table B-8

Line No.	Description	FY27 Test Year Total	Volume			Customer Related						Total
			Average Day	Maximum Day Demand (Extra Capacity)	Maximum Hour Demand (Extra Capacity)	Meters & Services	Billing	Capacity Reserve	Fire Protection	Recycled Water Pressurized	Recycled Water Unpressurized	
			%	%	%	%	%	%	%	%	%	
	Operation and Maintenance Expense											
1	Wells/WTP/Purchased Water	$11,665,665	59%	41%								100.0%
2	Pumping	3,392,204	33%	23%	43%							100.0%
3	Treated Storage	377,170	33%	23%	43%							100.0%
4	Trans/Dist	3,635,536	59%	41%								100.0%
5	Hydrants/Fire Protection	403,144							100%			100.0%
6	Meters &Services	5,215,017				100%						100.0%
7	Customer Billing	4,170,898					100%					100.0%
8	Recycled Water Pressurized	260,524								100%		100.0%
9	Recycled Water Non-Pressurized	17,770									100%	100.0%
10	Total O&M Expense	$29,137,928										

City of Clovis
Water Utility
Allocation of O&M Expense - $

Table B-9

Line No.	Description	Total	Volume			Customer Related				Recycled Water		Total
			Average Day	Extra Capacity: Maximum Day Demand	Extra Capacity: Maximum Hour Demand	Meters & Services	Billing	Capacity Reserve	Fire Protection	Pressurized	Unpressurized	
		$	$	$	$	$	$	$	$			$
	Operation and Maintenance Expense											
1	Wells/WTP/Purchased Water	$11,665,665	6,862,156	4,803,509	-	-	-	-	-	-	-	11,665,665
2	Pumping	3,392,204	1,130,735	791,514	1,469,955	-	-	-	-	-	-	3,392,204
3	Treated Storage	377,170	125,723	88,006	163,440	-	-	-	-	-	-	377,170
4	Trans/Dist	3,635,536	2,138,550	1,496,985	-	-	-	-	-	-	-	3,635,536
5	Hydrants/Fire Protection	403,144	-	-	-	-	-	-	403,144	-	-	403,144
6	Meters &Services	5,215,017	-	-	-	5,215,017	-	-	-	-	-	5,215,017
7	Customer Billing	4,170,898	-	-	-	-	4,170,898	-	-	-	-	4,170,898
8	All Other/Infrastructure	0	-	-	-	-	-	-	-	-	-	-
9	All Other/General	0	-	-	-	-	-	-	-	-	-	-
10	Recycled Water Pressurized	260,524	-	-	-	-	-	-	-	260,524	-	260,524
11	Recycled Water Non-Pressurized	17,770	-	-	-	-	-	-	-	-	17,770	17,770
12	Total O&M Expense	$29,137,928	$10,257,164	$7,180,015	$1,633,395	$5,215,017	$4,170,898	$0	$403,144	$260,524	$17,770	$29,137,928
13	*Percent of Total*	*99.0%*	*35.2%*	*24.6%*	*5.6%*	*17.9%*	*14.3%*	*-%*	*1.4%*	*0.9%*	*0.1%*	
14	Miscellaneous Revenue Offsets	(6,272,230)	(2,207,957)	(1,545,570)	(351,605)	(1,122,585)	(897,827)	0	(86,781)	(56,080)	(3,825)	
14	Net Annual O&M Expenses	$22,865,697 TRUE	$8,049,207	$5,634,445	$1,281,791	$4,092,433	$3,273,070	$0	$316,364	$204,443	$13,945	$22,865,697

City of Clovis
Water Utility
Test Year Units of Service

Table B-10

Line No.	Customer Class	Water Use		Maximum Day Demand			Maximum Hour Demand			Bills	Equivalent Meters	
		Annual	Average Day	Demand Factor	Total Demand	Extra Capacity	Demand Factor	Total Demand	Extra Capacity		Capacity	Hydrants
		1,000 gal	*1,000 gal*		*1,000 gpd*	*1,000 gpd*		*1,000 gpd*	*1,000 gpd*	*bills*		
1	Residential	6,022,843	16,501	191%	31,447	14,946	336%	55,494	38,993	254,276	268,165	
2	Commercial/Industrial	884,768	2,424	191%	4,620	2,196	336%	8,152	5,728	10,015	26,706	
3	Recycled Water - Pressurized	235,739	646	100%	646	-	100%	646	-	2,052	10,008	
4	Recycled Water - Non-Pressurized	192,497	527	100%	527	-	100%	527	-	12	576	
4	Landscape	750,833	2,057	191%	3,920	1,863	336%	6,918	4,861	3,780	11,502	
5	Tarpey	239,189	655	191%	1,249	594	336%	2,204	1,549	8,802	8,802	
6	Public Fire Protection		-		569	569		2,277	1,708			5,129
7	Private Fire Protection		-		79	79		315	315	4,252		709
8	Total	8,325,870	22,811		43,057	20,246		76,534	53,154	283,189	325,759	5,838
9	Total Excluding Recycled Water	7,897,634	21,637		41,883	20,246		75,360	53,154	281,125	315,175	5,838

City of Clovis
Water Utility
Allocated Revenue Requirement

Table B-11

Line No.	Description	Total	Volume			Customer Related				Recycled Water	
				Extra Capacity							
			Base	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Capacity Reserve	Fire Protection	Pressurized	Non-Pressurized
	Cost of Service										
1	Operation and Maintenance Expense	$22,865,697	$8,049,207	$5,634,445	$1,281,791	$4,092,433	$3,273,070	$0	$316,364	$204,443	$13,945
2	Capital Cost	3,681,869	2,046,708	1,274,016	355,238	5,908	0	0	0	0	0
3	Total Cost of Service	$26,547,567	$10,095,915	$6,908,461	$1,637,028	$4,098,340	$3,273,070	$0	$316,364	$204,443	$13,945
4	*Percent of Total*	*100%*	*38%*	*26%*	*6%*	*15%*	*12%*	*0%*	*1%*	*1%*	

City of Clovis
Water Utility
Development of Unit Cost of Service

Table B-12

Line No	Description	Cost of Service	Volume			Customer Related						Total
				Extra Capacity						Recycled Water		
			Average Day	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Reserve Capacity	Fire Protection	Pressurized	Non-Pressurized	
1	Average Day	$10,095,915	100.0%									100.0%
2	Max Day Extra Capacity	6,908,461		100.0%								100.0%
3	Max Hour Extra Capacity	1,637,028			100.0%							100.0%
4	Meters and Services	4,098,340				100.0%						100.0%
5	Billing	3,273,070					100.0%					100.0%
6	Capacity Reserve	0						100.0%				100.0%
7	Fire Protection	316,364							100.0%			100.0%
8	Recycled Water-Pressurized	204,443								100.0%		100.0%
9	Recycled Water-Non-Pressurized	13,945									100.0%	100.0%
10	Adjusted Cost of Service	$26,547,567	$10,095,915	$6,908,461	$1,637,028	$4,098,340	$3,273,070	$0	$316,364	$204,443	$13,945	
	Units of Service		1,000 gal	gpd	gpd	Equivalent Meter Capacity	# Bills	Equivalent Meter Capacity	Equivalanet Firelines	1,000 gal	1,000 gal	
21	Retail Customers		7,897,634	20,246	53,154	315,175	276,873	315,175				
22	Recycled Water - Pressurized					10,008	2,052			235,739		
23	Recycled Water - Non-Pressurized					576	12				192,497	
24	Public Fire Protection								5,129			
25	Private Fire Protection						4,252					
26	Total Units of Service		7,897,634	20,246	53,154	325,759	283,189	315,175	5,129	235,739	192,497	
27	Unit Cost of Service		$1.28	$341.22	$30.80	$12.58	$11.56	$0.00	$61.68	$0.87	$0.07	

City of Clovis
Water Utility
Public and Private Fire Protection Adjustment

Table B-13

Line No.	Description	Total	Volume			Customer Related				Recycled Water		Fire Protection	
				Extra Capacity									
			Average Day	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Reserve Capacity	Fire Protection	Pressurized	Non-Pressurized	Public	Private
1	Unit Cost of Service		$1.28	$341.22	$30.80	$12.58	$11.56	$0.00	$61.68	$0.87	$0.07		
	Public Fire Protection												
2	Units of Service			569	1,708				5,129				
3	Cost of Service - $	($563,239)		($194,272)	($52,603)				($316,364)			$563,239	
	Private Fire Protection												
4	Units of Service			79	315								
5	Cost of Service - $	($36,532)		($26,842)	($9,691)								$36,532
6	Total Fire Protection Adj	($599,771)	$0	($221,113)	($62,294)	$0	$0	$0	($316,364)	$0	$0	$563,239	$36,532
7	Adjusted Cost of Service	$26,547,567	$10,095,915	$6,687,348	$1,574,734	$4,098,340	$3,273,070	$0	$0	$204,443	$13,945	$563,239	$36,532

City of Clovis
Water Utility
Adjusted Cost of Service

Table B-14

Line No	Description	Cost of Service	Volume			Customer Related				Recycled Water		Fire Protection	
				Extra Capacity									
			Average Day	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Reserve Capacity	Fire Protection	Pressurized	Non-Pressurized	Public	Private
1	Average Day	$10,095,915	100.0%					0.0%					
2	Max Day Extra Capacity	6,687,348		80.0%				20.0%					
3	Max Hour Extra Capacity	1,574,734			33.0%			67.0%					
4	Meters and Services	4,098,340				100.0%							
5	Billing	3,273,070					100.0%						
6	Capacity Reserve	0						100.0%					
7	Fire Protection	0											
8	Recycled Water-Pressurized	204,443								100.0%			
9	Recycled Water-Non-Pressurized	13,945									100.0%		
10	Publlic Fire Protection	563,239										100.0%	
11	Private Fire Protection	36,532											100.0%
12	Total Cost of Service	$26,547,567	$10,095,915	$5,349,878	$519,662	$4,098,340	$3,273,070	$2,392,542	$0	$204,443	$13,945	$563,239	$36,532
		TRUE											
	Units of Service		1,000 gal	gpd	gpd	Equivalent Meter Capacity	# Bills	Equivalent Meter Capacity	Equivalanet Firelines	1,000 gal	1,000 gal	Equivalent Hydrants	Equivalent Firelines
	Residential		6,022,843	14,946	38,993	268,165	254,276	268,165	-	-	-		
	Commercial/Industrial		884,768	2,196	5,728	26,706	10,015	26,706	-	-	-		
	Recycled Water - Pressurized			-	-	10,008	2,052	-	-	235,739	-		
	Recycled Water - Non-Pressurized			-	-	576	12	-	-	-	192,497		
	Landscape		750,833	1,863	4,861	11,502	3,780	11,502	-	-	-		
	Tarpey		239,189	594	1,549	8,802	8,802	8,802	-	-	-		
	Public Fire Protection		-	-	-	-	-	-	-	-	-	5,129	
	Private Fire Protection		-	-	-	-	4,252	-	-	-	-		4,252
	Total Units of Service		7,897,634	19,598	51,131	325,759	283,189	315,175	-	235,739	192,497	5,129	4,252
	Unit Costs		$1.28	$272.98	$10.16	$12.58	$11.56	$7.59	$0.00	$0.87	$0.07	$109.81	$8.59
	Units of Service												
13	Retail Customers		7,897,634	19,598	51,131	315,175	276,873	315,175	-			-	
14	Recycled Water - Pressurized					10,008	2,052			235,739			
15	Recycled Water - Non-Pressurized					576	12				192,497		
16	Public Fire Protection											5,129	
17	Private Fire Protection						4,252						4,252
18	Total Units of Service		7,897,634	19,598	51,131	325,759	283,189	315,175	-	235,739	192,497	5,129	4,252
19	Unit Cost of Service		$1.28	$272.98	$10.16	$12.58	$11.56	$7.59	$0.00	$0.87	$0.07	$109.81	$8.59

City of Clovis
Water Utility
Capacity of Costs to Customer Classes

Table B-15

Line No.	Description	Total	Volume			Customer Related				Recycled Water		Fire Protection	
				Extra Capacity									
			Average Day	Maximum Day Demand	Maximum Hour Demand	Meters & Services	Billing	Reserve Capacity	Fire Protection	Pressurized	Non-Pressurized	Public	Private
1	Unit Cost of Service - $/Unit		$1.28	$272.98	$10.16	$12.58	$11.56	$7.59	$0.00	$0.87	$0.07	$109.81	$8.59
	Retail Customers												
2	Units		7,897,634	19,598	51,131	315,175	276,873	315,175					
3	Cost of Service - $	$25,523,253	$10,095,915	$5,349,878	$519,662	$3,965,184	$3,200,072	$2,392,542	$0	$0	$0	$0	$0
	Recycled Water - Pressurized												
4	Units					10,008	2,052			235,739			
5	Cost of Service - $	$354,070	$0	$0	$0	$125,910	$23,717	$0	$0	$204,443	$0	$0	$0
	Recycled Water - Non-Pressurized												
6	Units					576	12				192,497		
7	Cost of Service - $	$21,330	$0	$0	$0	$7,247	$139	$0	$0	$0	$13,945	$0	$0
	Public Fire Protection												
8	Units											5,129	
9	Cost of Service - $	$563,239	$0	$0	$0	$0	$0	$0	$0	$0	$0	$563,239	$0
	Private Fire Protection												
10	Units						4,252						4,252
11	Cost of Service - $	$85,675	$0	$0	$0	$0	$49,143	$0	$0	$0	$0	$0	$36,532
12	Total Cost of Service	$26,547,567	$10,095,915	$5,349,878	$519,662	$4,098,340	$3,273,070	$2,392,542	$0	$204,443	$13,945	$563,239	$36,532

City of Clovis
Water Utility
Adjusted Cost of Service with Fire Protection Adjustment

Table B-16

Line No.	Customer Class	(a) Cost of Service	(b) Public Fire Adjustment [1]	(c) Adjusted COS	(d) FY27 Revenue at Current Rates	(e) Change $	(f) Change - %	(g) Public Fire Reallocation Equivalent Meter	(h) Public Fire Reallocation % of Total
1	Retail Customers	$25,523,253	$544,939	$26,068,192	20,974,374	$5,093,818	24.3%	315,175	96.75%
2	Recycled Water - Pressurized	354,070	17,304	371,374	374,536	(3,162)	-0.8%	10,008	3.07%
3	Recycled Water - Non-Pressurized	21,330	996	22,326	0	22,326	N/A	576	0.18%
4	Public Fire Protection	563,239	(563,239)	0	0	0	N/A	-	0.00%
5	Private Fire Protection	85,675	0	85,675	591,228	(505,552)	-85.5%	-	0.00%
6	Total	$26,547,567	$0	$26,547,567	$21,940,138	$4,607,429	21.0%	325,759	100.0%

[1] Allocated Average Day on the percentages in Column h.

City of Clovis
Water Utility
Development of Cost of Service Service Charge

Table B-17

Line No.	COS Component	Cost of Service	Units of Service	Units	Unit Cost of Service
1	Meters & Services	$4,098,340	325,759	Equiv Meter Capacity [1]	$12.58
2	Billing	$3,273,070	283,189	Bills	11.56
3	Public Fire Protection	$563,239	325,759	Equiv Meter Capacity [1]	1.73
4	Capacity Reserve	$2,392,542	315,175	Equiv Meter Capacity [1,2]	7.59
5	Total	$10,327,191			$33.46
6	Private Fireline (Capacity Portion)	$36,532	4,252	4" Equivalent Fireline Bills [3]	$8.59
7	Volume Cost of Service	$15,965,455	7,897,634		$2.02
8	Pressurized	$204,443	235,739		0.87
9	Nonpressured	$13,945	192,497		0.07
10	Total COS Check	$26,547,567	TRUE		

[1] Includes residential, commercial, landscape, and recylced equivalent meters but excludes private firelines
[2] Capacity reserve is related to potable water system only. Recycled water is excluded.
[3] Total charge includes both private fire protection capacity and billing component costs
[4] Billing cost component of private fireline is calculated in line 2 which applies to all customers.
Line 6 is the capacity portion only (maximum day and maximum hour extra capacity costs

City of Clovis
Water Utility
Development of Service Charge

Table B-18

Line No.	Meter Size	Capacity Equivalency	(a) Monthly Meter Charge	(b) Monthly Billing Charge	(c) Public Fire Protection	(d) Readiness to Service Capacity	(e)=(a)+(b)+(c)+(d) Total Monthly Charge	(f) Rounded	(g)=(a)+(b)+(c) Recycled Water Only
1	5/8 inch	1.00	$12.58	$11.56	$1.73	$7.59	$33.46	$33.46	$25.87
2	3/4 inch	1.00	12.58	11.56	1.73	7.59	33.46	33.46	25.87
3	1 inch	1.00	12.58	11.56	1.73	7.59	33.46	33.46	25.87
4	1.5 inch	2.00	25.16	11.56	3.46	15.18	55.36	55.36	40.18
5	2 inch	3.20	40.26	11.56	5.53	24.29	81.64	81.64	57.35
6	3 inch	6.40	80.52	11.56	11.07	48.58	151.72	151.72	103.14
7	4 inch	10.00	125.81	11.56	17.29	75.91	230.57	230.57	154.66
8	6 inch	20.00	251.62	11.56	34.58	151.82	449.58	449.58	297.76
9	8 inch	36.00	452.91	11.56	62.24	273.28	800.00	800.00	526.71
10	10 inch	48.00	603.88	11.56	82.99	364.38	1,062.81	1,062.81	698.43

Connection Size	Capacity Ratios	(h) Private Fireline (4" Equivalent) Billing	(i) Private Fireline (4" Equivalent) Capacity	(j) = (h) + (i) Private Fireline (4" Equivalent) Total
1.5 inch	1.00	$11.56	$8.59	$20.15
2 inch	1.00	11.56	8.59	20.15
3 inch	1.00	11.56	8.59	20.15
4 inch	1.00	11.56	8.59	20.15
6 inch	2.90	11.56	24.96	36.52
8 inch	6.19	11.56	53.19	64.74
10 inch	11.13	11.56	95.65	107.20
12 inch	17.98	11.56	154.49	166.05

Residential			Commercial/Industrial			Recycled Water - Pressurized			Recycled Water - Non-Pressurized		
Bill Capacity	Bills	Revenue	Bill Capacity	Bills	Revenue	Bill Capacity	Bills	Revenue	Bill Capacity	Bills	Revenue
18.8%	47,827	$1,600,255	18.2%	1,825	$61,062	-%	-	$0	0.0%	0	$0
0.3%	851	28,467	0.8%	78	2,608	-%	-	0	0.0%	0	0
78.5%	199,597	6,678,304	20.1%	2,013	67,364	1.2%	24	621	0.0%	0	0
1.2%	2,936	162,517	13.5%	1,351	74,784	4.7%	96	3,857	0.0%	0	0
1.1%	2,702	220,580	39.9%	3,994	326,090	67.8%	1,392	79,831	0.0%	0	0
0.1%	182	27,592	2.9%	292	44,343	9.9%	204	21,041	0.0%	0	0
0.0%	78	17,970	4.1%	409	94,339	14.0%	288	44,541	0.0%	0	0
0.0%	19	8,760	0.4%	39	17,519	1.8%	36	10,719	0.0%	0	0
0.0%	84	67,545	0.1%	7	5,386	0.6%	12	6,321	0.0%	0	0
			0.1%	7	7,156	-%	-	0	100.0%	12	8,381
100.0%	254,276	$8,811,989	100.0%	10,015	$700,650	100.0%	2,052	$166,930	100.0%	12	$8,381
Customer Cost	254,276	$6,312,651	Customer Cost	10,015	$451,743	Customer Cost	2,052	$149,626	Customer Cost	12	$7,385
Fire Protection		$463,658	Fire Protection		$46,175	Fire Protection		$17,304	Fire Protection		$996
Capacity Reserve		$2,035,680	Capacity Reserve		$202,732	Capacity Reserve		$0	Capacity Reserve		$0
Total		$8,811,989	Total		$700,650	Total		$166,930	Total		$8,381
Check		TRUE	Check		TRUE	Check		TRUE	Check		$0

City of Clovis
Water Utility
Service Charge Check

Table B-19 (continued)

Line No	Meter Size	Irrigation Bill Capacity	Irrigation Bills	Irrigation Revenue	Tarpey Bill Capacity	Tarpey Bills	Tarpey Revenue	Total Bills	Total Revenue
1	5/8 inch	0.9%	32	$1,087	0.2%	16	$541	49,669	$1,662,944
2	3/4 inch	0.0%	0	0	0.0%	0	0	929	31,075
3	1 inch	18.2%	688	23,034	99.8%	8,786	293,965	210,420	7,063,287
4	1.5 inch	18.4%	695	38,471	0.0%	0	0	4,383	279,629
5	2 inch	54.5%	2,059	168,082	0.0%	0	0	8,088	794,582
6	3 inch	4.1%	156	23,649	0.0%	0	0	678	116,624
7	4 inch	3.6%	136	31,446	0.0%	0	0	775	188,297
8	6 inch	0.2%	6	2,920	0.0%	0	0	94	39,918
9	8 inch	0.0%	0	0	0.0%	0	0		79,252
10	10 inch	0.2%	6	6,903	0.0%	0	0		22,439
		100.0%	3,780	$295,591	100.0%	8,802	$294,506	275,036	$10,278,048
		Customer Cost	3,780	$188,392	Customer Cost	8,802	$212,470		
		Fire Protection		$19,887	Fire Protection		$15,219		
		Capacity Reserve		$87,313	Capacity Reserve		$66,817		
		Total		$295,591	Total		$294,506		
		Check		$0	Check		$0		

Appendix C

Rate Design

City of Clovis — **Table C-1**
Water Utility
Comparison of Current and Proposed Service Charges

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
BIMONTHLY SERVICE CHARGE, $ PER BILL						
Residential						
Single Family [1]	$27.71			Note [1]		
Multifamily [1]	27.71			Note [1]		
Mobile Home [1]	27.71			Note [1]		
Tarpey Metered Residential [1,2]	27.71			Note [1,2]		
Tarpey - Non-Metered Res Large Lot [1,2]	6.67			Note [1,2]		
Tarpey - Non-Metered [1,2]	139.05			Note [1,2]		
Residential [3], Commercial, and Landscape (Retail Potable Water Users)						
Meter Size Inches						
5/8	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
3/4	22.30	33.46	40.49	47.78	49.21	50.69
1	22.30	33.46	40.49	47.78	49.21	50.69
1 1/2	29.66	55.36	66.99	79.05	81.42	83.86
2	40.97	81.64	98.78	116.56	120.06	123.66
3	81.13	151.72	183.58	216.62	223.12	229.81
4	204.08	230.57	278.99	329.21	339.09	349.26
6	814.05	449.58	543.99	641.91	661.17	681.01
8	1,443.03	800.00	968.00	1,142.24	1,176.51	1,211.81
10	2,260.71	1,062.81	1,286.00	1,517.48	1,563.00	1,609.89
Recycled						
Meter Size *inches*						
5/8	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
3/4	22.30	25.87	31.30	36.93	38.04	39.18
1	22.30	25.87	31.30	36.93	38.04	39.18
1 1/2	29.66	40.18	48.62	57.37	59.09	60.86
2	40.97	57.35	69.39	81.88	84.34	86.87
3	81.13	103.14	124.80	147.26	151.68	156.23
4	204.08	154.66	187.14	220.83	227.45	234.27
6	814.05	297.76	360.29	425.14	437.89	451.03
8	1,443.03	526.71	637.32	752.04	774.60	797.84
10	2,260.71	698.43	845.10	997.22	1,027.14	1,057.95
Private Fireline						
Line Size *inches*						
4 and less	$204.08	$20.15	$24.38	$28.77	$29.63	$30.52
6	204.08	36.52	44.18	52.13	53.69	55.30
8	204.08	64.74	78.34	92.44	95.21	98.07
10	204.08	107.20	129.72	153.07	157.66	162.39
12	204.08	166.05	200.92	237.09	244.20	251.53
Construction Water	$139.05	$154.66	$186.89	$220.58	$227.41	$234.29
Hydrant Meter Water, $ per bill per *month*	$40.57	$40.82	$49.39	$58.28	$60.03	$61.83

[1] The proposed service charge by meter size applies to all customer classes.
Under existing rate structure, residential customers were charged a fixed, per dwelling charge.
[2] Tarpey are billed the same as inside City residential.
[3] Service charge applies to all Residential classes in FY27.
[4] Current construction water charges are based on Tarpey Non-Metered charges.
Proposed construction water charges are based on the 1" meter charge plus 60,000 of water usage at the proposed volume rates for each year.

City of Clovis **Table C-1 (continued)**
Water Utility
Comparison of Existing and Proposed Volume Rates

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
VOLUME RATES, $ PER 1,000 GALLONS						
Resdential - Single Family, Multifamily, Mobile Home [1]						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (23,000 - 40,000 gal)	1.88	2.02	2.44	2.88	2.97	3.06
Tier 3: (Over 40,000 gal)	2.33	2.02	2.44	2.88	2.97	3.06
Commercial and Landscape						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (Over 23,000 gal)	1.53	2.02	2.44	2.88	2.97	3.06
Recycled						
Pressurized	$0.71	$0.87	$1.05	$1.24	$1.28	$1.32
Non-Pressurized	0.076	0.072	0.090	0.110	0.110	0.110
Hydrant Meter Water $ per 1,000 gallons [2]	Note [2]	$2.02	$2.44	$2.88	$2.97	$3.06

[1] Tarpey are billed the same as inside City residential
[2] Existing hydrant meter volume rate based on Commercial and Landscape volume rates.



SCAN THE QR CODE FOR MORE INFORMATION.

LUAM THEEJ DAIM QR CODE HAUV QAB NO KOM PAUB NTXIV.

ESCANEE EL CÓDIGO QR PARA OBTENER MÁS INFORMACIÓN.

ਹੋਰ ਜਾਣਕਾਰੀ ਲਈ ਹੇਠਾਂ ਦਿੱਤੇ **QR** ਕੋਡ ਨੂੰ ਸਕੈਨ ਕਰੋ।

The City of Clovis
1033 Fifth Street
Clovis, CA 93612

HOW MAY I PARTICIPATE?

Members of the public are welcome to attend the public hearing regarding the proposed new water rates. The public hearing will take place on April 20, 2026, at 6:00 p.m. at Clovis' City Council Chambers, 1033 Fifth Street, Clovis, CA 93612. At the public hearing, all members of the public will have an opportunity to speak, provide comments, and submit written protests regarding the proposed new water rates. Only written protests will count towards determining if a majority protest exists to prevent approval of the new water rates.

If, at the close of the public hearing, there is no majority protest as described above, the City Council may approve the new water rates for City of Clovis and Tarpey Village customers.

City of Clovis
City Council Chambers
1033 Fifth Street
Clovis, CA 93612

Public Utilities Department
559-324-2600

www.clovisca.gov/services/public_utilities/water/water_rate_2026.php

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PROPOSED NEW WATER RATES

Notice of Public Hearing

April 20, 2026 At 6:00 pm

WHY HAVE I RECEIVED THIS NOTICE?

The City of Clovis supplies water to both City of Clovis and Tarpey Village customers. The City produces over 24,000 acre-feet of potable water per year, maintains over 585 miles of water main, and provides over 40,000 individual water service connections. The City is committed to providing safe drinking water to its customers and maintaining the infrastructure that delivers this essential resource.

The City's current water rate structure was last approved in April 2016. The costs to maintain and operate the City's water system have increased significantly since that time. In order to ensure the City has the necessary resources to continue providing reliable, efficient water service to its customers, the City Council is considering the adoption of the new water rates shown in the tables below for water customers in the City of Clovis and Tarpey Village. The new water rates will take effect beginning January 1, 2027.

In compliance with Article XIIID of the California State Constitution and the Proposition 218 Omnibus Implementation Act, the City is hereby notifying all affected property owners and customers of record of the new water rates. A public hearing will be held on April 20, 2026, at 6:00 p.m., or as soon thereafter as the public hearing may occur, in City Council Chambers at 1033 Fifth Street, Clovis CA, 93612. All members of the public are invited to attend.

WHAT ARE THE NEW WATER RATES AND HOW WERE THEY CALCULATED?

TABLE 1: COMPARISON OF EXISTING AND PROPOSED SERVICE CHARGES

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
BIMONTHLY SERVICE CHARGE, $ PER BILL						
Residential						
Single Family [1]	$27.71			Note [1]		
Multifamily [1]	$27.71			Note [1]		
Mobile Home [1]	$27.71			Note [1]		
Tarpey Metered Residential [1,2]	$27.71			Note [1,2]		
Tarpey - Non-Metered Res Large Lot [1,2]	$6.67			Note [1,2]		
Tarpey - Non-Metered [1,2]	$139.05			Note [1,2]		
Residential [3], Commercial, and Landscape (Retail Potable Water Users)						
Meter Size (inches)						
5/8	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
3/4	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
1	$22.30	$33.46	$40.49	$47.78	$49.21	$50.69
1 1/2	$29.66	$55.36	$66.99	$79.05	$81.42	$83.86
2	$40.97	$81.64	$98.78	$116.56	$120.06	$123.66
3	$81.13	$151.72	$183.58	$216.62	$223.12	$229.81
4	$204.08	$230.57	$278.99	$329.21	$339.09	$349.26
6	$814.05	$449.58	$543.99	$641.91	$661.17	$681.01
8	$1,443.03	$800.00	$968.00	$1,142.24	$1,176.51	$1,211.81
10	$2,260.71	$1,062.81	$1,286.00	$1,517.48	$1,563.00	$1,609.89
Recycled						
Meter Size (inches)						
5/8	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
3/4	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
1	$22.30	$25.87	$31.30	$36.93	$38.04	$39.18
11/2	$29.66	$40.18	$48.62	$57.37	$59.09	$60.86
2	$40.97	$57.35	$69.39	$81.88	$84.34	$86.87
3	$81.13	$103.14	$124.80	$147.26	$151.68	$156.23
4	$204.08	$154.66	$187.14	$220.83	$227.45	$234.27
6	$814.05	$297.76	$360.29	$425.14	$437.89	$451.03
8	$1,443.03	$526.71	$637.32	$752.04	$774.60	$797.84
10	$2,260.71	$698.43	$845.10	$997.22	$1,027.14	$1,057.95
Private Fireline						
Line Size (inches)						
4 and less	$204.08	$20.15	$24.38	$28.77	$29.63	$30.52
6	$204.08	$36.52	$44.18	$52.13	$53.69	$55.30
8	$204.08	$64.74	$78.34	$92.44	$95.21	$98.07
10	$204.08	$107.20	$129.72	$153.07	$157.66	$162.39
12	$204.08	$166.05	$200.92	$237.09	$244.20	$251.53
Construction Water [4]	$139.05	$154.66	$186.89	$220.58	$227.41	$234.29
Hydrant Meter Water, $ per bill per *month*	$40.57	$40.82	$49.39	$58.28	$60.03	$61.83

[1] The proposed service charge by meter size applies to all customer classes. Under existing rate structure, residential customers were charged a fixed, per dwelling charge.
[2] Tarpey are billed the same as inside City residential.
[3] Service charge applies to all Residential classes in FY27.
[4] Current construction water charges are based on Tarpey Non-Metered charges. Proposed construction water charges are based on the 1" meter charge plus 60,000 of water usage at the proposed volume rates for each year.

The City hired a consultant to conduct a water rate study. The goal of the rate study was to provide a cost of service analysis and rate design that will meet the City's costs of providing water service. Based on the findings of the rate study, the City is considering adopting the new water rates as shown on Table 1 and Table 2. The new water rate structure includes adjustments to the bimonthly service charge and flat volume rates. On January 20, 2026, Clovis City Council approved the rate study and authorized the mailing of this notice and scheduling the public hearing to approve the proposed water rates.

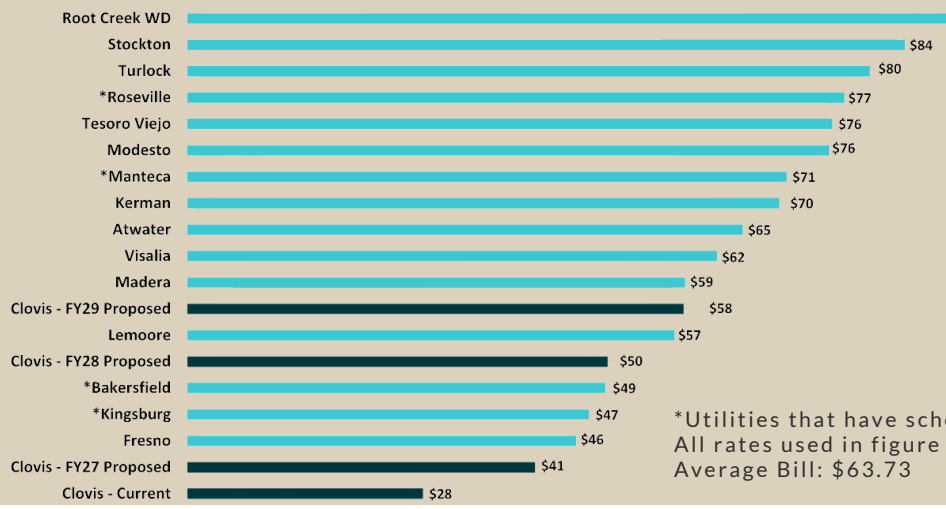
The new water rate structure will affect each customer class differently due to the elimination of tiered rates and other adjustments. Beginning January 1, 2027, the typical monthly bill for a single-family residential customer with a 1-inch meter that uses 12,000 gallons of water per month will be $40.99. The monthly user rates and minimum charges shall be adjusted by three percent (3%) beginning July 1, 2029 as shown in Table 1 and Table 2, and annually each July 1st thereafter. The approved rate study, including the full cost of service analysis and proposed rate schedule for all customer classes effective January 1, 2027, can be accessed using the link or QR code provided on the other side of this notice.

TABLE 2: COMPARISON OF EXISTING AND PROPOSED VOLUME RATES

Description	Existing FY26	Proposed FY27	FY28	FY29	FY30	FY31
VOLUME RATES, $ PER 1,000 GALLONS						
Resdential - Single Family, Multifamily, Mobile Home [1]						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (23,000 - 40,000 gal)	$1.88	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 3: (Over 40,000 gal)	$2.33	$2.02	$2.44	$2.88	$2.97	$3.06
Commercial and Landscape						
Tier 1: (0 - 23,000 gal)	$1.13	$2.02	$2.44	$2.88	$2.97	$3.06
Tier 2: (Over 23,000 gal)	$1.53	$2.02	$2.44	$2.88	$2.97	$3.06
Recycled						
Pressurized	$0.71	$0.87	$1.05	$1.24	$1.28	$1.32
Non-Pressurized	$0.076	$0.072	$0.090	$0.110	$0.110	$0.110
Hydrant Meter Water, $ per 1,000 gallons [2]	Note [2]	$2.02	$2.44	$2.88	$2.97	$3.06

[1] Tarpey are billed the same as inside City residential
[2] Existing hydrant meter volume rate based on Commercial and Landscape volume rates.

HOW DO THE NEW WATER RATES FOR CLOVIS COMPARE TO OTHER REGIONAL WATER SYSTEMS?



The chart shown to the left provides a comparison of the average monthly bill for single-family residential customers, reflecting both current water rates and the proposed rates effective January 1, 2027, for the City of Clovis and Tarpey Village, as well as other water service systems in the region based on the best publicly available information. Even after implementation of the new rates, the City of Clovis is anticipated to remain in the lower half of the other identified jurisdictions.

*Utilities that have scheduled rate increases after fiscal year 2026
All rates used in figure were adopted on or before July 1, 2025
Average Bill: $63.73

HOW DO I PROTEST THE NEW WATER RATES?

Proposition 218 requires that certain fees, such as water rates, be subject to a "majority protest" process prior to implementing any new or increased fees. If a majority of the property owners and customers affected by the new water rates submit a written protest to the proposed water rates, the City cannot move forward with implementing the new water rates.

Both property owners and tenants of parcels that will be affected by the new water rates may submit a written protest opposing the new water rates, however, only one written protest per parcel will be counted in calculating whether a majority protest exists. Written protests may be mailed or delivered in person to the City Clerk's Office at the City of Clovis, 1033 Fifth Street, Clovis, CA 93612, or hand delivered at the public hearing. Written protests must include the following information: the proposed charge or fee being protested, your name, parcel number and/or service address, and your signature. All written protests mailed or otherwise delivered to the City Clerk, should identify on the front of the envelope that the enclosed contains a protest regarding the proposed water rates. All written protests must be received prior to the conclusion of the public input portion of the public hearing to be considered by the Clovis City Council.

Protests will not be accepted by email, fax, or other electronic means, and protests not meeting the requirements described in the paragraph above will not be counted as written protests. Only one protest will be counted per parcel as provided by Government Code section 53755(b). Once a protest is submitted to the City it becomes a disclosable public record as required by state law and will be maintained in City files for at least two years. Any person who submits a protest may withdraw it before the conclusion of the public input portion of the public hearing by submitting to the City Clerk a written request that the protest be withdrawn.

There is a 120-day statute of limitations for challenging any new, increased, or extended fee or charge for water service.

CITY of CLOVIS

Report to the City Council

To: City Council

From: Planning and Development Services Department

Date: April 20, 2026

Staff: Sean Smith, Deputy City Engineer

Subject: Consider Approval – Res. 26-___, Resolution approving a street plan line for Clovis Avenue (from Behymer to Copper Avenues), Minnewawa Avenue (from Shepherd to International Avenues), Behymer Avenue (from Willow to Sunnyside Avenues), International Avenue (from Willow to Sunnyside Avenues), and Copper Avenue (from Willow to Sunnyside Avenues) and approving associated California Environmental Quality Act Addendum to the 2014 General Plan EIR. (Heritage Grove)

Recommendation: Approve

Attachments:

1. Heritage Grove Plan Lines ATT 1 Res. 26-_____ Approving Plan Lines and Approving Addendum to the 2014 General Plan EIR
2. Heritage Grove Plan Lines ATT 2 Heritage Grove Circulation Plan
3. Heritage Grove Plan Lines ATT 3 Plan Line Vicinity Map
4. Heritage Grove Plan Lines ATT 4 CEQA Addendum to the City of Clovis General Plan Environmental Impact Report (2014 General Plan EIR)

Recommendation:
For the City Council to approve a Resolution (Attachment 1) proposing street Plan Lines for Clovis Avenue (from Behymer to Copper Avenues), Minnewawa Avenue (from Shepherd to International Avenues), Behymer Avenue (from Willow to Sunnyside Avenues), International Avenue (from Willow to Sunnyside Avenues), and Copper Avenue (from Willow to Sunnyside Avenues) and approving the associated California Environmental Quality Act (CEQA) Addendum to the City of Clovis General Plan Environmental Impact Report (2014 General Plan EIR) for the Plan Lines.

Executive Summary:
The City approved the Heritage Grove Master Plan in 2016, identifying planned land uses and circulation planning to establish the orderly development of the Heritage Grove planning area (Attachment 2 – Heritage Grove Circulation Plan). As a part of the planning process for the area, the City is required to design and adopt Plan Lines (PL) to guide future buildout and construction of the public roadway system. The Plan Line (Attachment 3 –Plan Line Vicinity Map and Attachment 1A – Plan Line Exhibit) is the second in a series of plan lines that will be brought forth to Council for review

and approval. The Plan Line provided for approval excludes a portion of Minnewawa Avenue between International Avenue and the Enterprise Canal, as well as a portion of International Avenue between Minnewawa and Peach Avenues. Staff continues to work with adjacent property owners in these portions to determine the configuration of the Minnewawa and International intersection. The first Plan Line for Clovis Avenue between Shepherd and Behymer Avenues was previously approved by Council in September 2020. A third Plan Line will be presented to Council for the intersection of Minnewawa and International Avenues after additional collaboration with the property owners in the vicinity of the intersection. The approval of the currently proposed Plan Lines will allow for continued collaboration with the County in the acquisition of right-of-way within County jurisdiction, and future construction of the proposed roadways.

Background:
Development within the Heritage Grove planning area is guided by the 2016 Heritage Grove Master Plan document. Growth in the area started at the intersection of Shepherd and Clovis Avenues and is planned to continue moving northerly and westerly. To accommodate proposed development in the area, the City has identified a need to design and request approval of Plan Lines for Clovis, Minnewawa, Behymer, International, and Copper Avenues. Their purpose is to delineate the proposed right-of-way for a planned street and it will be used as a basis for future design engineering and construction projects for the roadway. Staff will present a third Plan Line to Council for the intersection of Minnewawa and International Avenues after additional collaboration with the property owners in the vicinity of the intersection.

The individual alignments and cross sections of Clovis, Minnewawa, Behymer, International, and Copper Avenues are incorporated into the Plan Line and they are consistent with the 2016 Heritage Grove Master Plan document. As part of the future street construction, right-of-way is required from various properties. Some of the affected properties are currently within City limits while others are in the County and the City's Sphere of Influence. Approval of the Plan Line will facilitate the dedication of the right-of-way and construction of the roadways.

Alignment Constraints

City staff analyzed several potential alignments while trying to minimize impacts to the property owners along the corridors. The proposed Plan line is intended to provide as safe and efficient a design as possible in light of the existing constraints which are as follows:

- The Enterprise Canal is operated and maintained by the Fresno Irrigation District (FID). It traverses the City of Clovis Sphere of Influence (SOI) from the northwest to the southeast and it serves as a major source of surface water to the City and the surrounding farmlands. This facility will be critical to the City's future as it seeks to comply with the Sustainable Ground Water Management Act (SGMA). SGMA requires agencies to move away from a dependency on wells and groundwater and instead towards a dependency on surface water, such as what is delivered by FID's Enterprise Canal. The existing facility and the existing bridges are a major deciding factor in the alignment of Clovis, Behymer, and Minnewawa Avenues.
- The 2014 General Plan and the 2016 Heritage Grove Master Plan identify open spaces between FID's Enterprise Canal, Clovis Avenue, and International Avenue, consisting of a trail and open spaces for public park use.
- The proposed trail will become a part of the Clovis-Fresno trail system that currently traverses the City of Clovis SOI, largely following light rail alignments, canals, and rural streams such as the Enterprise Canal, the Gould Canal, Dog Creek, and the Sugar Pine Rail. The interconnected trail system will continue to provide the public with alternative modes of

transportation that will help the City meet some of the goals established by the State's SB743 regulations, which recently established greenhouse gases and Vehicle Miles Traveled (VMT) as key components of CEQA mitigation.

- The public open space between Clovis Avenue and the proposed trail is designated a Community Park in the Heritage Grove Master Plan. The area needs to be adequately sized to accommodate the uses identified in the Master Plan, such as festivals, outdoor family-friendly gatherings, and active recreational activities such as organized sporting events. The area is a focal point of Heritage Grove that will provide the opportunity for many varied community uses.
- The public open space between International Avenue and the Enterprise Canal is designated a Community Park in the Heritage Grove Master Plan and needs to be adequately sized to accommodate the uses identified in the Master Plan,
- There currently are many existing rural residential properties along the proposed alignments. Given the constraints due to residential structures, alignments have been proposed in order to minimize impacts to these properties.

Given the existing constraints, the roadways are planned as much as is practical to work with the existing alignment of the Enterprise Canal, minimize impacts to existing properties, develop the planned road network, develop a portion of the regional trail system and maximize usable open space for a community park.

Public Outreach

City staff have been collaborating and communicating with affected property owners and interested public agencies over the last several years. Staff held public meetings in October 2020 and April 2025 where the Plan Lines were presented. As part of these meetings, staff received feedback and comments from property owners which have been considered in the proposed alignments. Additionally, notice of this public hearing was published in the Business Journal on April 6, 2026. Staff have not received any written comments as of the writing of this report.

Consistency with the Clovis General Plan, The Fresno County General Plan, and the Heritage Grove Master Plan

The City of Clovis 2014 General Plan and the Heritage Grove Master Plan established designations for each of these roads: Clovis (arterial), Minnewawa (arterial and collector), Behymer (arterial and collector), International (collector), and Copper (arterial) Avenues. The Fresno County General Plan has a designation for Copper and Minnewawa Avenues but does not for the other roadways. Even though the titles of the street classifications are different, they are compatible in function.

The proposed Plan Lines have a cross-section for each roadway that is consistent with all three planning documents.

California Environmental Quality Act (CEQA)

The proposed plan line is consistent with the analysis set forth in the 2014 General Plan EIR, per the CEQA Addendum (Attachment 4) as prepared by LSA and Associates for the City of Clovis. This Addendum was prepared pursuant to CEQA Guidelines Section 15164, and evaluated whether changes associated with the proposed project would result in new or substantially more severe effects, or require new mitigation measures not identified in the 2014 General Plan EIR.

Per the analysis, the proposed minor modifications to the project evaluated in the 2014 General Plan

EIR (OPLs) would not result in new significant impacts beyond those identified in the 2014 General Plan EIR, would not substantially increase the severity of impacts identified in the 2014 General Plan EIR, and would not require major revisions to the 2014 General Plan EIR. The analysis contained in the Environmental Checklist, as part of the Addendum, confirms that the proposed project is within the scope of the 2014 General Plan EIR and will have no new or more severe significant effects and no new mitigation measures are required. Therefore, no subsequent or supplemental EIR or further CEQA review is required prior to approval of the proposed project, as described in this Addendum.

Fiscal Impact:
There is no fiscal impact to the City as a result of approving this proposed Plan Line. Future project(s) to build-out the roadways will either be funded by private development or budgeted through the City's Capital Improvement Program.

Reason for Recommendation:
Staff has analyzed different alignments for Clovis Avenue between Shepherd and Behymer Avenues. Given the proximity to the Enterprise Canal and to minimize impacts to surrounding land uses, staff recommends approval of the plan line as proposed.

Actions Following Approval:
Staff will submit the plan line to the County of Fresno and proceed with the planning of future right-of-way acquisition and review of development entitlements in the area.

Conflict of Interest:
None.

RESOLUTION 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING STREET PLAN LINE FOR CLOVIS AVENUE FROM SHEPHERD AVENUE TO BEHYMER AVENUE AND APPROVING THE ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT ADDENDUM TO THE 2014 GENERAL PLAN EIR

WHEREAS, after considering alternative street alignments, given the constraints of the Heritage Grove neighborhood and existing improvements, City staff has prepared a proposed plan line for Clovis Avenue (from Behymer to Copper Avenues), Minnewawa Avenue (from Shepherd to International Avenues), Behymer Avenue (from Willow to Sunnyside Avenues), International Avenue (from Willow to Sunnyside Avenues), and Copper Avenue (from Willow to Sunnyside Avenues) ("Plan Line"), which is attached hereto as **Attachment A**; and

WHEREAS, the development of a street plan line is in the public's interest by delineating the future street alignment and right-of-way for a planned street. The Plan Line will be used as a basis for future design and construction; and

WHEREAS, the proposed Plan Line establishes boundaries for planned right-of-way, including all land necessary for building and maintaining a road and would not result in any physical changes; and

WHEREAS, as future development occurs within the vicinity of the project site, the potential environmental effects of construction of Clovis, Minnewawa, Behymer, International, and Copper Avenues will be evaluated; and

WHEREAS, on April 20, 2026, the City Council of the City of Clovis held a duly noticed public hearing regarding the establishment of the Plan Line for Clovis, Minnewawa, Behymer, International, and Copper Avenues and the associated Addendum to the General Plan EIR; and

WHEREAS, the City Council received and considered the reports from staff, heard and considered all comments made for and against the approval of the Plan Line, and reviewed and considered all evidence submitted at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis resolves and finds as follows:

1. The approval of the Plan Line identifies alignments of the future build out and construction of the public roadway system for Clovis, Minnewawa, Behymer, International, and Copper Avenues. The Plan Line is comprised of minor

modifications to of the 2014 General Plan and Heritage Grove Circulation Plan. Because the adoption of the Plan Line does not result in any substantial changes, an Addendum to the 2014 General Plan EIR is the appropriate document to address these minor modifications.

2. The City Council does hereby adopt the Plan Line, as more particularly described on **Attachment A** attached hereto and incorporated by reference herein, as the plan line for Clovis Avenue (from Behymer to Copper Avenues), Minnewawa Avenue (from Shepherd to International Avenues), Behymer Avenue (from Willow to Sunnyside Avenues), International Avenue (from Willow to Sunnyside Avenues), and Copper Avenue (from Willow to Sunnyside Avenues) ("Plan Line").

3. The City Council does hereby approve the CEQA Addendum to the 2014 General Plan EIR.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on April 20, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN

DATED:

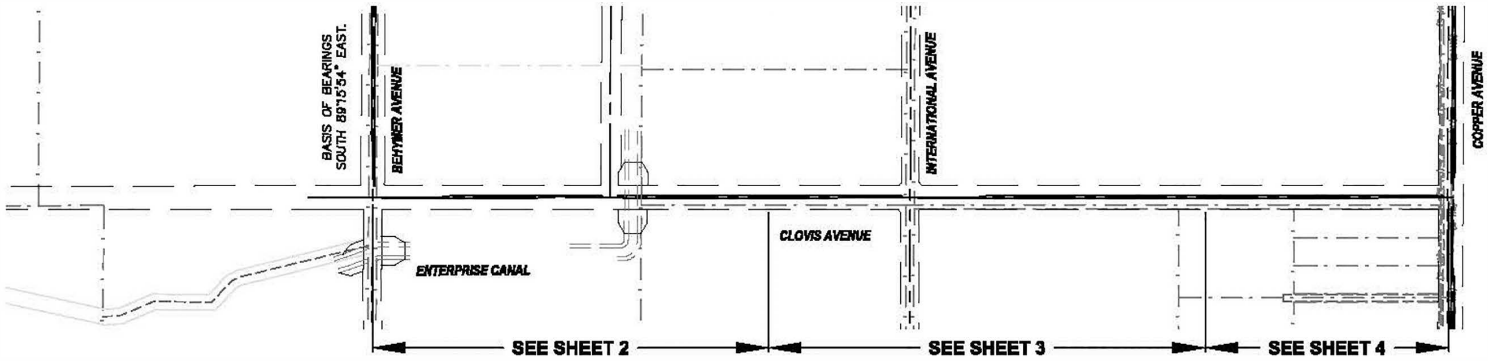
_____ Mayor

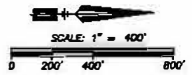
_____ City Clerk

PLAN LINES

CLOVIS AVENUE
FROM
BEHYMER AVENUE TO COPPER AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA.





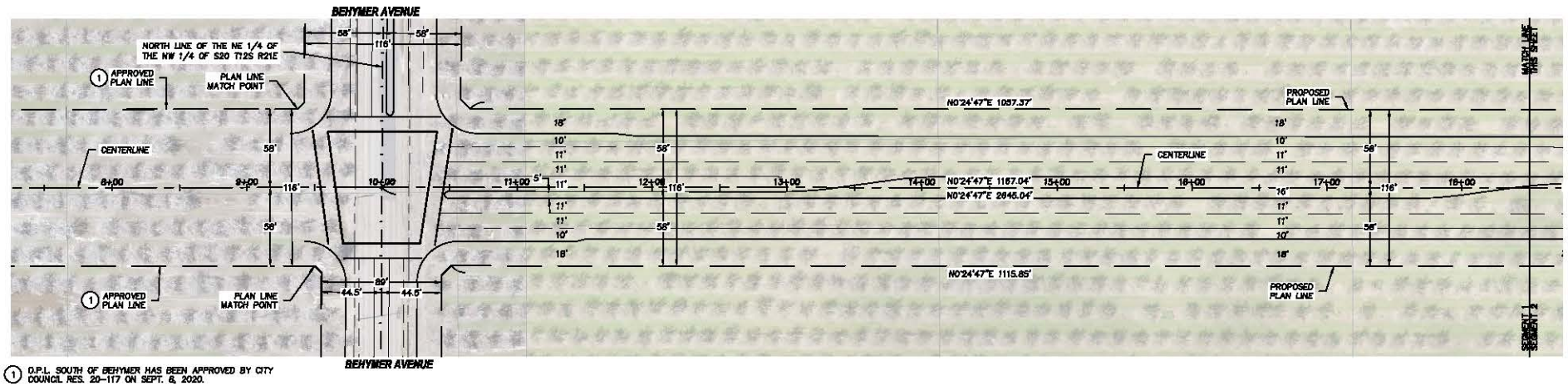
BASIS OF BEARINGS:

THE GEODETIC OBSERVATION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

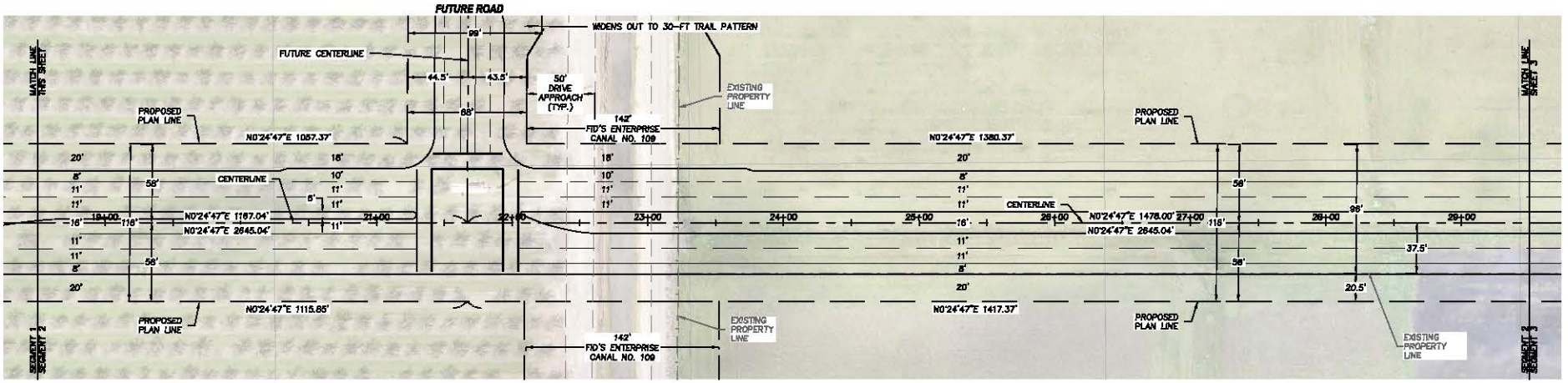
TAKEN AS SOUTH 89°15'54" EAST.

Sheet No. 1 of 4 Sheets

Attachment A



① O.P.L. SOUTH OF BEHYMER HAS BEEN APPROVED BY CITY COUNCIL RES. 20-117 ON SEPT. 6, 2020.



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE

SCALE: 1" = 50'

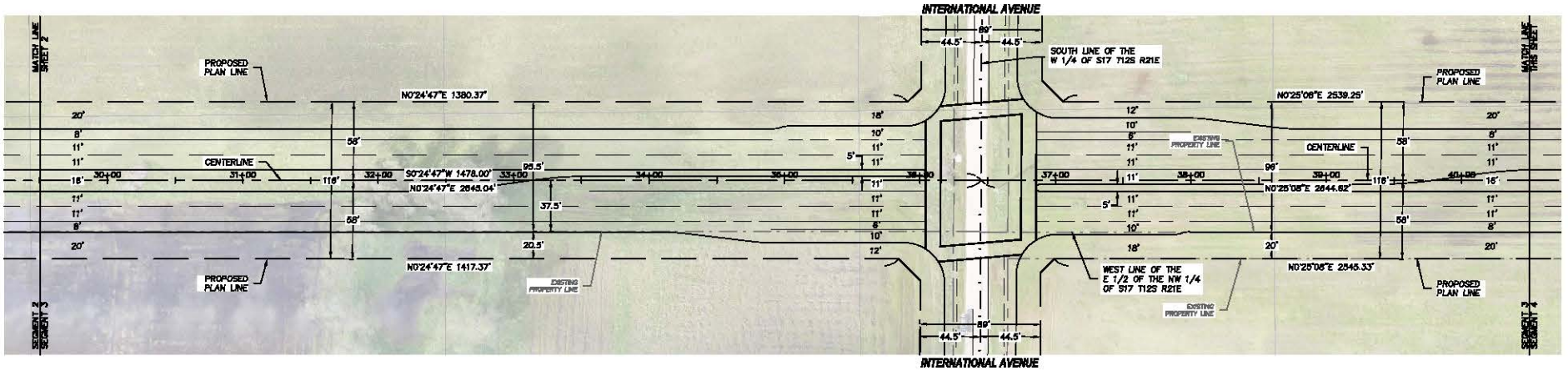
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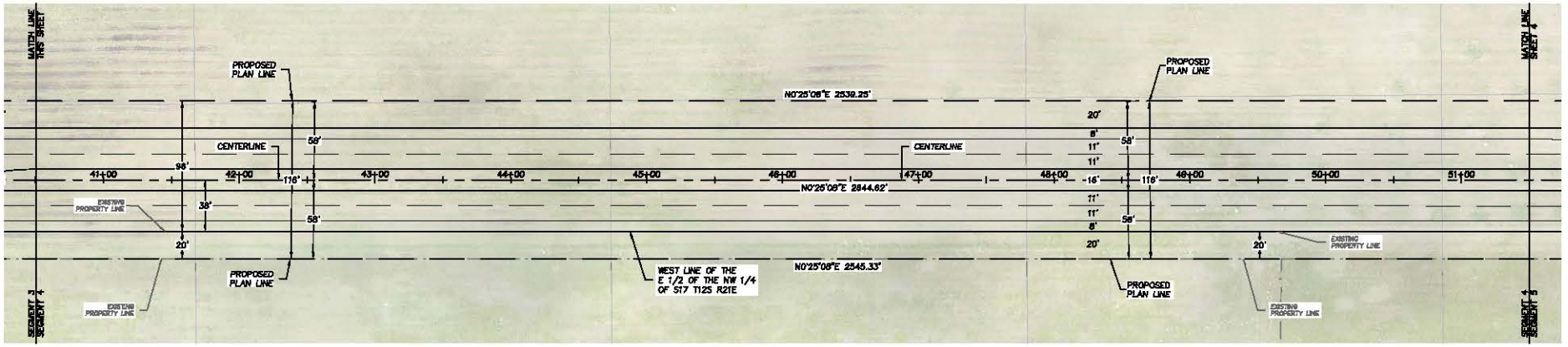
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 2 of 4 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE

SCALE: 1" = 50'

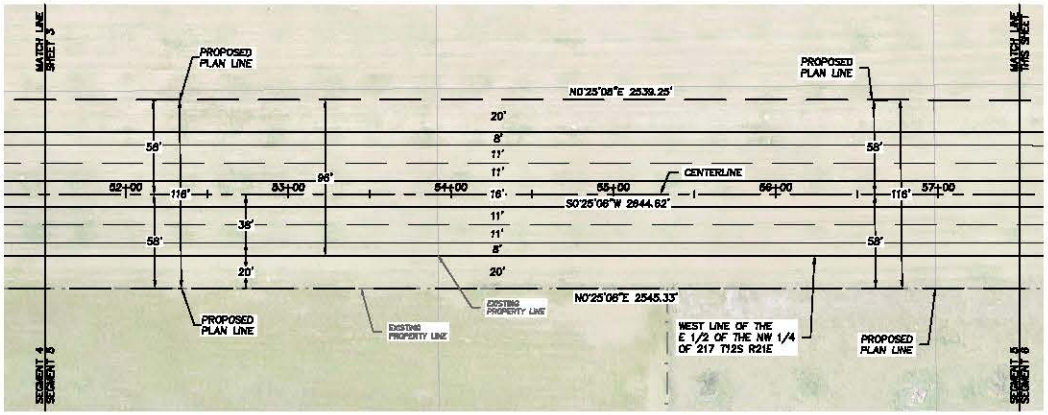
0 25' 50' 100'

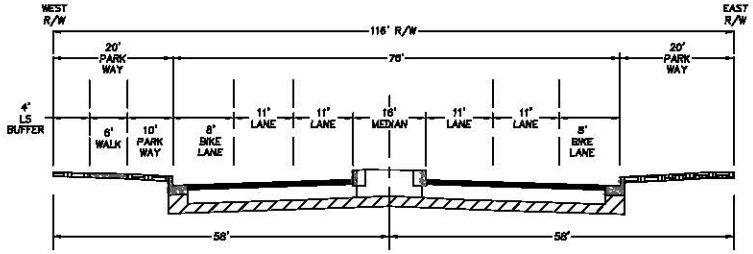
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

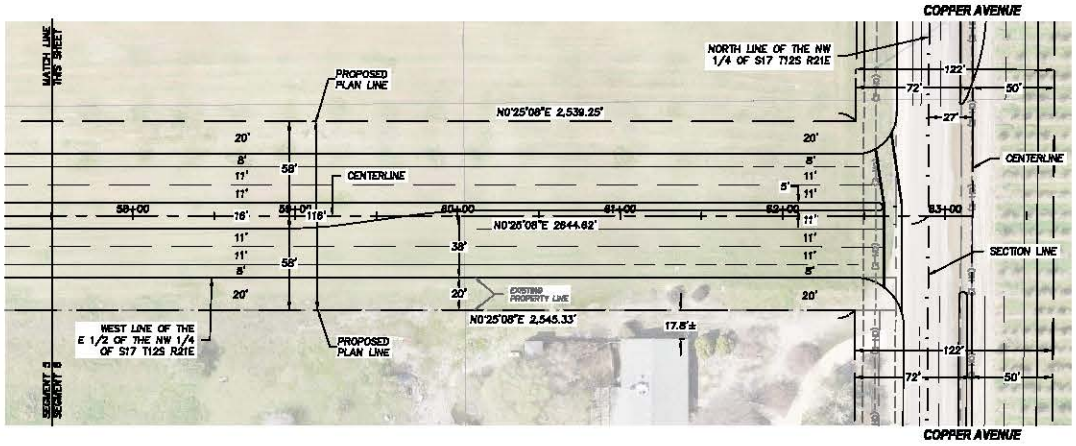
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

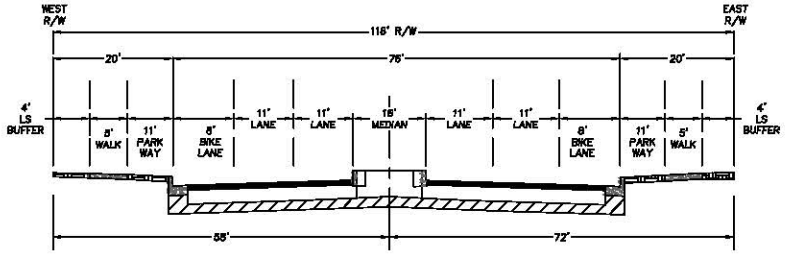
Sheet No. 3 of 4 Sheets





CLOVIS AVENUE CROSS SECTION STA 10+00.00 TO 22+09.18
NTS





CLOVIS AVENUE CROSS SECTION STA 22+09.18 TO 62+65.44
NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE

SCALE: 1" = 50'
0 25' 50' 100'

LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

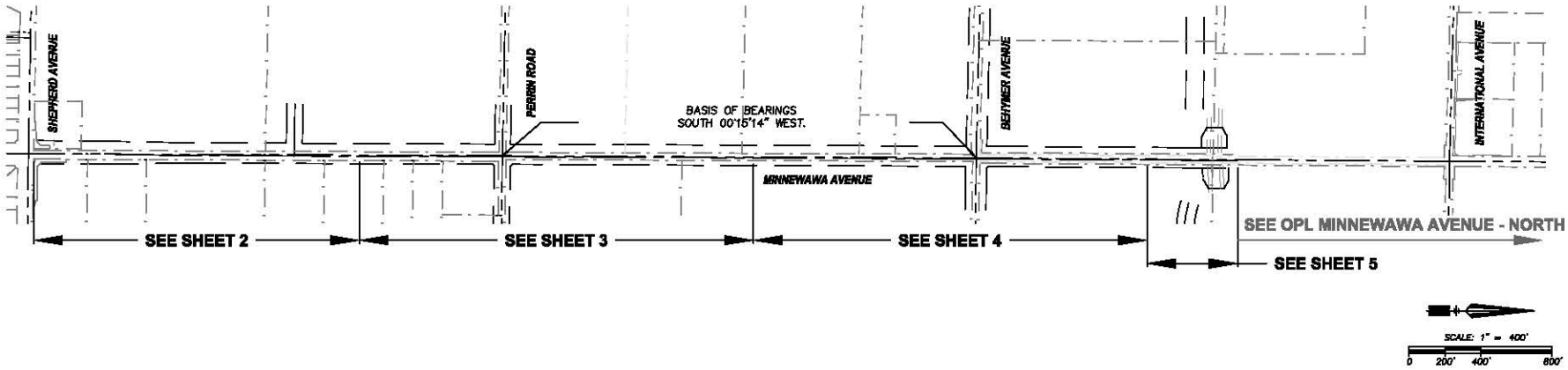
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 4 of 4 Sheets

PLAN LINES

MINNEWAWA AVENUE - SOUTH
FROM
SHEPHERD AVENUE TO FID ENTERPRISE CANAL NO. 109
SOUTH OF INTERNATIONAL AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA.

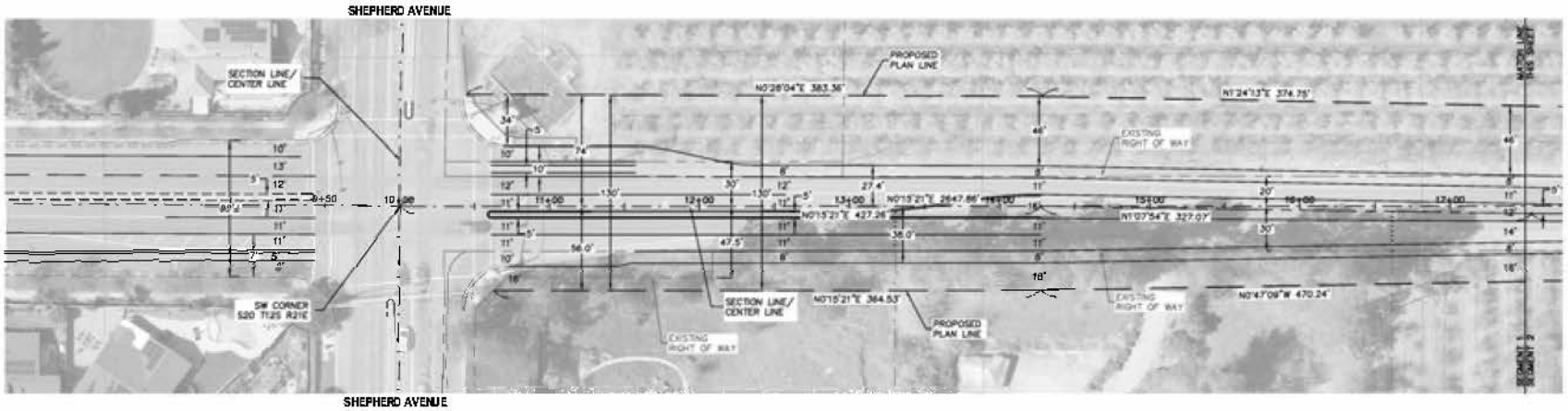


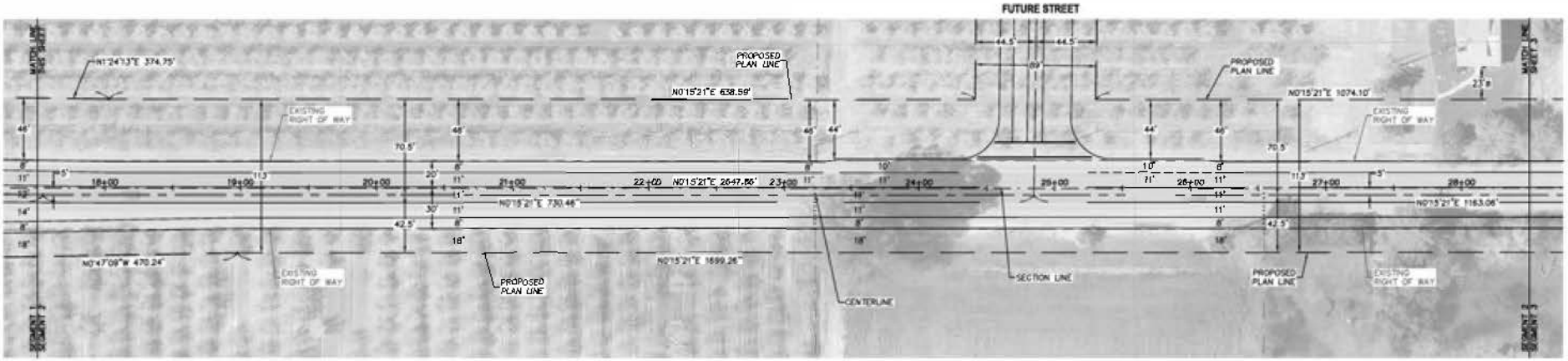
BASIS OF BEARINGS:

THE GEODETIC OBSERVATION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TAKEN AS SOUTH 00°15'14" WEST.

Sheet No. 1 of 5 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

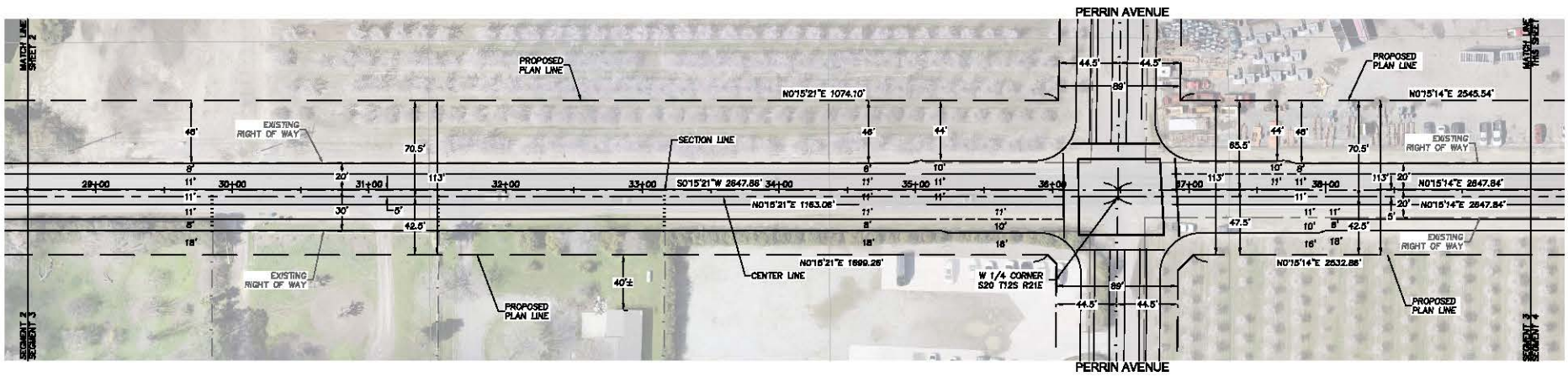
MINNEWAWA AVENUE - SOUTH
SHEPHERD AVENUE TO FID ENTERPRISE CANAL NO. 109
SOUTH OF INTERNATIONAL AVENUE

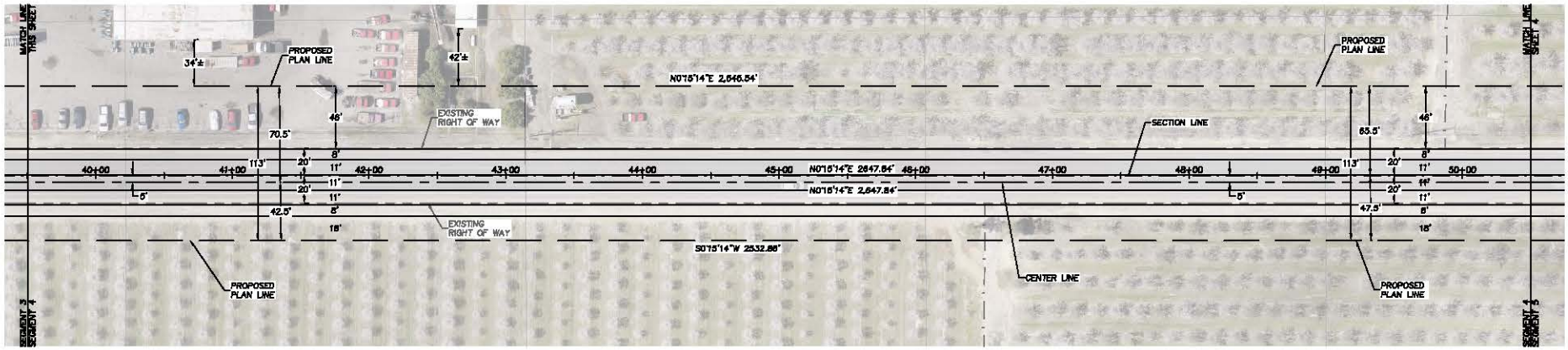
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 2 of 5 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

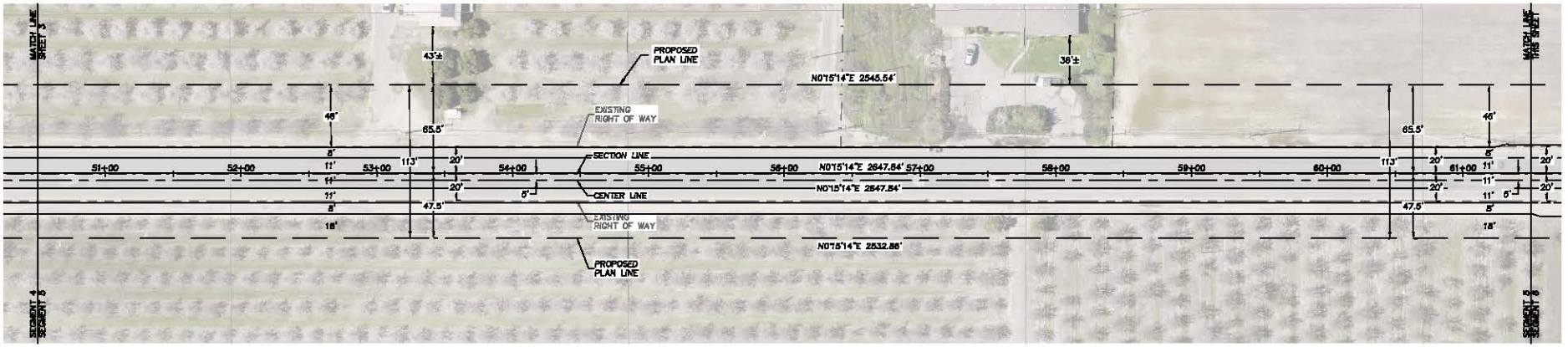
MINNEWAWA AVENUE - SOUTH
SHEPHERD AVENUE TO FID ENTERPRISE CANAL NO. 109
SOUTH OF INTERNATIONAL AVENUE

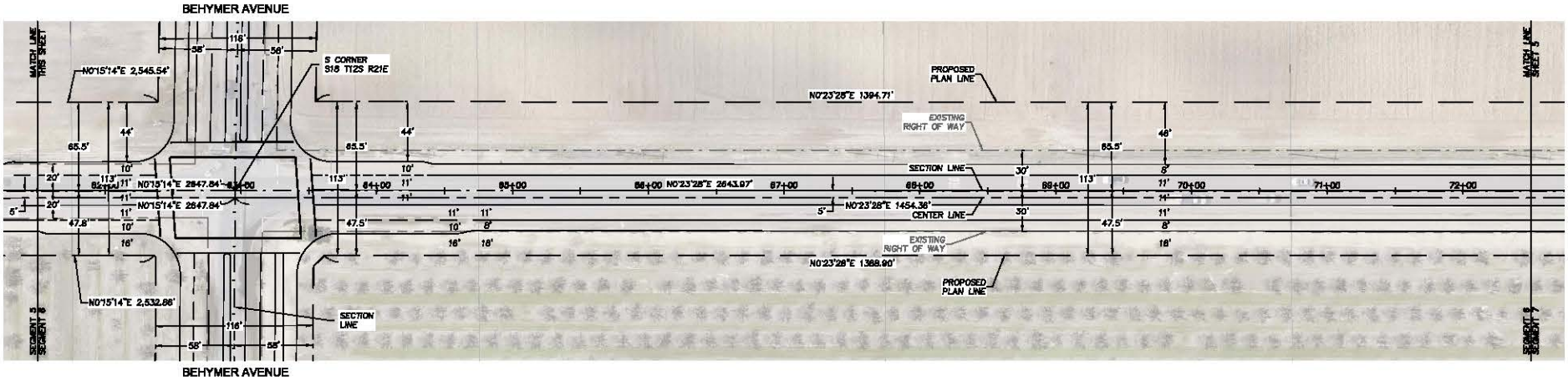
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 3 of 5 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

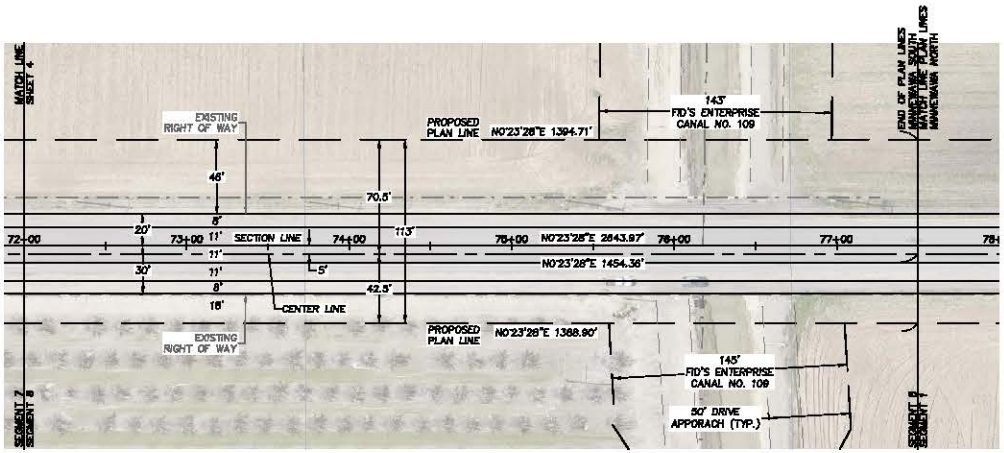
MINNEWAWA AVENUE - SOUTH
SHEPHERD AVENUE TO FID ENTERPRISE CANAL NO. 109
SOUTH OF INTERNATIONAL AVENUE

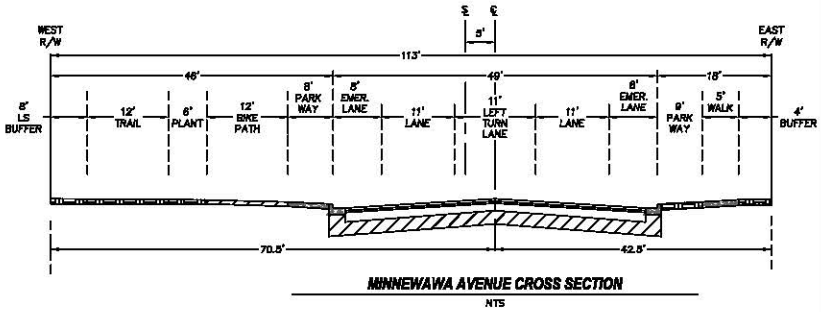
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

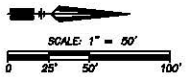
Sheet No. 4 of 5 Sheets





MINNEWAWA AVENUE CROSS SECTION

NTS



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

PLAN LINES

MINNEWAWA AVENUE - SOUTH

SHEPHERD AVENUE TO FID ENTERPRISE CANAL NO. 109

SOUTH OF INTERNATIONAL AVENUE

LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

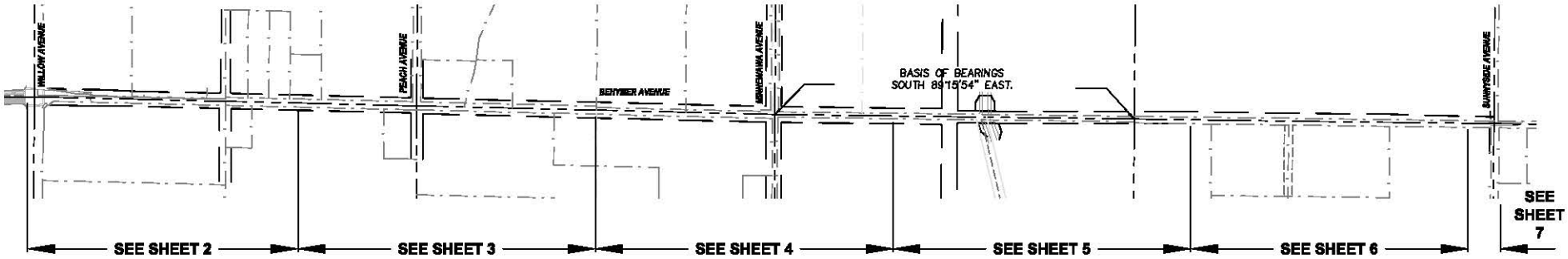
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

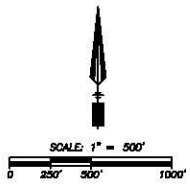
Sheet No. 5 of 5 Sheets

PLAN LINES

BEHYMER AVENUE
FROM
WILLOW AVENUE TO SUNNYSIDE AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA.



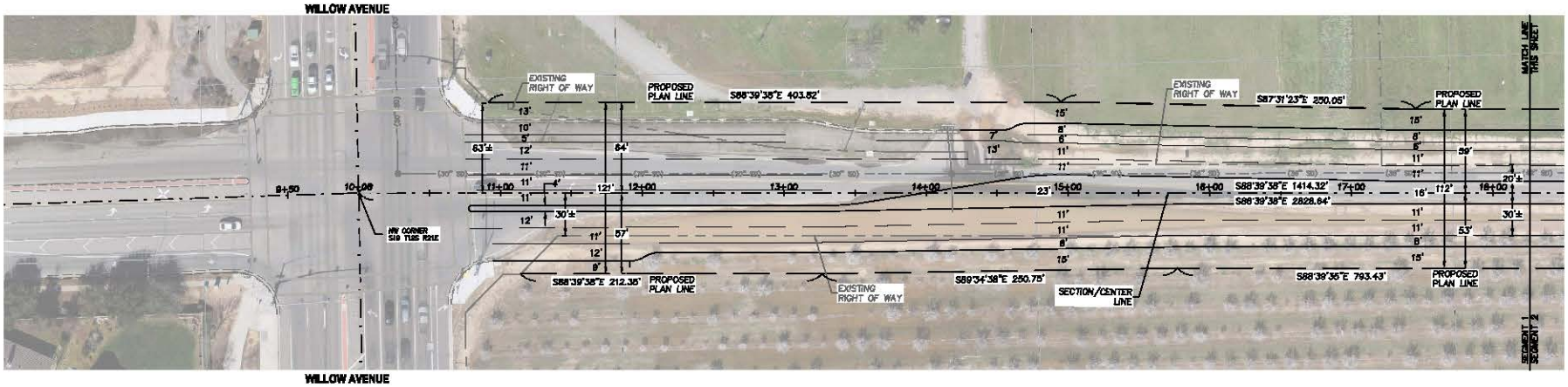


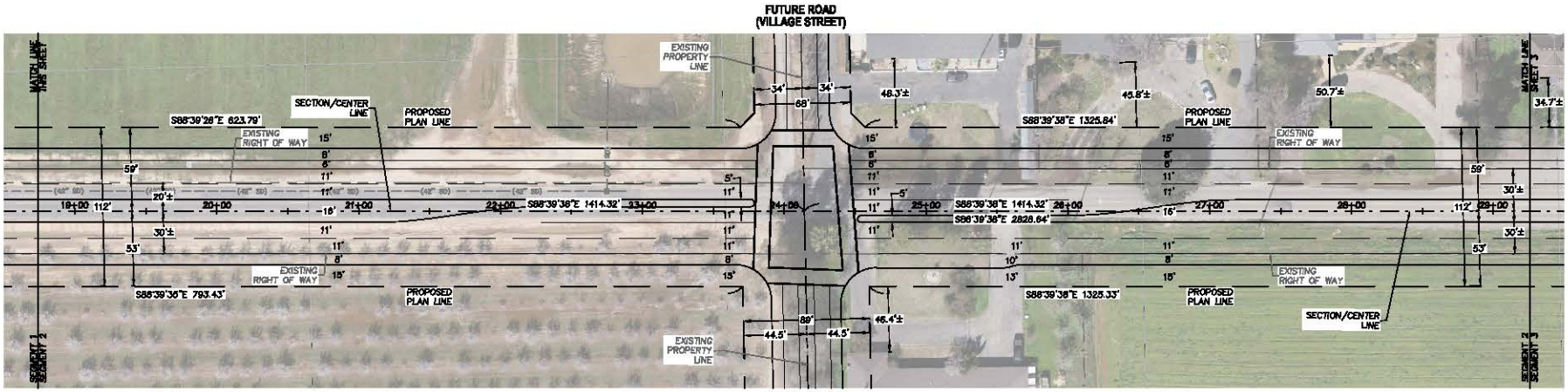
BASIS OF BEARINGS:

THE GEODETIC OBSERVATION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

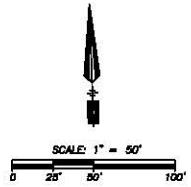
TAKEN AS SOUTH 89°15'54" EAST.

Sheet No. 1 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.



PLAN LINES

BEHYMER AVENUE

WILLOW AVENUE TO SUNNYSIDE AVENUE

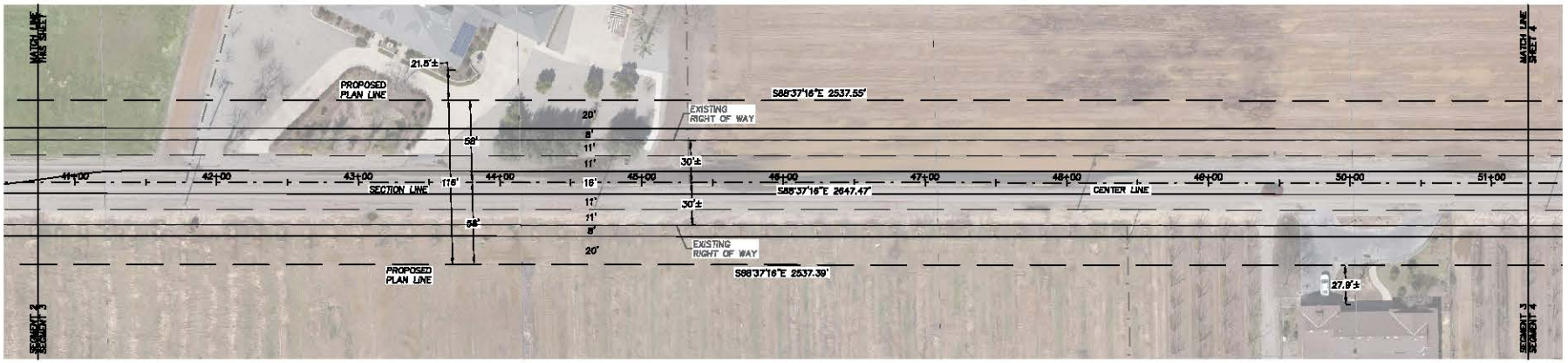
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 2 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

BEHYMER AVENUE

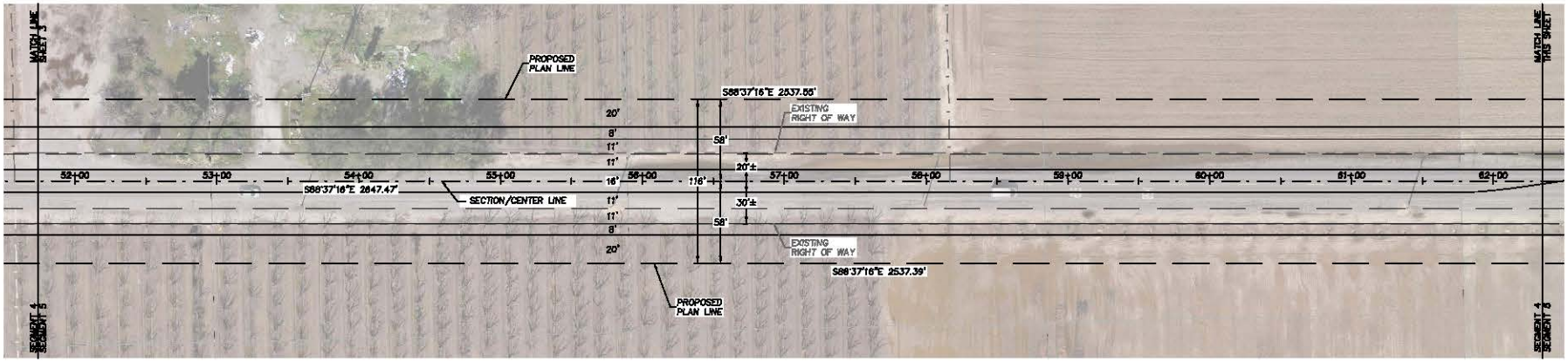
WILLOW AVENUE TO SUNNYSIDE AVENUE

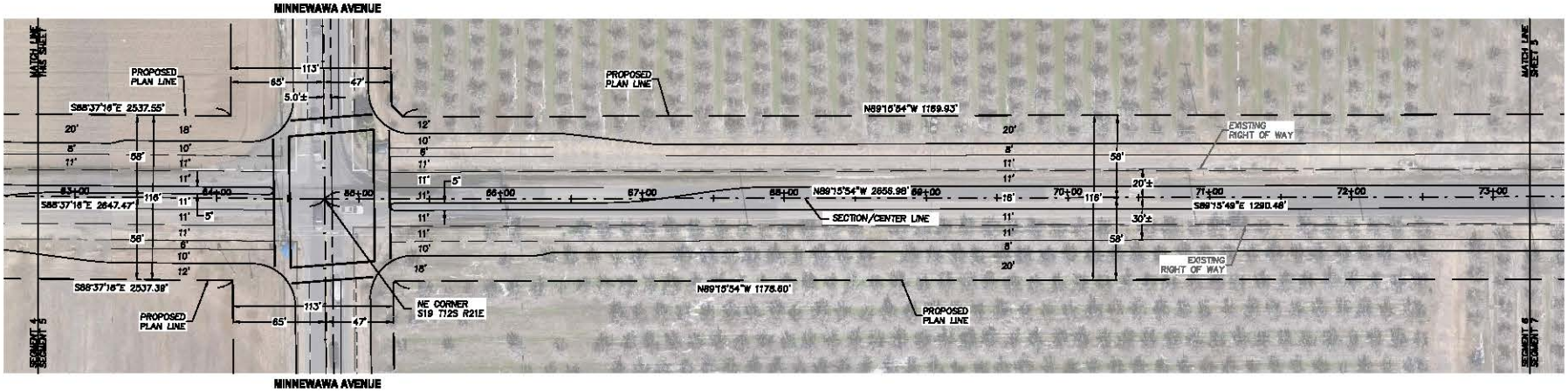
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 3 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

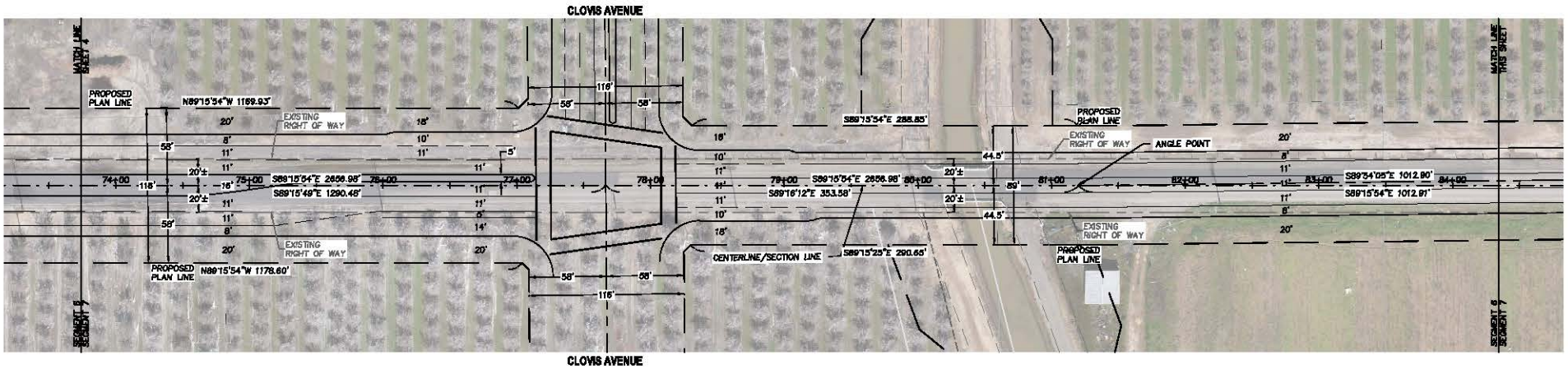
SCALE: 1" = 50'
0 25' 50' 100'

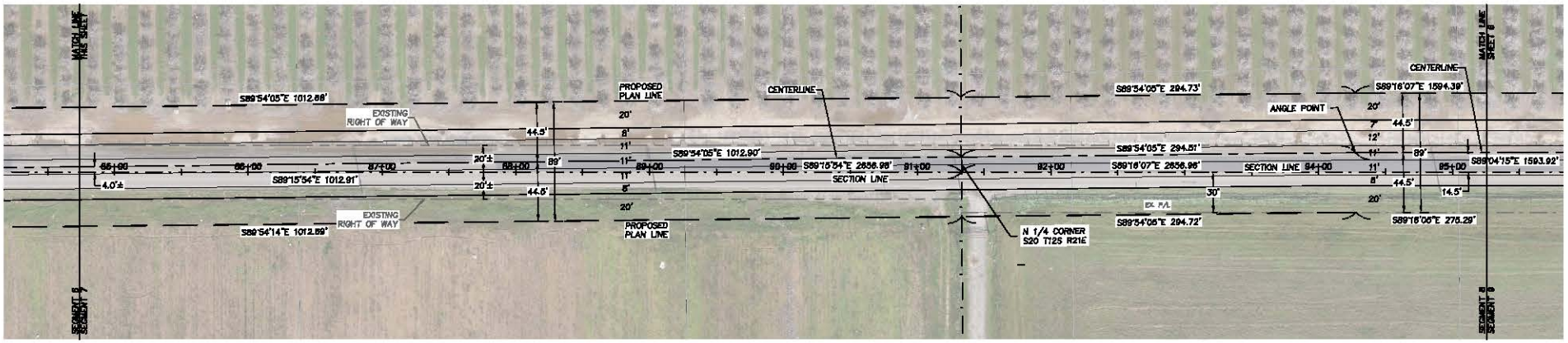
PLAN LINES
BEHYMER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:
- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 4 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

BEHYMER AVENUE

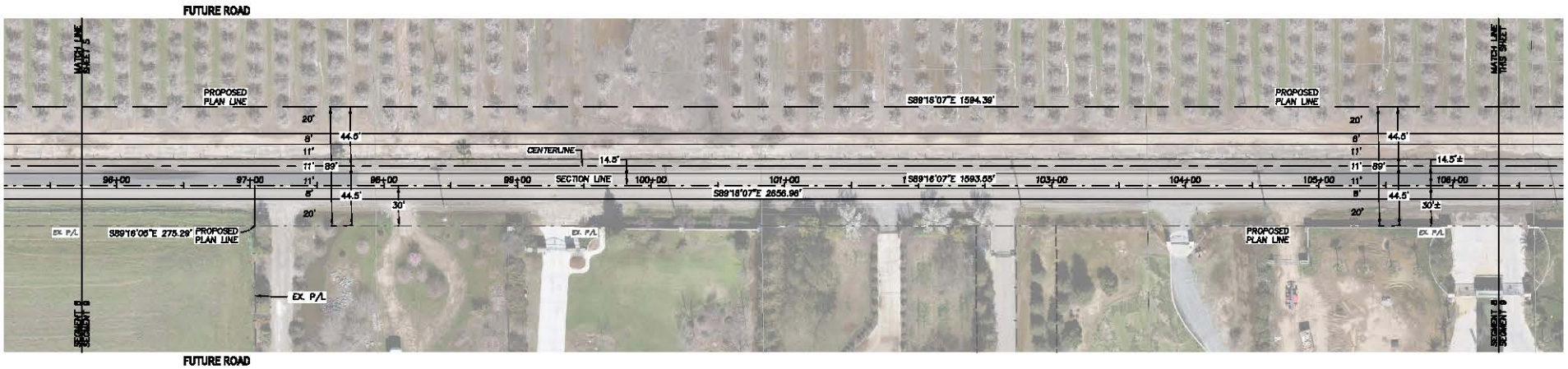
WILLOW AVENUE TO SUNNYSIDE AVENUE

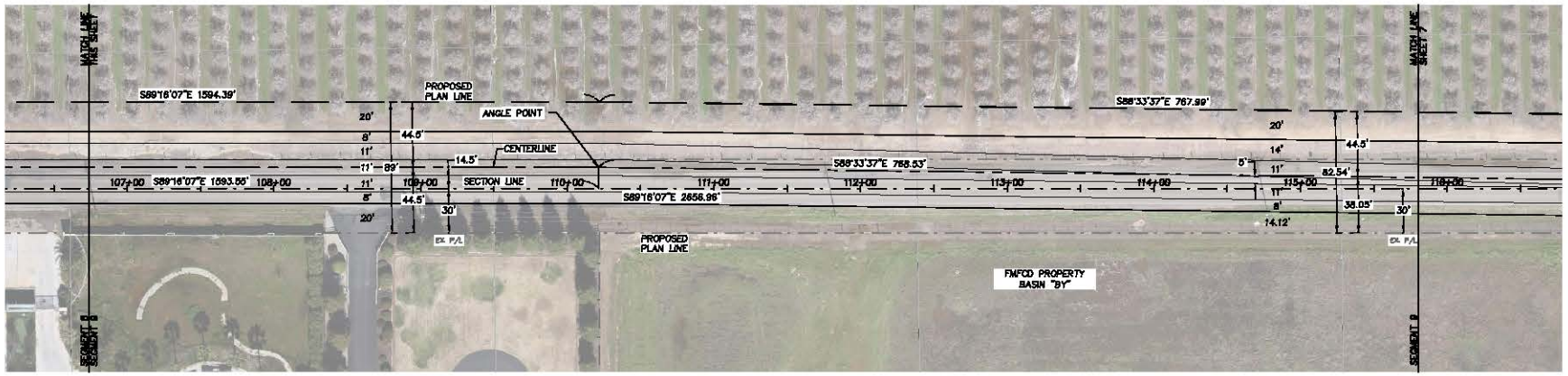
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 5 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

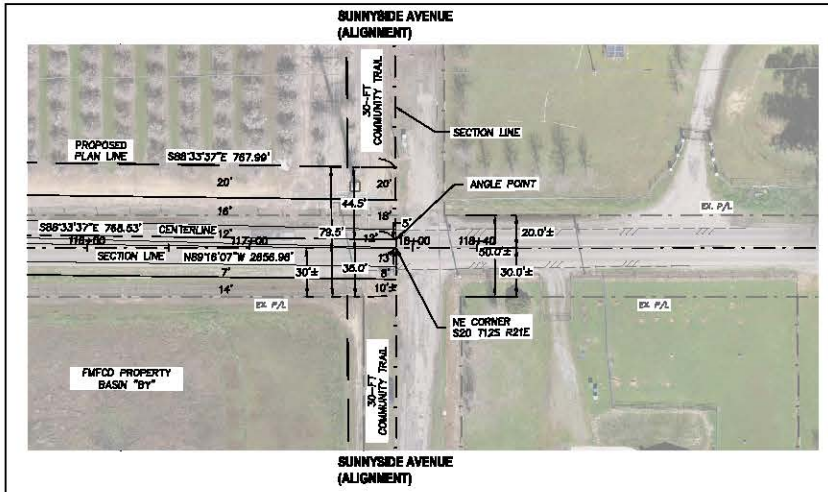
SCALE: 1" = 50'
0 25' 50' 100'

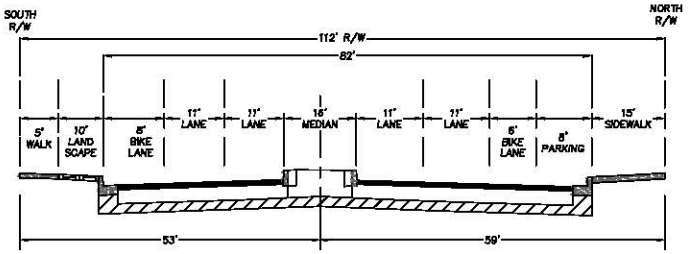
PLAN LINES
BEHYMER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:
- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

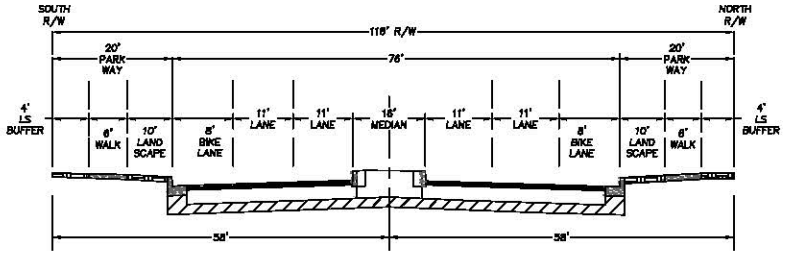
Sheet No. 6 of 7 Sheets





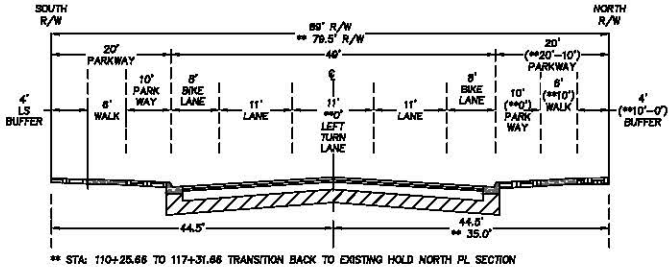
BEHYMER AVENUE CROSS SECTION STA 10+00.00 TO 38+23.25

NTS



BEHYMER AVENUE CROSS SECTION STA 38+23.25 TO 77+74.64

NTS

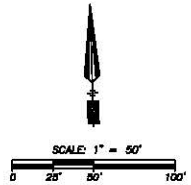


** STA: 110+25.66 TO 117+31.66 TRANSITION BACK TO EXISTING HOLD NORTH PL SECTION

BEHYMER AVENUE CROSS SECTION STA 77+74.64 TO 110+25.66

NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.



PLAN LINES

BEHYMER AVENUE

WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

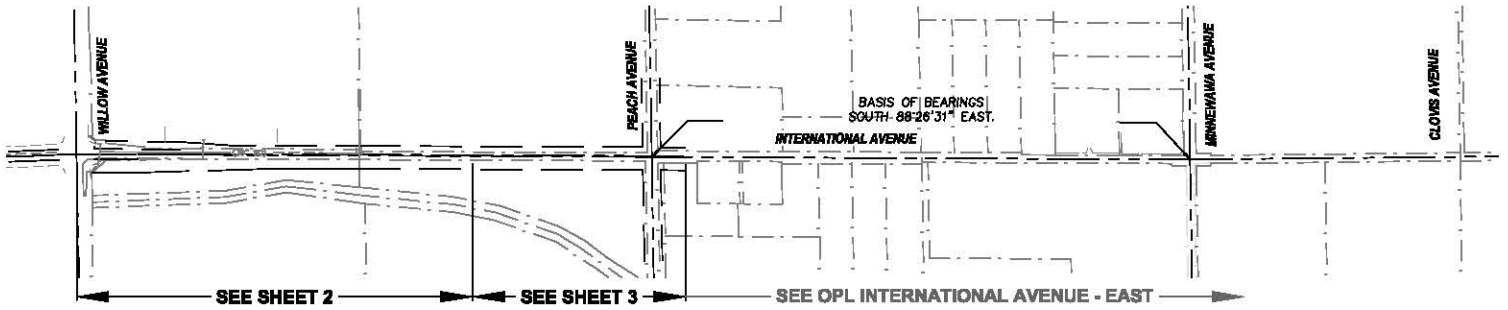
- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

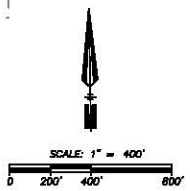
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 7 of 7 Sheets

PLAN LINES
INTERNATIONAL AVENUE - WEST
FROM
WILLOW AVENUE TO PEACH AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA.



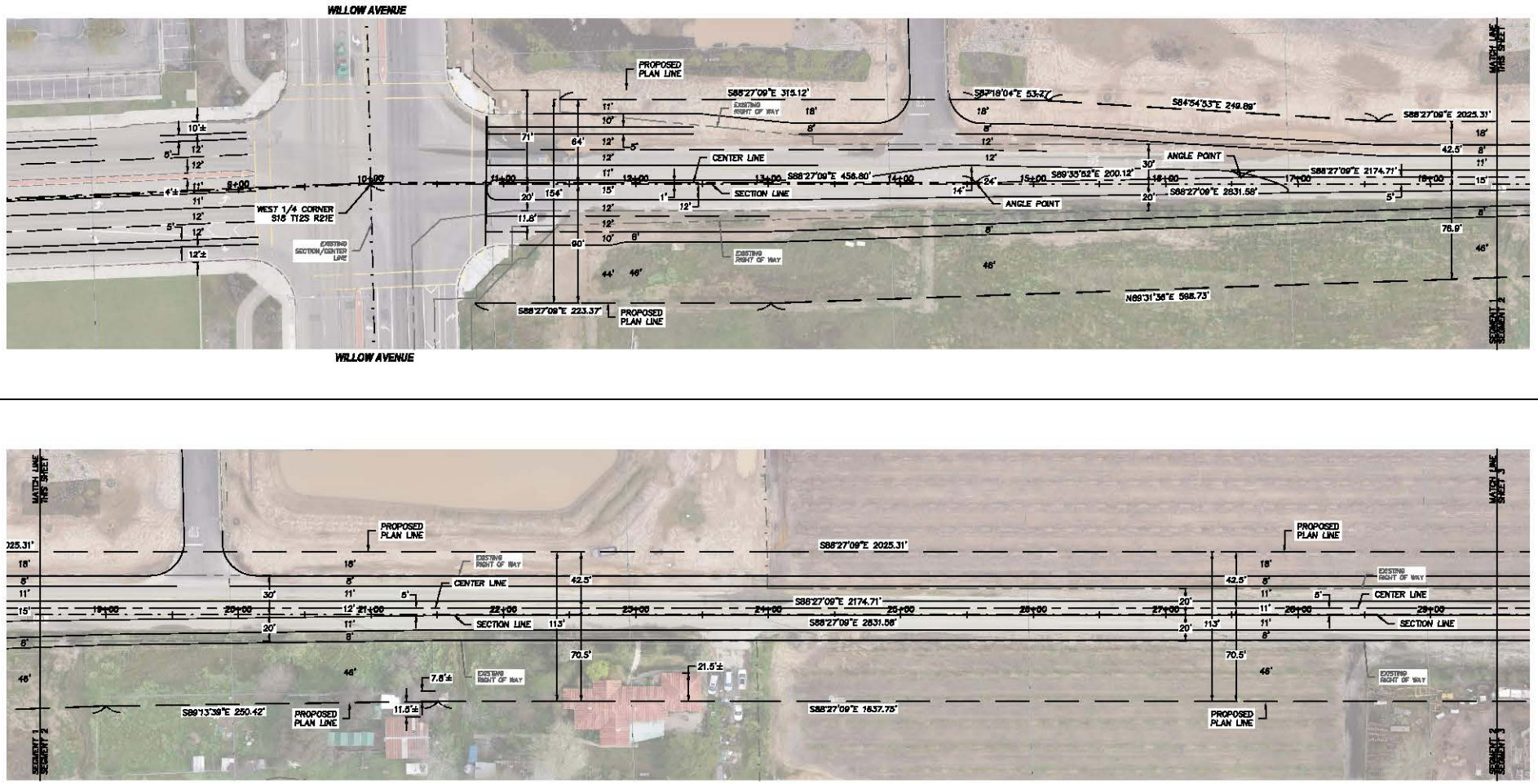


BASIS OF BEARINGS:

THE GEODETIC OBSERVATION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TAKEN AS SOUTH 88°26'31" EAST.

Sheet No. 1 of 3 Sheets



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

PLAN LINES

INTERNATIONAL AVENUE - WEST

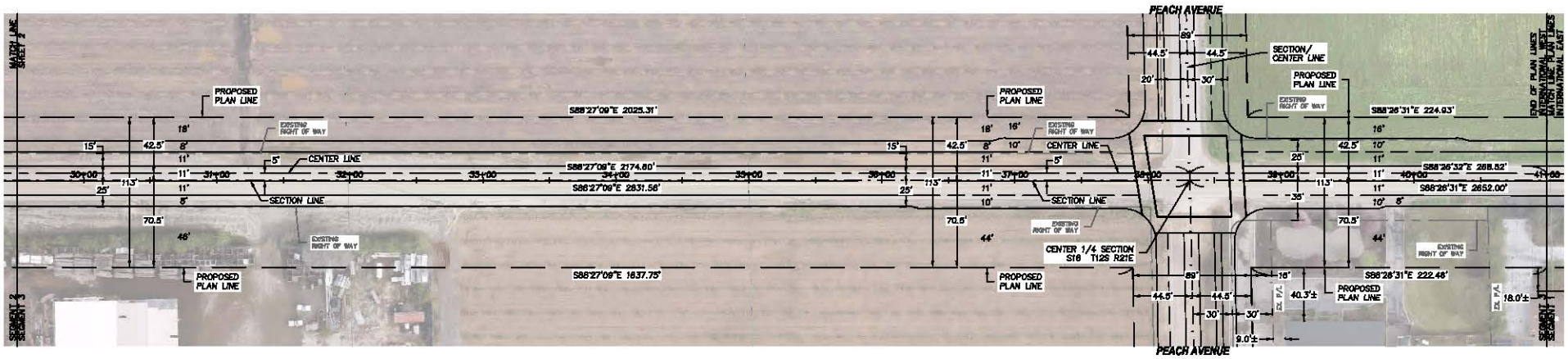
WILLOW AVENUE TO PEACH AVENUE

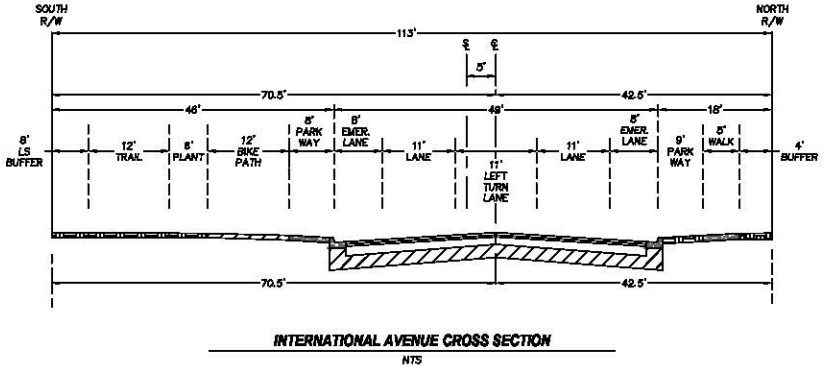
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 2 of 3 Sheets

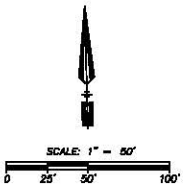




INTERNATIONAL AVENUE CROSS SECTION

NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.



PLAN LINES

INTERNATIONAL AVENUE - WEST

WILLOW AVENUE TO PEACH AVENUE

LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

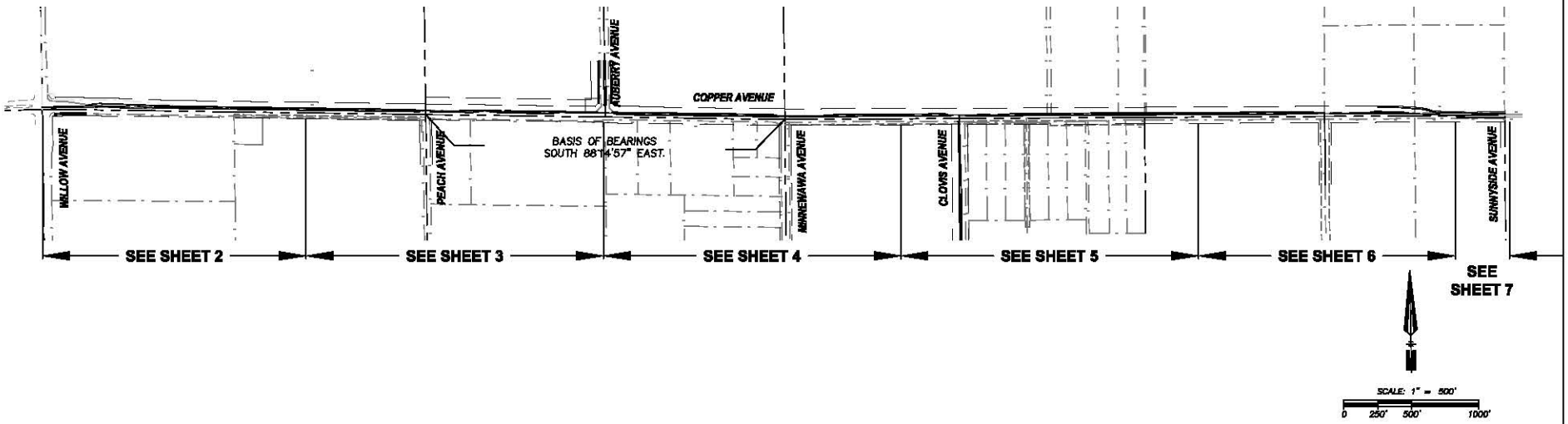
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 3 of 3 Sheets

PLAN LINES

COPPER AVENUE
FROM
WILLOW AVENUE TO SUNNYSIDE AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA.

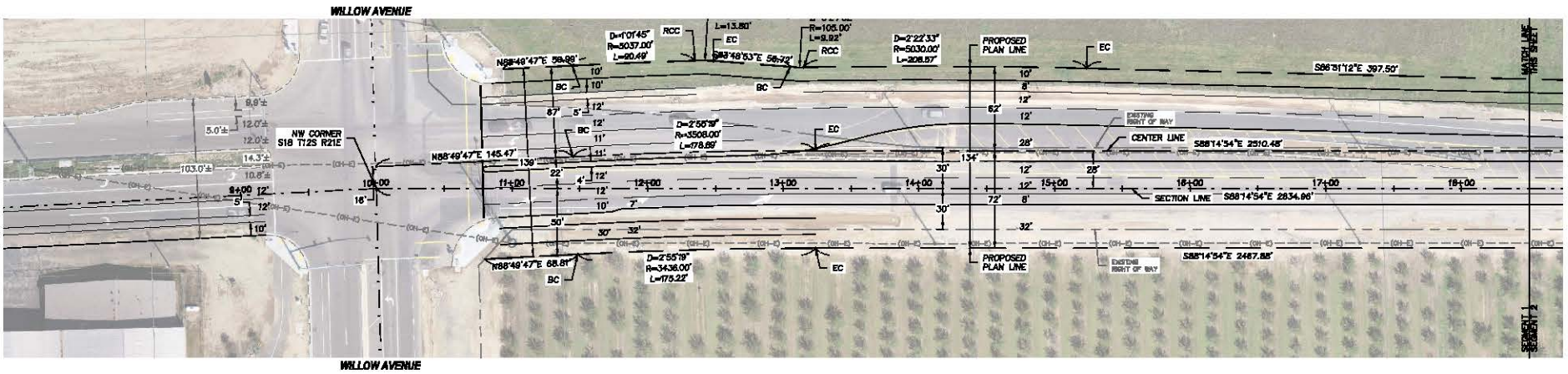


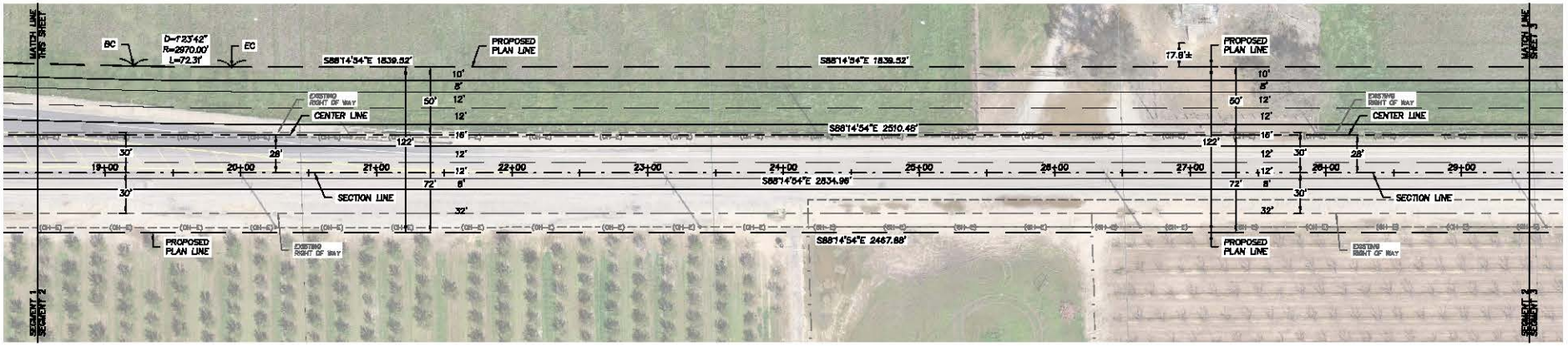
BASIS OF BEARINGS:

THE GEODETIC OBSERVATION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TAKEN AS SOUTH 88°14'57" EAST.

Sheet No. 1 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

COPPER AVENUE

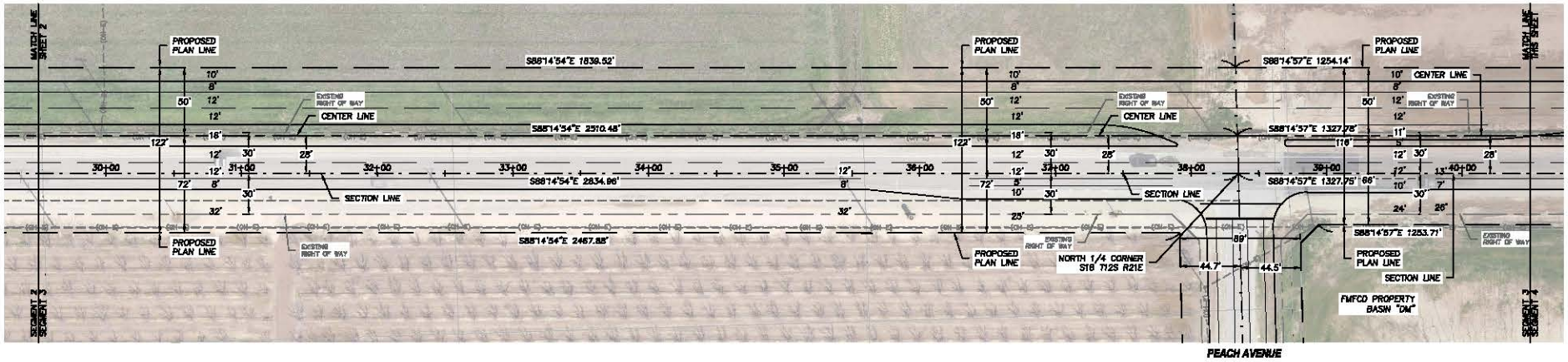
WILLOW AVENUE TO SUNNYSIDE AVENUE

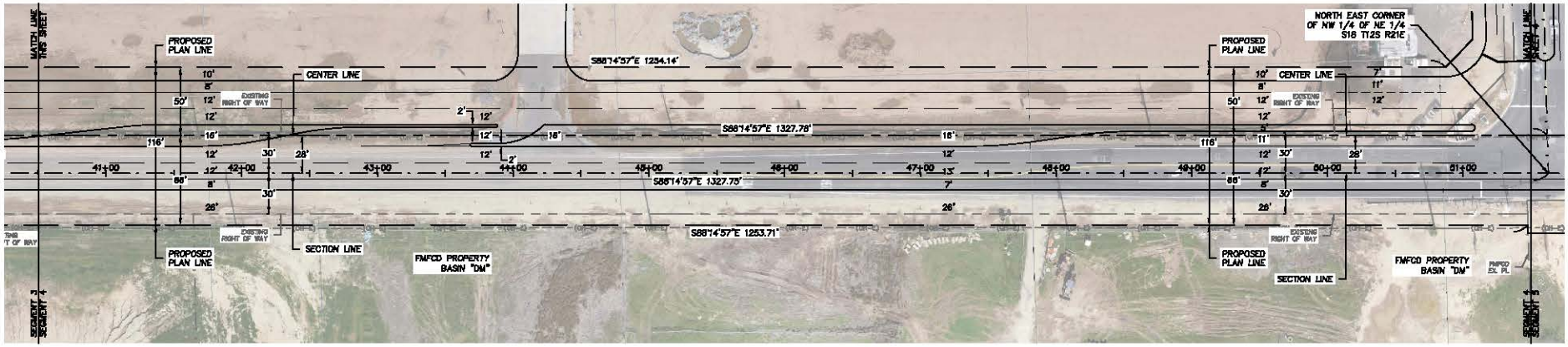
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 2 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

PLAN LINES

COPPER AVENUE

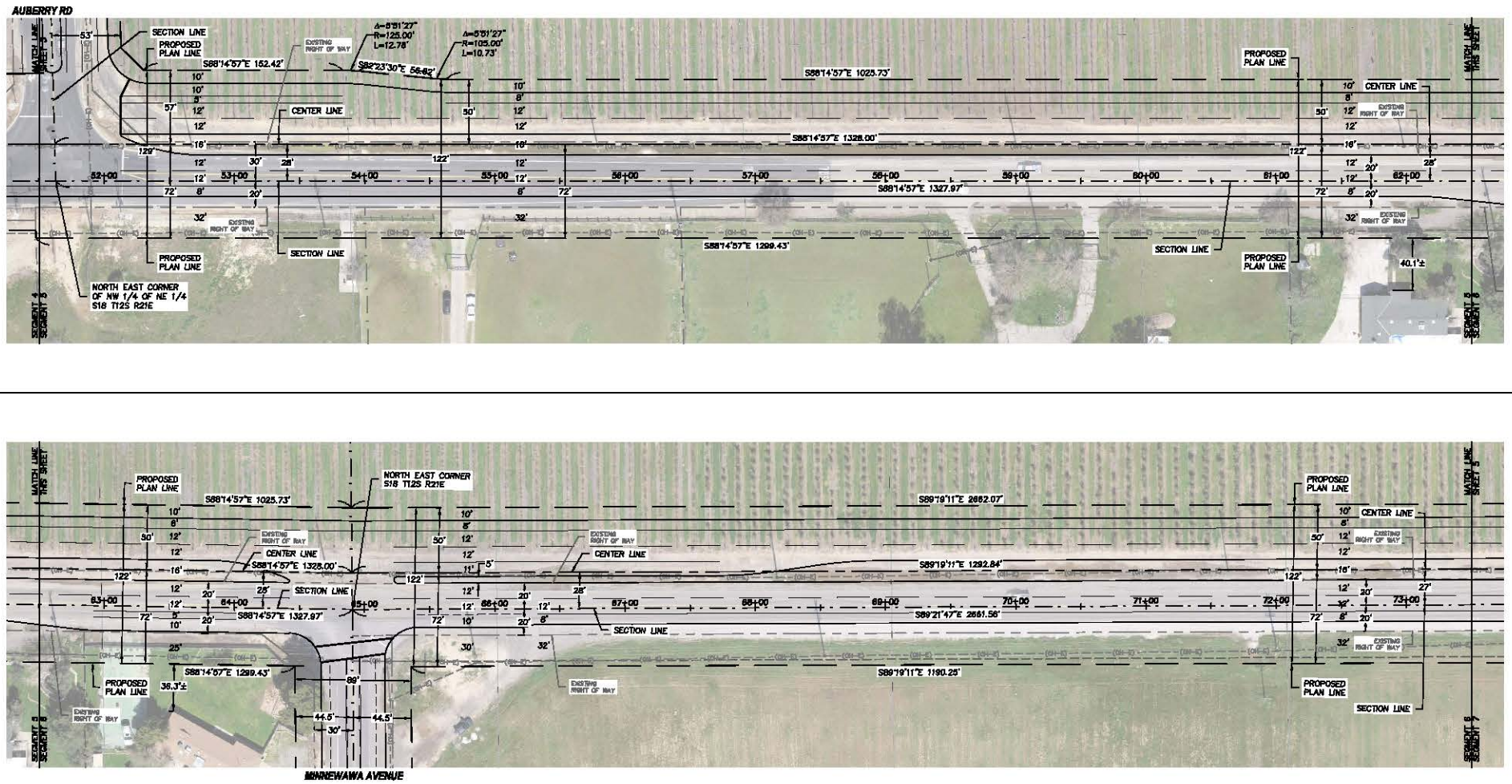
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE " PLAN LINES".

Sheet No. 3 of 7 Sheets



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

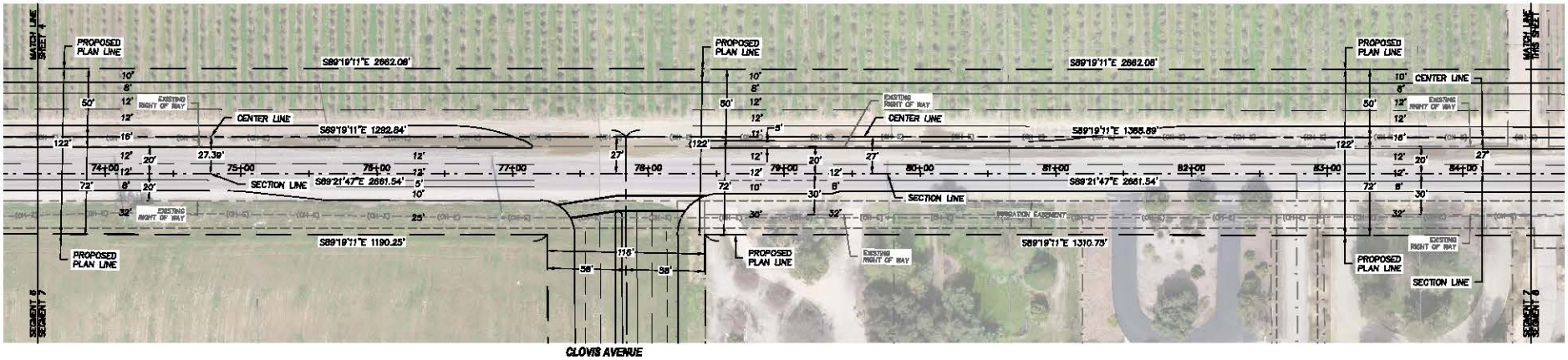
COPPER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

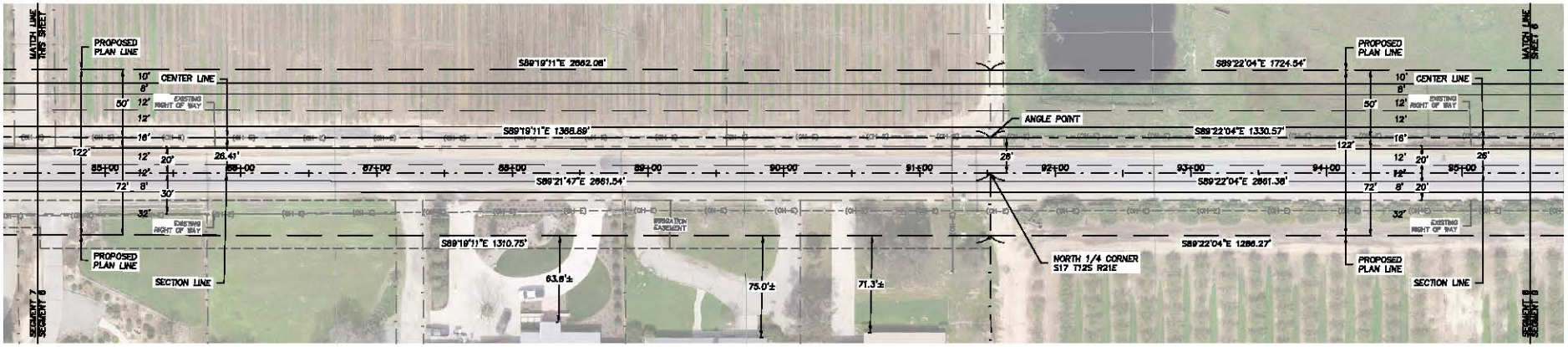
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 4 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

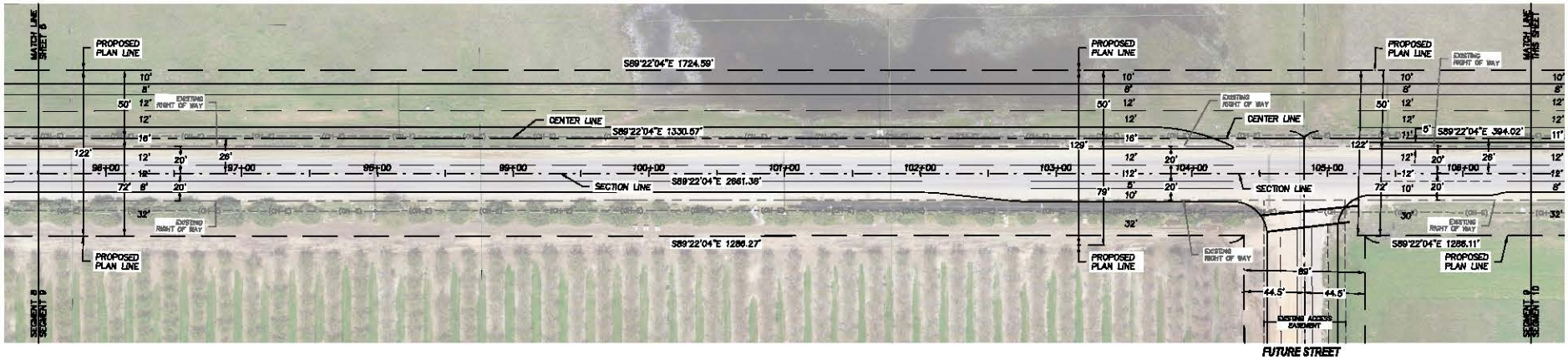
COPPER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

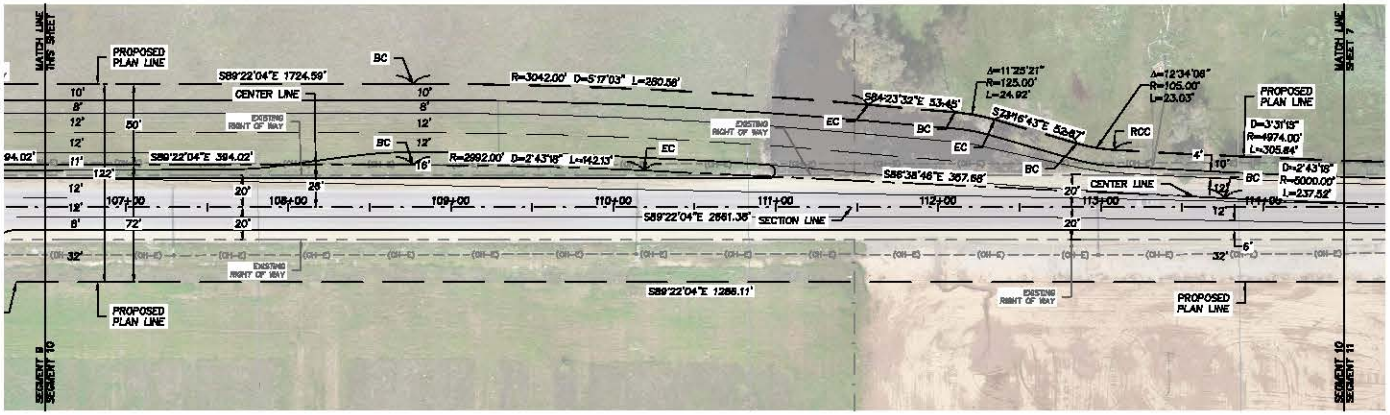
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 5 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

PLAN LINES

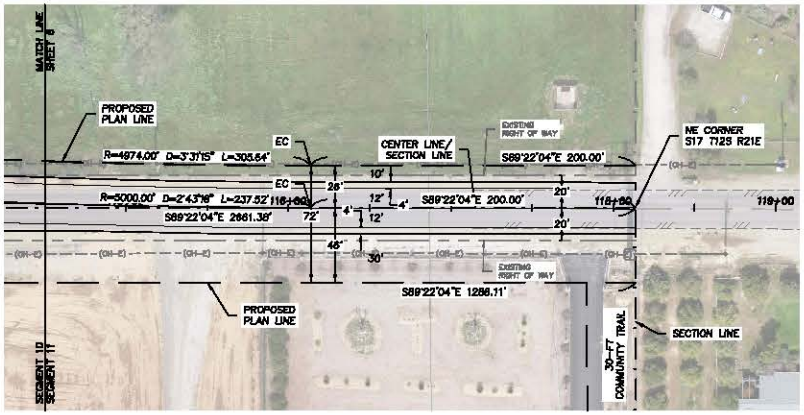
COPPER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

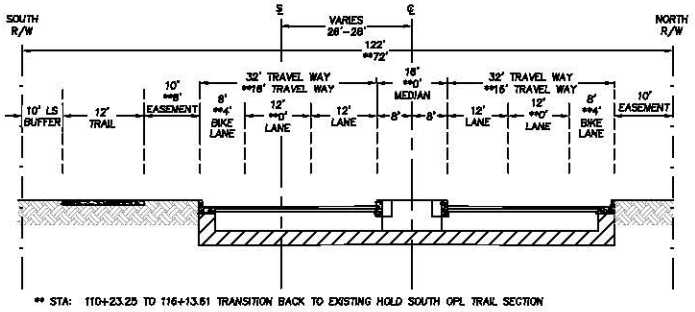
LEGEND:

- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

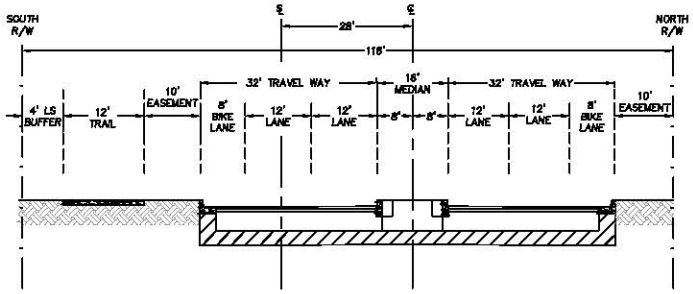
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 6 of 7 Sheets





COPPER AVENUE CROSS SECTION
NTS



COPPER AVENUE CROSS SECTION @ FMFCD BASIN "DM"
NTS STA: 38+93.92 TO 51+47.63

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - PL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'
0 25' 50' 100'

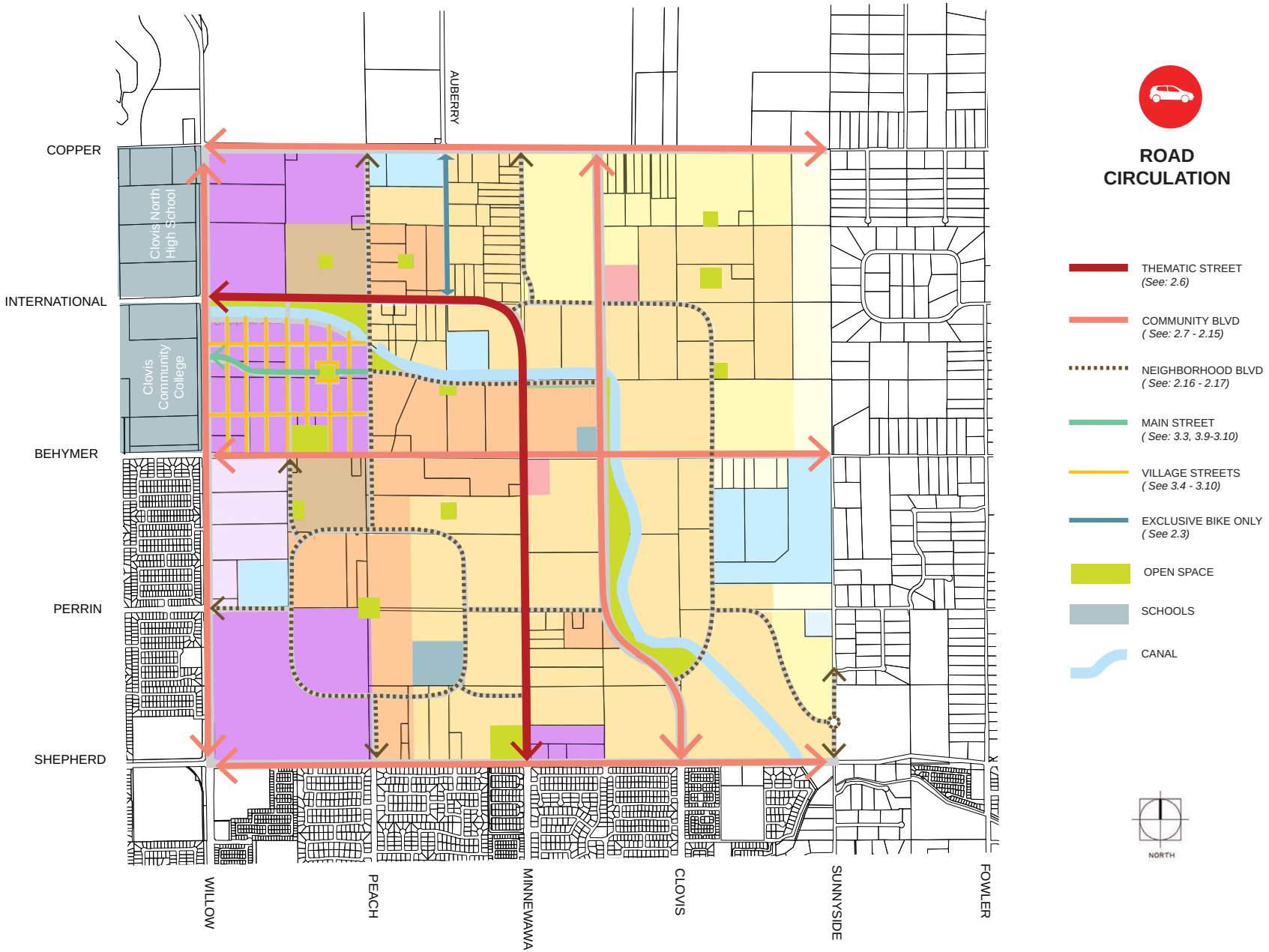
PLAN LINES

COPPER AVENUE
WILLOW AVENUE TO SUNNYSIDE AVENUE

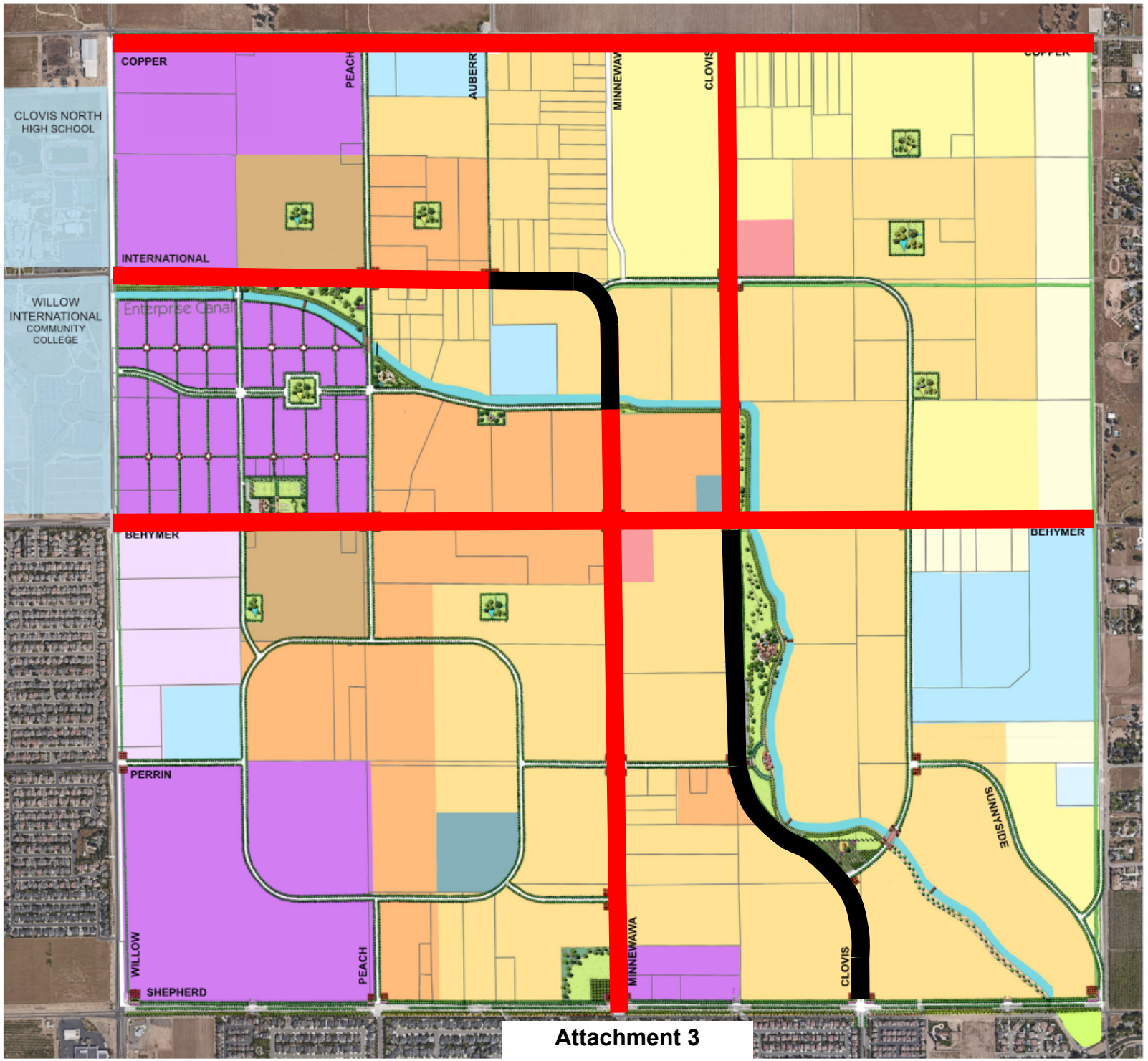
LEGEND:
- PROPOSED PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "PLAN LINES".

Sheet No. 7 of 7 Sheets


COPPER
INTERNATIONAL
BEHYMER
PERRIN
SHEPHERD
AUBERRY
Clovis North High School
Clovis Community College
WILLOW
PEACH
MINNEWAWA
CLOVIS
SUNNYSIDE
FOWLER
ROAD CIRCULATION
THEMATIC STREET
(See: 2.6)
COMMUNITY BLVD
(See: 2.7 - 2.15)
NEIGHBORHOOD BLVD
(See: 2.16 - 2.17)
MAIN STREET
(See: 3.3, 3.9-3.10)
VILLAGE STREETS
(See 3.4 - 3.10)
EXCLUSIVE BIKE ONLY
(See 2.3)
OPEN SPACE
SCHOOLS
CANAL
NORTH

Plan Lines Currently Under Consideration



LAND USE:

- RR - Rural Residential (1 DU/2 AC)
- VL - Very Low Density Residential (0.6-2.0 DU/AC)
- L - Low Density Residential (2.1-4.0 DU/AC)
- MU-V - Mixed Use Village
- MU-BC - Mixed Use/ Business Campus
- NC - Neighborhood Commercial
- S - School
- M -Medium Density Residential (4.1-7.0 DU/AC)
- MH - Medium High Density Resid.(7.1-15.0 DU/AC)
- H - High Density Residential (15.1-25.0 DU/AC)
- P - Public/Quasi-Public Facilities
- PK - Park
- W - Water

LEGEND:

- PARKS / OPEN SPACE
- INTERIOR GATEWAY
- COMMUNITY GATEWAY
- CORNER GATEWAY
- CANAL
- TRAIL AT CANAL
- COMMUNITY TRAIL

NORTH

Attachment 3

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: August 11, 2023

TO: Sean Smith, PE, QSD, Supervising Civil Engineer
City of Clovis

FROM: Kyle Simpson, Principal

SUBJECT: California Environmental Quality Act (CEQA) Addendum for the Official Plan Lines for Roadway Segments in the Heritage Grove Area

This document, prepared pursuant to the California Environmental Quality Act (CEQA) and the regulations and policies of the City of Clovis (City), provides information and analysis concerning the Official Plan Lines (OPLs) for five roadway segments in the Heritage Grove Area (proposed project). The OPLs would include the following roadway segments:

- East Copper Avenue, between North Willow Avenue and North Sunnyside Avenue
- East Behymer Avenue, between North Willow Avenue and North Sunnyside Avenue
- East International Avenue, between North Willow Avenue and North Minnewawa Avenue, (with radius turn south to North Minnewawa Avenue)
- North Minnewawa Avenue from East Shepherd Avenue to East International Avenue (with radius turn west to East International Avenue)
- Clovis Avenue, between East Behymer Avenue to East Copper Avenue

This document is an Addendum to the Environmental Impact Report (EIR) for the City of Clovis General Plan and Development Code Update (2014 General Plan EIR) (State Clearinghouse Number 2012061069), which was certified by the City of Clovis in August 2014.[1] This Addendum to the 2014 General Plan EIR evaluates whether minor changes associated with the proposed project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the 2014 General Plan EIR or the 2022 Supplemental EIR for the General Plan Circulation Element Update[2] (2022 Supplemental EIR). See Attachment A for a full description of the proposed project, and Attachment C for specific locations of the OPLs. The City of Clovis is the Lead Agency under CEQA.

1 Clovis, City of, 2014. *General Plan and Development Code Update Environmental Impact Report*. August.
2 Clovis, City of, 2022. *Supplemental Draft Environmental Impact Report for the 2014 Clovis General Plan Circulation Element Update (State Clearinghouse No. 2012061069)*. June 29.

INTRODUCTION

The proposed project is located in the Heritage Grove Area, within the Sphere of Influence (SOI) of the City of Clovis. The proposed OPLs establish boundaries for planned rights-of-way including all land necessary for building or maintaining a road and would not result in any physical changes, including construction or operation of the roadway segments outlined above. As future development occurs within the Heritage Grove Area in accordance with the Clovis General Plan, the Heritage Grove Master Plan, and the Heritage Grove Specific Plan, the potential environmental effects of construction of proposed roadway segments will be evaluated.

This Addendum is prepared pursuant to CEQA Guidelines Section 15164 which states: "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 specifies that "no subsequent EIR shall be prepared for that project unless the lead agency determines … one or more of the following:"

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete was adopted, shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to CEQA Guidelines Section 15164, the purpose of this Addendum is to describe and evaluate the proposed project (new OPLs), assess the proposed modifications to the project

evaluated in the 2014 General Plan EIR, and identify the reasons for the City's conclusion that changes to the proposed project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental EIR.

Attachment A to this Addendum provides a complete description of the proposed project, its location, existing site characteristics, proposed development, and required approvals and entitlements.

Attachment B to this Addendum provides the Environmental Checklist prepared for the proposed project. This checklist provides information to:

1. Compare the environmental impacts of the proposed project with impacts evaluated in the 2014 General Plan EIR;

2. Demonstrate that the proposed project would not result in new or more severe significant environmental impacts;

3. Provide new or revised mitigation measures and policies not identified in the 2014 General Plan EIR, and

4. Conclude that no substantial changes with respect to the circumstances under which the project would be undertaken since the 2014 General Plan EIR was certified resulted in new or more severe significant environmental effects.

Attachment C to this Addendum includes detailed plan sets of the OPLs to show specific locations of future roadways.

COMPARISON TO THE CONDITIONS LISTED IN CEQA GUIDELINES SECTIONS 15162 AND 15163

The following discussion summarizes the reasons that a subsequent or supplemental EIR, pursuant to CEQA Guidelines Sections 15162 and 15163, is not required and an Addendum to the 2014 General Plan EIR is the appropriate CEQA document.

Substantial Changes

Per the analysis included in Attachment B, Environmental Checklist, the proposed minor modifications to the project evaluated in the 2014 General Plan EIR (OPLs) would not result in new significant impacts beyond those identified in the 2014 General Plan EIR, would not substantially increase the severity of impacts identified in the 2014 General Plan EIR, and would not require major revisions to the 2014 General Plan EIR. Therefore, the proposed changes resulting from the proposed project would be minor modifications, not substantial changes, and an Addendum is the appropriate document to address these minor modifications rather than a subsequent or supplemental EIR.

Substantial Changes in Circumstances

As described in the Environmental Checklist for each topic, environmental conditions in and around the project site have not changed such that implementation of the proposed minor modifications to the 2014 General Plan EIR would result in new significant environmental effects or a substantial increase in the severity of environmental effects identified in the 2014 General Plan EIR, and thus would not require major revisions to the 2014 General Plan EIR.

New Information

The Clovis City Council adopted the Clovis General Plan on August 25, 2014. Included in the General Plan is the Circulation Element, which determines the transportation system necessary to accommodate the planned land use and development. The Circulation Element identifies the general location and extent of existing and proposed major transportation facilities (including roadway OPLs). The goals and policies in this element are closely correlated with the Land Use Element, which provides balance to the City's future growth and land use development, roadway size, traffic service levels, and community character.

In response to requirements of Senate Bill (SB) 743, passed in 2013, the City developed Interim Transportation Impact Analysis (TIA) Guidelines[1], which established new metrics for assessing and addressing impacts related to vehicle miles traveled (VMT) and updated the Circulation Element to be in alignment with the State's mandates, and the TIA Guidelines. The 2022 Supplemental EIR for the General Plan Circulation Element Update[2] (2022 Supplemental EIR), which was approved October 17, 2022, does not include updates to existing plans for future circulation facilities in the City. Additionally, per objectives of the 2022 Supplemental EIR, updated policies related to VMT included in the 2022 Supplemental EIR would not obstruct or prevent the City from growing in accordance with existing circulation and transportation plans and the General Plan. As such, the 2022 Circulation Element Update introduces no new information of substantial importance, which was not known or could not have been known when the 2014 General Plan EIR was certified, and the proposed minor modifications to the 2014 General Plan EIR associated with the proposed project would not be expected to result in:

1. New significant environmental effects not identified in the 2014 General Plan EIR or 2022 Supplemental EIR;

2. Substantially more severe environmental effects than shown in the 2014 General Plan EIR or 2022 Supplemental EIR;

3. Mitigation measures or alternatives previously determined to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or

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1 Clovis, City of, 2020. *Interim Transportation Impact Analysis Guidelines*. July 14.

2 Clovis, City of, 2022. *Supplemental Draft Environmental Impact Report for the 2014 Clovis General Plan Circulation Element Update (State Clearinghouse No. 2012061069)*. June 29.

4. Mitigation measures or alternatives which are considerably different from those analyzed in the 2014 General Plan EIR or 2022 Supplemental EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

In addition, the proposed minor modifications would require no new mitigation measures, as described throughout the Environmental Checklist, because no new or substantially more severe impacts are expected beyond those identified in the 2014 General Plan EIR and 2022 Supplemental EIR.

CONCLUSION

The proposed minor modifications to the 2014 General Plan EIR described in this Addendum would not require major revisions to the 2014 General Plan EIR due to new or substantially increased significant environmental effects. The analysis contained in the Environmental Checklist confirms that the proposed project is within the scope of the 2014 General Plan EIR and will have no new or more severe significant effects and no new mitigation measures beyond those identified in the 2014 General Plan EIR and 2022 Supplemental EIR are required. Therefore, no subsequent or supplemental EIR or further CEQA review is required prior to approval of the proposed project, as described in this Addendum.

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ATTACHMENT A
PROJECT DESCRIPTION

The following describes the proposed Official Plan Lines (OPLs) for five roadway segments in the Heritage Grove Area (proposed project) located within the Sphere of Influence (SOI) of the City of Clovis (City). OPLs are the boundaries of a planned right-of-way including all land necessary for building or maintaining a road. The proposed OPLs are the following:

- East Copper Avenue, between North Willow Avenue and North Sunnyside Avenue
- East Behymer Avenue, between North Willow Avenue and North Sunnyside Avenue
- East International Avenue, between North Willow Avenue and North Minnewawa Avenue, (with radius turn south to North Minnewawa Avenue)
- North Minnewawa Avenue from East Shepherd Avenue to East International Avenue (with radius turn west to East International Avenue)
- Clovis Avenue, between East Behymer Avenue to East Copper Avenue

In addition to the description of the proposed project, this section includes a summary description of the project's location and existing site characteristics. This project description is part of an Addendum to the City's General Plan and Development Code Update Environmental Impact Report (2014 General Plan EIR) (State Clearinghouse Number 2012061069).[1] The Addendum is prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 which states that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions to the EIR are necessary, but only if the proposed project does not result in substantial changes, if the environmental conditions have not changes substantially, and if no new information has become available. The Addendum provides a description of the conditions described in Section 15162 and explains that the proposed project would not result in any changes that would require additional analysis. The City is the CEQA lead agency for the proposed project.

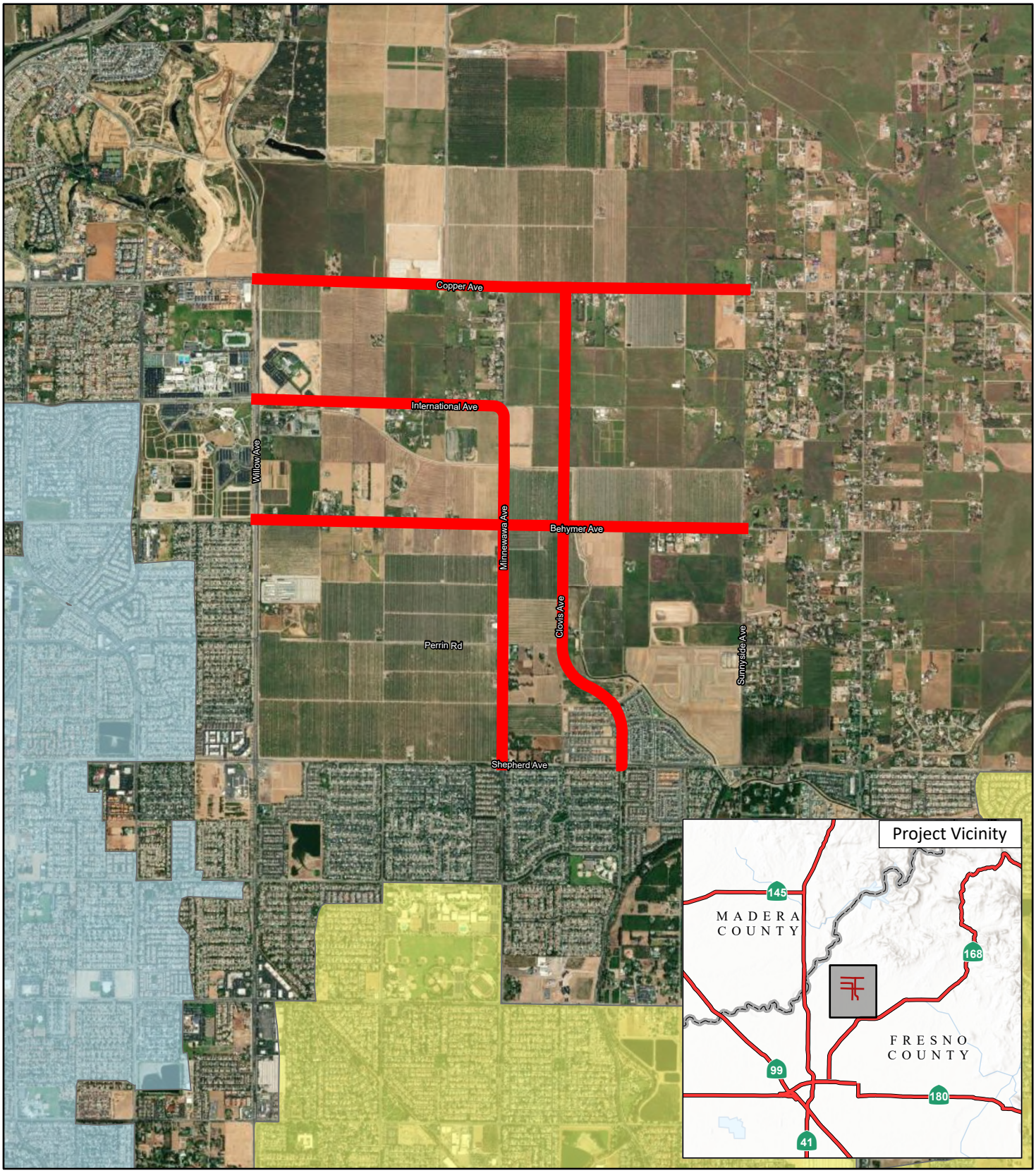
PROJECT SITE

The following section describes the location and site characteristics for the proposed project site and provides a brief overview of the existing land uses within and in the vicinity of the project site.

Location and Surrounding Land Uses

The project site is located in the SOI of the City, north of East Shepherd Avenue, east of North Willow Avenue, south of East Copper Avenue, and west of North Sunnyside Avenue, as shown in Figure 1. The project site is located in Heritage Grove, an area previously referred to as the

[1] Clovis, City of, 2014. *General Plan and Development Code Update Environmental Impact Report*. August.



LSA

Project Location
City of Clovis
City of Fresno

FIGURE 1

N

0 1500 3000
FEET

SOURCE: Maxar Satellite Imagery (11/2022)

Heritage Grove Area Official Plan Lines Project

Project Location and Regional Vicinity

J:\20231047.01\GIS\Pro\Heritage Grove Area Official Plan Lines Project\Heritage Grove Area Official Plan Lines Project.aprx (6/29/2023)

Northwest Urban Center in the Clovis General Plan. Land uses south of East Shepherd Avenue are predominately single-family residential. Land uses north of East Shepherd Avenue are mostly agriculture with single-family houses and rural residential houses intermixed. Clovis Community College is located directly north of East Behymer Avenue and west of North Willow Avenue. Clovis North High School is located west of North Willow Avenue and south of East Copper Avenue. The Fresno Irrigation District Enterprise Canal crosses the Heritage Grove Area southeast to northwest, starting near the intersection of East Shepherd Avenue and North Sunnyside Avenue and ending near the intersection of North Willow Avenue and East International Avenue. Figure 2 provides an aerial photograph of the project site and identifies the surrounding land uses.

Site Characteristics and Current Site Conditions

Most of the project site is currently developed with two-lane roadways, with the exception of Clovis Avenue, between East Behymer Avenue and East Copper Avenue, which is currently used for active agriculture uses.

Land east of Clovis Avenue is predominately planned for development of single-family residential uses, as well as existing single-family and rural residential uses, while land west of Clovis Avenue is mainly agricultural uses with a few single-family houses interspersed.

Land immediately north of the East Copper Avenue, between North Willow Avenue and North Sunnyside Avenue is mainly agricultural land, with one large commercial development located northwest of the intersection of East Copper Avenue and Auberry Road.

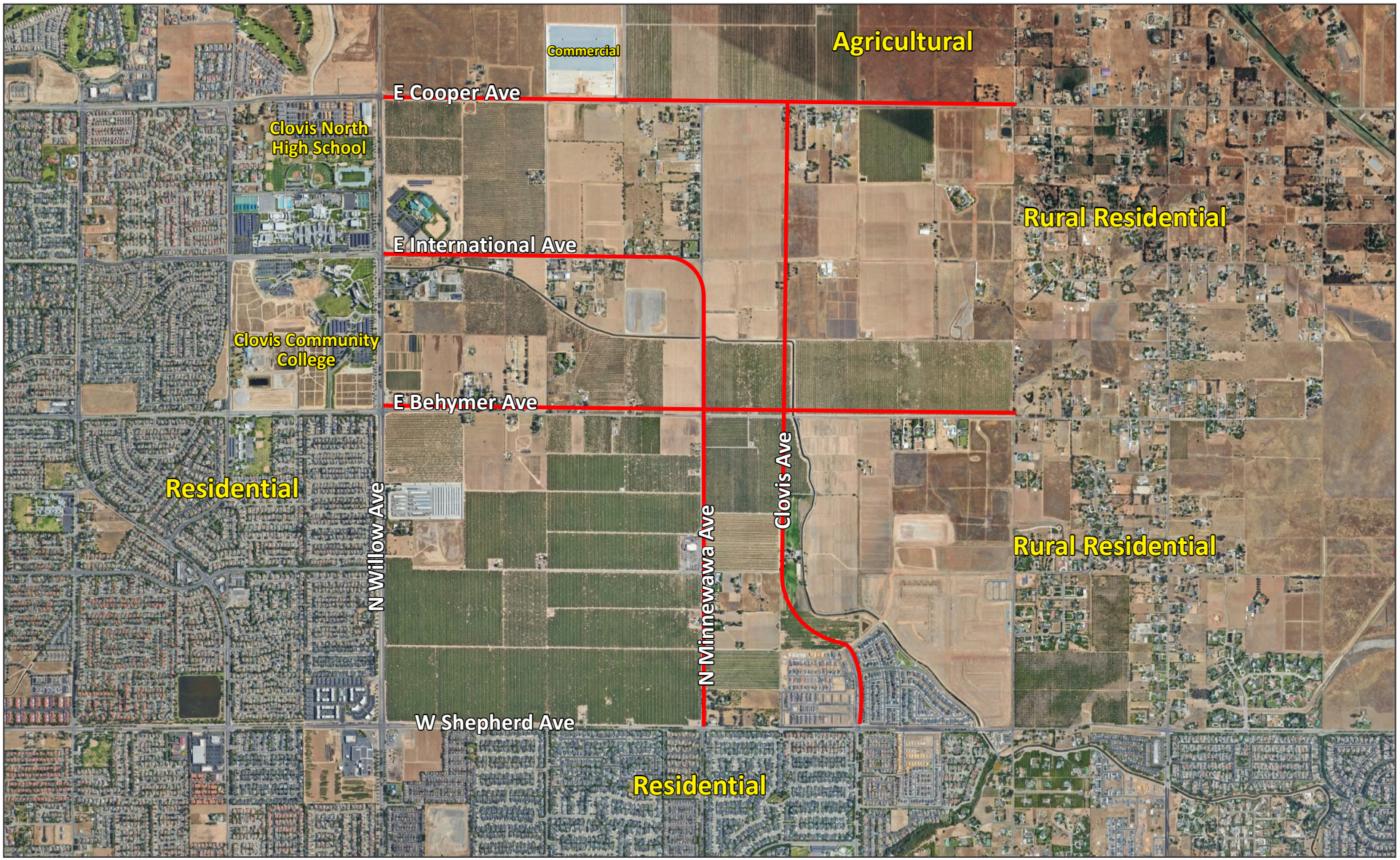
Land north and south of the East Behymer Avenue, between North Willow Avenue and North Sunnyside Avenue consists of agricultural land with a few single family and rural residential houses interspersed.

Land north and south of East International Avenue, between North Willow Avenue and North Minnewawa Avenue consists of agricultural land, land planned for development of single-family residential uses, and existing single-family and rural residential houses interspersed; additionally, Clovis Hills – North Campus, and an existing church, are located directly north of East International Avenue.

Land directly east and west of the North Minnewawa Avenue from East Shepherd Avenue to East International Avenue consist primarily of agricultural land with a few single-family houses located east of North Minnewawa Avenue.

General Plan Designation

The Clovis General Plan does not designate a land use for the project site. However, the project site is identified as roadways adjacent to Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Mixed Use Village, Mixed Use/ Business Campus, Neighborhood Commercial, School, Water and Park.



LSA

LEGEND

Proposed OPLs

FIGURE 2

N

0 0.28 0.56

MILES

SOURCE: Google Earth 2023

I:\20231047.01\G\Land_Use.ai (6/28/2023)

Heritage Grove Area Official Plan Lines Project

Aerial Photograph of Proposed OPLs and Surrounding Land Uses

Zoning

The project site is zoned by the County of Fresno as AE20, Exclusive Agricultural.

PROPOSED PROJECT

The Engineering Division of the City's Planning and Development Services Department proposes to establish OPLs for five roadway segments in the Heritage Grove Area, identified above, for the purpose of establishing the ultimate alignment and widths for future public street rights-of-way in accordance with the 2014 Clovis General Plan, and the 2022 Circulation Element Update and the Heritage Grove Design Guidelines. The proposed project would be consistent with Goal 2 of the Circulation Element which calls for a city-wide roadway network that is well planned, funded, and maintained. In addition, the proposed project would be consistent with Goal 3 of the Land Use Element which calls for orderly and sustainable outward growth into three urban centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

As identified in the previously adopted 2014 Clovis General Plan, the Circulation Element Update and Heritage Grove Design Guidelines, the OPLs would include four-lane divided arterial and collector roadways with bicycle lanes and traffic signals. The alignments would provide for additional infrastructure, such as gas, power, communication, sewer, water, and non-potable water. The alignments would require the acquisition of right-of-way and accommodations for existing property owners, which would occur in the future when construction is proposed to occur. The alignments would accommodate the relocation of existing overhead utility lines and the relocation of existing private facilities, such as, but not limited to, septic systems, wells, fences, roads and irrigation systems. Attachment C of the Addendum shows the proposed OPLs.

The schedule for future construction of the public street segments would be contingent upon development associated with buildout of Heritage Grove, which would occur incrementally in accordance with the goals, objectives and policies of the Clovis General Plan.

AMENDMENTS AND PERMITS

As part of the proposed project evaluated in this Addendum, the following approvals and permits would include, but not be limited to:

- Approval of EIR Addendum
- Parcel/Final Maps
- County of Fresno, Department of Public Works and Planning

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ATTACHMENT B

ENVIRONMENTAL CHECKLIST
PURSUANT TO CEQA GUIDELINES SECTION 15168

CEQA Guidelines 15168(c)(4) recommends using a written checklist or similar device to confirm whether the environmental effects of a subsequent activity were adequately covered in a program Environmental Impact Report (EIR). This checklist confirms that the Official Plan Lines (OPLs) for the five roadway segments in the Heritage Grove Area (proposed project) described in Attachment A are within the scope of the City of Clovis General Plan EIR (2014 General Plan EIR) (State Clearinghouse Number 2012061069), which was certified by the City of Clovis in August 2014[1]. The proposed project would not result in new or substantially more severe significant effects, and no new mitigation measures beyond those identified in the 2014 General Plan EIR and the 2022 Supplemental EIR for the General Plan Circulation Element Update[2] (2022 Supplemental EIR) are required for the proposed project.

This environmental checklist is used to: (1) compare the environmental impacts of the proposed project with impacts expected to result from development approved in the General Plan and evaluated in the 2014 General Plan EIR and 2022 Supplemental EIR; (2) to identify whether the proposed project would result in new or more severe significant environmental impacts; (3) to identify if new or revised mitigation measures would be required by the project sponsor; and (4) to identity if substantial changes with respect to the circumstances under which the project would be undertaken since the 2014 General Plan EIR was certified would result in new or more severe significant environmental effects.

In summary, no new or more severe significant impacts were identified for the proposed project that were not identified and mitigated in the 2014 General Plan EIR and 2022 Supplemental EIR, and no new mitigation measures would be required for the proposed project. For all environmental topics addressed in the following checklist, there have been no substantial changes in environmental circumstances that would result in new or more severe significant environmental effects than were identified and evaluated in the 2014 General Plan EIR. Therefore, no subsequent EIR or CEQA evaluation is required for the proposed project.

1 Clovis, City of, 2014. *General Plan and Development Code Update Environmental Impact Report*. August.
2 Clovis, City of, 2022. *Supplemental Draft Environmental Impact Report for the 2014 Clovis General Plan Circulation Element Update (State Clearinghouse No. 2012061069)*. June 29.

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1. AESTHETICS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to scenic vistas, scenic resources, visual character, and light and glare. The 2014 General Plan considered the general alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue consistent with the proposed project and determined that buildout of the General Plan would result in less-than-significant impacts related to aesthetics. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts to aesthetics.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Circulation Element

Goal 3: A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.

- Policy 3.11 Right-of-way design - Design landscaped parkways, medians, and right-of-ways as aesthetic buffers to improve the community's appearance and encourage non-motorized transportation.

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.3 Visual resources - Maintain public views of open spaces, parks, and natural features. Enhance views along roadways and trails. Preserve Clovis' viewshed of the surrounding foothills and orient new development to capitalize on views of the Sierra Nevada.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential aesthetic impacts of the proposed project, and there would be no new impacts related to aesthetics associated with the proposed project.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to agriculture and forestry resources. The 2014 General Plan considered the general alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue consistent with the proposed project and determined that buildout of the General Plan would result in significant and unavoidable impacts related to the conversion of farmland to non-agricultural uses. As identified on Figure 5.2-1, Existing Important Farmland, of the 2014 General Plan EIR, the project site is adjacent to Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as classified by the Department of Conservation Farmland Mapping and Monitoring Program (FMMP). The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and

Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below.

The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measure 2-1, included below. Therefore, the proposed project would result in no new impacts to agriculture and forestry.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 2-1 through 2-3, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway.

- **Mitigation Measure 2-1:** The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FPP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment.

- **Mitigation Measure 2-2:** Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.

- **Mitigation Measure 2-3**: Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply:

1. Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall prepare or fund an agricultural resource evaluation prior to project approval.

2. The resource evaluation shall use generally accepted methodologies (such as The Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land.

3. If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property.

4. If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods:

    a. Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If a 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or

    b. Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record.

        One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency. When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid.

        The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy3.8 (land use compatibility); Land Use Element Goal 4, Policy3.9 (connected development; Land Use Element

Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy.

These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced development, including substantial emphasis on increasing the jobs-housing ratio.

To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.

5. The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis:

   All properties within the Loma Vista Specific Plan ("Loma Vista").

   - Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan).

   - The Loma Vista Specific Plan EIR, page 5-34, makes the following observations:

     "The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands."

   - Substantial development has occurred in Loma Vista since 2003.

- The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista.
- The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU).
- The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development.
- In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending.
- The development community has nine pending project applications for development within Loma Vista.

Applicable General Plan Goals and Policies

Land Use Element

Goal 3: Orderly and sustainable outward growth into three urban centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

- Policy 3.8 Land use compatibility - Within Urban Centers, new development that is immediately adjacent to properties designated for rural residential and agricultural uses shall bear the major responsibility of achieving land use compatibility and buffering.
- Policy 3.9 Connected development - New development in Urban Centers must fully improve roadway, pedestrian, and bicycle systems within and adjacent to the proposed project and connect to existing urbanized development.

Goal 4: Orderly development of the General Plan outside of the city boundary.

- Policy 4.4 - Participate in regional efforts, such as the Fresno County Model Farmland Conservation Program or the San Joaquin Valley Greenprint, to establish regional farmland conservation measures, which might include agricultural preserves or a farmland conservation easements program.
- Policy 6.2 Smart growth - The city is committed to the following smart growth goals.

G. Preserve open space, farmland, natural beauty, and critical environmental areas

Circulation Element

- Policy 1.8 Network completion - New development shall complete the extension of stub streets planned to connect to adjacent streets.

- Policy 2.1 Level of service - Until the city adopts transportation impact analysis guidelines, the following level of service (LOS) standards shall apply:

  B. Allow exceptions on a case-by-case basis where lower levels of service would result in other public benefits, such as:

  i. Preserving agriculture or open space land

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.1 Stewardship - Promote responsible planning and management of land and resources among property owners.

- Policy 2.4 Agricultural lands - Preserve the city's agricultural legacy through the Agricultural land use designation, memorialize agricultural history and culture, and facilitate thoughtful conversion of lands to development.

- Policy 2.5 Right to farm - Support, encourage, and protect agricultural operations within Clovis and recognize their right to farm.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential agriculture and forestry resources impacts of the proposed project and, with implementation of Mitigation Measures 2-1 through 2-3, as identified in the 2014 General Plan EIR, there would be no new impacts related to agriculture and forestry resources associated with the proposed project.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) affecting a substantial number of people?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to air quality and determined that buildout of the General Plan would result in significant and unavoidable impacts related to construction emissions and long-term, cumulatively considerable emissions. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site.

In addition, future projects would be required to implement Standard Condition SC-1 and Mitigation Measures 3-1 through 3-6, included below. Therefore, the proposed project would result in no new impacts to air quality.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Standard Condition SC-1 and Mitigation Measures 3-1 through 3-6, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Standard Condition SC-1:** Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.

- **Mitigation Measure 3-1:** Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to:

    - Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request.

    - Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.

    - Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.

    - Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum).

    - Preparation and implementation of a fugitive dust control plan that may include the following measures:

        - Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).

        - Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.

- Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.
- Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite.
- Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.
- Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.
- Adhere to Regulation VIII's 20 percent opacity limitation, as applicable.

  - Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.

- **Mitigation Measure 3-2:** Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated

into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.

- **Mitigation Measure 3-3:** Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts.

  The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to:

  - For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions.

  - Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.

  - Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).

  - Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.

  - Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check.

  - Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and

pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program:

- Ride-matching assistance (e.g., subsidized public transit passes)
- Preferential carpool parking
- Flexible work schedules for carpools
- Vanpool assistance or employer-provided vanpool/shuttle
- Telecommute and/or flexible work hour programs
- Car-sharing program (e.g., Zipcar)
- Bicycle end-trip facilities, including bike parking, showers, and lockers
- End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits.

  - Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary.

  - Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.

- **Mitigation Measure 3-4:** Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval.

  The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD

at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following:

- Placement of air intakes away from high-volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.
- Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.

- **Mitigation Measure 3-5:** Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) required. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.

  The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.

  Measures to reduce risk impacts may include but are not limited to:

  - Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible
  - Electrifying warehousing docks
  - Requiring use of newer equipment and/or vehicles

- Restricting offsite truck travel through the creation of truck routes

Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.

- **Mitigation Measure 3-6:** Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors:

  - Wastewater Treatment Plan (2 miles)
  - Sanitary Landfill (1 mile)
  - Transfer Station (1 mile)
  - Composting Facility (1 mile)
  - Petroleum Refinery (2 miles)
  - Asphalt Batch Plan (1 mile)
  - Chemical Manufacturing (1 mile)
  - Fiberglass Manufacturing (1 mile)
  - Painting/Coating Operations (1 mile)
  - Food Processing Facility (1 mile)
  - Feed Lot/ Dairy (1 mile)
  - Rendering Plant (1 mile)

  The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

Applicable General Plan Goals and Policies

Air Quality Element

Goal 1: A local environment that is protected from air pollution and emissions.

- Policy 1.1 Land use and transportation - Reduce greenhouse gas and other local pollutant emissions through mixed use and transit-oriented development and well-designed transit, pedestrian, and bicycle systems.
- Policy 1.2 Sensitive land uses - Prohibit the future siting of sensitive land uses within the distances of emission sources as defined by the California Air Resources Board, without sufficient mitigation.
- Policy 1.3 Construction activities - Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
- Policy 1.4 City buildings - Require that municipal buildings be designed to exceed energy and water conservation and reduction standards set in the California Building Code.
- Policy 1.5 Fleet operations - Purchase low- or zero-emission vehicles for the City's fleet. Use clean fuel sources for city-owned mass transit vehicles, trucks and heavy equipment where feasible.
- Policy 1.6 Employment measures - Encourage employers to provide programs, scheduling options, incentives, and information to reduce vehicle miles traveled by employees.

Goal 2: A region with healthy air quality and lower greenhouse gas emissions.

- Policy 2.1 Regional coordination - Support regional efforts to reduce air pollution (criteria air pollutants and greenhouse gas emissions) and collaborate with other agencies to improve air quality at the emission source and reduce vehicle miles traveled.
- Policy 2.2 Cross-jurisdictional issues - Collaborate with regional agencies and surrounding jurisdictions to address cross-jurisdictional transportation and air quality issues.
- Policy 2.3 Valleywide programs - Establish parallel air quality programs and implementation measures across the San Joaquin Valley.
- Policy 2.4 Public participation - Encourage participation of local citizens, the business community, and interested groups and individuals in air quality planning and implementation.
- Policy 2.5 Public education - Promote programs that educate the public about regional air quality issues and solutions.

- Policy 2.6 Innovative mitigation - Encourage innovative mitigation measures to reduce air quality impacts by coordinating with the SJVAPCD, project applicants, and other interested parties.

Circulation Element

Goal 1: A context-sensitive and "complete streets" transportation network that prioritizes effective connectivity and accommodates a comprehensive range of mobility needs.

- Policy 1.1 Multimodal network - The City shall plan, design, operate, and maintain the transportation network to promote safe and convenient travel for all users: pedestrian, bicyclists, transit riders, freight, and motorists.

- Policy 1.2 Transportation decisions - Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists.

- Policy 1.4 Jobs and housing - Encourage infill development that would provide jobs and services closer to housing, and vice versa, to reduce citywide vehicle miles traveled and effectively utilize the existing transportation infrastructure, as well as promote carpooling whenever possible.

- Policy 1.5 Neighborhood connectivity - The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses.

- Policy 1.7 Narrow Streets - The City may permit curb-to-curb dimensions that are narrower than current standards on local streets to promote pedestrian and bicycle connectivity and enhance safety.

Goal 3: A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.

- Policy 3.3 Old Town and Mixed Use Village Centers - Transportation decisions on local streets in Old Town and mixed-use village centers shall prioritize pedestrians, then bicyclists, then mass transit, then motorists.

- Policy 3.11 Right-of-way design - Design landscaped parkways, medians, and right-of-ways as aesthetic buffers to improve the community's appearance and encourage non-motorized transportation.

Goal 4: A well-planned and maintained pedestrian circulation network that promotes increased use of the City's bicycle, and transit, and pedestrian facilities in order to reduce commuting by single-occupancy vehicles whenever possible.

- Policy 4.1 Bike and transit backbone - The bicycle and transit system should connect Shaw Avenue, Old Town, the Medical Center/R&T Park, and the three Urban Centers.

- Policy 4.2 Priority for new bicycle facilities - Prioritize investments in the backbone system over other bicycle improvements.

- Policy 4.3 Freeway crossings - Require separate bicycle and pedestrian crossings for new freeway extensions and encourage separate crossings where Class I facilities are planned to cross existing freeways.

- Policy 4.4 Bicycles and transit - Coordinate with transit agencies to integrate bicycle access and storage into transit vehicles, bus stops, and activity centers.

- Policy 4.5 Transit stops - Improve and maintain safe, clean, comfortable, well-lit, and rider-friendly transit stops that are well marked and visible to motorists.

- Policy 4.6 Transit priority corridors - Prioritize investments for, and transit services and facilities along the transit priority corridors.

- Policy 4.7 Bus rapid transit - Plan for bus rapid transit and transit-only lanes on transit priority corridors as future ridership levels increase.

Goal 5: A complete system of trails and pathways accessible to all residents focusing on connectivity between adjacent neighborhoods, parks, trails, and goods and services.

- Policy 5.1 Complete street amenities - Upgrade existing streets and design new streets to include complete street amenities, prioritizing improvements to bicycle and pedestrian connectivity or safety (consistent with the Bicycle Transportation Master Plan and other master plans).

- Policy 5.2 Development-funded facilities - Require development to fund and construct facilities as shown in the Active Transportation Plan when facilities are in or adjacent to the development.

- Policy 5.3 Pathways - Encourage pathways and other pedestrian amenities in Urban Centers and new development 10 acres or larger.

- Policy 5.4 Homeowner associations - The city may require homeowner associations to maintain pathways and other bicycle and pedestrian facilities within the homeowner association area.

- Policy 5.5 Pedestrian access - Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Goal 6: Safe and efficient goods movement with minimal impacts on local roads and neighborhoods.

- Policy 6.1 Truck routes - Plan and designate truck routes that minimize truck traffic through or near residential areas.

- Policy 6.2 Land use - Place industrial and warehousing businesses near freeways and truck routes to minimize truck traffic through or near residential areas.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential air quality impacts of the proposed project and, with implementation of Standard Condition SC-1 and Mitigation Measures 3-1 through 3-6, as identified in the 2014 General Plan EIR, there would be no new impacts related to air quality associated with the proposed project.

4. BIOLOGICAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to biological resources, including special-status species, habitat, and wetlands. The 2014 General Plan EIR determined that buildout of the General Plan would result in less-than-significant impacts to biological resources. The proposed project would be consistent with alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site.

In addition, future projects would be required to implement Mitigation Measures 4-1 through 4-5, included below, which would reduce any potential impacts to less-than-significant levels. Therefore, the proposed project would result in no new impacts to biological resources.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 4-1 through 4-5, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure 4-1:** Biological Assessment & Focused Surveys. The City shall require applicants for future development or redevelopment projects that would disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:

    - Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.

    - Review of current land use and land ownership within the proposed development project vicinity.

    - Assessment and mapping of vegetation communities present within the proposed development project vicinity.

    - Evaluation of potential local and regional wildlife movement corridors.

    - General assessment of potential jurisdictional areas, including wetlands and riparian habitats.

    a. If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.

    b. If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.

    c. If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act,

to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.

The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.

- **Mitigation Measure 4-2:** Resource Impact Avoidance/Minimization. Project applicants shall avoid potential impacts to sensitive or protected biological resources, avoidance may include:
    - establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas)
    - initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g. outside the avian nesting season or bat maternal or wintering roosting season).
    - minimizing impact by measures such as:
        - exclusion and/or silt fencing;
        - relocation of impacted resources;
        - construction monitoring by a qualified biologist; and
        - training program by a qualified biologist for construction personnel on sensitive biological resources.
- **Mitigation Measure 4-3:** Compensatory Mitigation. If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3; feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include, but is not limited to:
    - Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement;
    - Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area;
    - Payment of in-lieu fees.

- **Mitigation Measure 4-4:** Jurisdictional Wetlands. The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.

  Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.

- **Mitigation Measure 4-5:** Migratory Birds. The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The pre-construction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.

Applicable General Plan Goals and Policies

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.6 Biological resources - Support the protection of biological resources through the conservation of high quality habitat area.

- Policy 2.7 Native plants - Encourage the use of native and climate-appropriate plant species and prohibit the use of plant species known to be invasive.

- Policy 2.8 Urban forest - Maintain and enhance a diverse and healthy urban forest on public and private lands.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential biological resources impacts of the proposed project and, with implementation of Mitigation Measures 4-1 through 4-5, as identified in the 2014 General Plan EIR, there would be no new impacts related to biological resources associated with the proposed project.

5. CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to historic resources and archeological resources. The 2014 General Plan EIR determined that buildout of the General Plan would result in significant and unavoidable impacts related to the disturbance of historic buildings, structures or objects. As identified in Figure 5.5-1, NRHP/CRHR Eligible and Locally Significant Historic Resources, of the 2014 General Plan EIR, the project site is adjacent to resources that have been identified as "Locally Significant Sites" by the Fresno County Historical Landmarks and Records Commission. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measures 5-1 through 5-5 included below. Therefore, the proposed project would result in no new impacts to cultural resources.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 5-1, 5-2, 5-3, 5-4, and 5-5 as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure 5-1:** Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded,

evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.

- **Mitigation Measure 5-2:** To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.

- **Mitigation Measure 5-3:** If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.

- **Mitigation Measure 5-4:** The City shall retain a cultural resources consultant to prepare a study and a map of the Plan Area categorizing sensitivity levels for archaeological resources. The study shall identify areas of low archaeological sensitivity for which subsequent site-specific archaeological studies will not be required, as well as identify the subsequent requirements for archaeologically sensitive areas. The study must be determined to be current at the time of pulling a grading permit, and if not current, updated by the applicant at the time of the specific project. Development applications prior to the City's completion of the sensitivity area mapping shall be required to prepare a site-specific cultural resources analysis in accordance with existing City procedures. The following mitigation shall be required for subsequent development projects, based on the sensitivity classification of the project site:

    1) **Low sensitivity sites:** Additional studies will not be required. Projects will be subject to the following mitigation:

- If buried cultural materials are discovered during any earth-moving activities associated with the project, all work within 100 feet of the find shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage.

- A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Clovis, would signify completion of the program to mitigate impacts to cultural resources.

2) **Archaeologically sensitive sites:** A site specific study shall be required at the time of development applications. The study shall be prepared by a cultural preservation expert who meets the Secretary of the Interior's Professional Qualification Standards. The subsequent study shall provide an appropriate mitigation and monitoring program including recovery and/or in situ preservation. The following guidelines shall be implemented:

   - If archaeological resources are identified, a Phase II testing and Evaluation investigation shall be performed by a qualified archaeologists prior to any ground-disturbing activities to determine significance. Site-specific mitigation measures shall be established and implemented.

   - If no resources are identified but the project is determined to be of high sensitivity, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities.

   - If the project is determined to be of medium sensitivity, a qualified archaeologist shall be retained on an on-call basis.

- **Mitigation Measure 5-5:** Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Section 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

Applicable General Plan Goals and Policies

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.9 National and state historic resources - Preserve historical sites and buildings of state or national significance in accordance with the Secretary of Interior Standards for Historic Rehabilitation.

- Policy 2.10 Local historic resources - Encourage property owners to maintain the historic integrity of the site by (listed in order of preference): preservation, adaptive reuse, or memorialization.

- Policy 2.12 Public education - Support public education efforts for residents and visitors about the unique historic, natural, and cultural resources in Clovis.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential cultural resources impacts of the proposed project and, with implementation of Mitigation Measures 5-1, 5-2, 5-3, 5-4, and 5-5, as identified in the 2014 General Plan EIR, there would be no new impacts related to cultural resources associated with the proposed project.

6. ENERGY

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion

Energy usage was evaluated in the 2014 General Plan EIR in Chapter 5.17, Utilities and Service Systems. The topic of energy consumption during project construction and operation was evaluated in Chapter 5.7, Greenhouse Gas Emissions, as it relates to the City's contribution to the release of greenhouse gas emissions (GHGs).

The proposed project includes identifying the location of a five future roadway segments in an area that will be developed in the future. The proposed project does not directly result in construction and operation of the roadway segments, and would therefore, not result in energy consumption. Energy impacts related to construction and operation of the future roadway segments will be evaluated when surrounding development is proposed, necessitating the construction of the future roadway segments. Therefore, the proposed project would not result in new impacts to energy than were identified in the 2014 General Plan EIR.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Open Space and Conservation Element

- Policy 3.5 Energy and water conservation - Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.

- Policy 3.6 Renewable Energy - Promote the use of renewable and sustainable energy sources to serve public and private sector development.

- Policy 3.7 Construction and design - Encourage new construction to incorporate energy efficient building and site design strategies.

Conclusion

The 2014 General Plan EIR adequately evaluated the energy impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

7. GEOLOGY AND SOILS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to seismicity, erosion, unstable and expansive soils, and paleontological resources. The 2014 General Plan EIR determined that buildout of the General Plan would result in less-than-significant impacts related to geology and soils. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measures 5-6 and 5-7 related to paleontological resources, included below. Therefore, the proposed project would result in no new impacts related to geology and soils.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 5-6 and 5-7, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure 5-6:** The City shall retain a cultural resources consultant to prepare a study and a map of the Plan Area categorizing sensitivity levels for paleontological resources. The study shall identify areas of low paleontological sensitivity for which subsequent site-specific paleontological studies will not be required, as well as identify the subsequent requirements for paleontologically sensitive areas. The study must be determined to be current at the time of pulling a grading permit, and if not current, updated by the applicant at the time of the specific project. Development applications prior to the City's completion of the sensitivity area mapping shall be required to prepare a site-specific paleontological resources analysis in accordance with existing City procedures.

  The following mitigation shall be required for subsequent development projects, based on the sensitivity classification of the project site:

  1) **Low sensitivity sites:** Additional studies will not be required. Projects will be subject to the following mitigation:

  Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.

  2) **Paleontologically sensitive sites:** A site specific study shall be required at the time of development applications. The study shall be prepared by an expert who meets the Secretary of the Interior's Professional Qualification Standards. The subsequent study shall provide an appropriate mitigation and monitoring program including recovery and/or in situ preservation.

- **Mitigation Measure 5-7:** Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to

protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.

Applicable General Plan Goals and Policies

Environmental Safety Element

Goal 1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.

- Policy 1.3 Geologic and seismic risk - Prohibit development on unstable terrain, excessively steep slopes, and other areas deemed hazardous due to geologic and seismic hazards unless acceptable mitigation measures are implemented. Require that underground utilities be designed to withstand seismic forces and accommodate ground settlement.

- Policy 1.5 Critical and public facilities - Locate and design critical and public facilities to minimize their exposure and susceptibility to flooding, seismic and geological effects, fire, and explosions. Ensure critical use facilities (e.g. hospital, police, and fire facilities) can remain operational during an emergency.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential geology and soils impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

8. GREENHOUSE GAS EMISSIONS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to generation of greenhouse gas emissions and whether the General Plan would conflict with an applicable plan and determined that buildout of the General Plan would result in significant and unavoidable impacts related to construction emissions and long-term, cumulatively considerable emissions. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment.

All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Standard Condition SC-1 and Mitigation Measures 3-1 through 3-4 and 7-1 included below. Therefore, the proposed project would result in no new impacts related to greenhouse gas emissions.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Standard Condition SC-1 and Mitigation Measures 3-1, 3-2, 3-3, 3-4, and 7-1, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Standard Condition SC-1:** Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.

- **Mitigation Measure 3-1:** Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to:

    - Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request.

    - Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.

    - Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.

    - Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum).

    - Preparation and implementation of a fugitive dust control plan that may include the following measures:

        - Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).

        - Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.

        - Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.

- Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite.
- Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.
- Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.
- Adhere to Regulation VIII's 20 percent opacity limitation, as applicable.

  - Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.

- **Mitigation Measure 3-2:** Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.

- **Mitigation Measure 3-3:** Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts.

  The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to:

  - For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions.

  - Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.

  - Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).

  - Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.

  - Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check.

  - Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible

location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program:

- Ride-matching assistance (e.g., subsidized public transit passes)
- Preferential carpool parking
- Flexible work schedules for carpools
- Vanpool assistance or employer-provided vanpool/shuttle
- Telecommute and/or flexible work hour programs
- Car-sharing program (e.g., Zipcar)
- Bicycle end-trip facilities, including bike parking, showers, and lockers
- End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits.

  - Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary.

  - Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project.

- **Mitigation Measure 3-4:** Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval.

  The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an

acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following:

- Placement of air intakes away from high-volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.
- Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.

- **Mitigation Measure 7-1:** Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following:
  - Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities.
  - Provide the minimum number of parking spaces required.
  - Create a shared parking program, as feasible.
  - Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers).
  - Develop rideshare and ride-matching assistance programs.
  - For planned residential development, design and incorporate a neighborhood electric vehicle system.
  - Design buildings to be electric vehicle charging-station-ready.
  - Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site.

- Design buildings to be energy efficient beyond the requirements of Title 24.
- Design and orient structures to maximize shade in the summer and sun exposure in the winter.
- Install vegetative roofs that cover at least 50 percent of the roof area.
- Design buildings to incorporate passive solar design and solar heaters.
- Install solar panels on carports and parking areas.
- Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions.

Applicable General Plan Goals and Policies

Air Quality Element

Goal 1: A local environment that is protected from air pollution and emissions.

- Policy 1.1 Land use and transportation - Reduce greenhouse gas and other local pollutant emissions through mixed use and transit-oriented development and well-designed transit, pedestrian, and bicycle systems.
- Policy 1.4 City buildings - Require that municipal buildings be designed to exceed energy and water conservation and reduction standards set in the California Building Code.
- Policy 1.5 Fleet operations - Purchase low- or zero-emission vehicles for the City's fleet. Use clean fuel sources for city-owned mass transit vehicles, trucks and heavy equipment where feasible.
- Policy 1.6 Employment measures - Encourage employers to provide programs, scheduling options, incentives, and information to reduce vehicle miles traveled by employees.

Goal 2: A region with healthy air quality and lower greenhouse gas emissions.

- Policy 2.1 Regional coordination - Support regional efforts to reduce air pollution (criteria air pollutants and greenhouse gas emissions) and collaborate with other agencies to improve air quality at the emission source and reduce vehicle miles traveled.
- Policy 2.2 Cross-jurisdictional issues - Collaborate with regional agencies and surrounding jurisdictions to address cross-jurisdictional transportation and air quality issues.
- Policy 2.3 Valley wide programs - Establish parallel air quality programs and implementation measures across the San Joaquin Valley.

- Policy 2.4 Public participation - Encourage participation of local citizens, the business community, and interested groups and individuals in air quality planning and implementation.

- Policy 2.5 Public education - Promote programs that educate the public about regional air quality issues and solutions.

- Policy 2.6 Innovative mitigation - Encourage innovative mitigation measures to reduce air quality impacts by coordinating with the SJVAPCD, project applicants, and other interested parties.

Circulation Element

Goal 1: A context-sensitive and "complete streets" transportation network that prioritizes effective connectivity and accommodates a comprehensive range of mobility needs.

- Policy 1.1 Multimodal network - The City shall plan, design, operate, and maintain the transportation network to promote safe and convenient travel for all users: pedestrian, bicyclists, transit riders, freight, and motorists.

- Policy 1.2 Transportation decisions - Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists.

- Policy 1.4 Jobs and housing - Encourage infill development that would provide jobs and services closer to housing, and vice versa, to reduce citywide vehicle miles traveled and effectively utilize the existing transportation infrastructure, as well as promote carpooling whenever possible.

- Policy 1.5 Neighborhood connectivity - The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses.

- Policy 1.7 Narrow Streets - The City may permit curb-to-curb dimensions that are narrower than current standards on local streets to promote pedestrian and bicycle connectivity and enhance safety.

Goal 3: A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.

- Policy 3.3 Old Town and Mixed Use Village Centers - Transportation decisions on local streets in Old Town and mixed-use village centers shall prioritize pedestrians, then bicyclists, then mass transit, then motorists.

- Policy 3.11 Right-of-way design - Design landscaped parkways, medians, and right-of-ways as aesthetic buffers to improve the community's appearance and encourage non-motorized transportation.

Goal 4: A well-planned and maintained pedestrian circulation network that promotes increased use of the City's bicycle, and transit, and pedestrian facilities in order to reduce commuting by single-occupancy vehicles whenever possible.

- Policy 4.1 Bike and transit backbone - The bicycle and transit system should connect Shaw Avenue, Old Town, the Medical Center/R&T Park, and the three Urban Centers.
- Policy 4.2 Priority for new bicycle facilities - Prioritize investments in the backbone system over other bicycle improvements.
- Policy 4.3 Freeway crossings - Require separate bicycle and pedestrian crossings for new freeway extensions and encourage separate crossings where Class I facilities are planned to cross existing freeways.
- Policy 4.4 Bicycles and transit - Coordinate with transit agencies to integrate bicycle access and storage into transit vehicles, bus stops, and activity centers.
- Policy 4.5 Transit stops - Improve and maintain safe, clean, comfortable, well-lit, and rider-friendly transit stops that are well marked and visible to motorists.
- Policy 4.6 Transit priority corridors - Prioritize investments for, and transit services and facilities along the transit priority corridors.

Goal 5: A complete system of trails and pathways accessible to all residents focusing on connectivity between adjacent neighborhoods, parks, trails, and goods and services.

- Policy 5.1 Complete street amenities - Upgrade existing streets and design new streets to include complete street amenities, prioritizing improvements to bicycle and pedestrian connectivity or safety (consistent with the Bicycle Transportation Master Plan and other master plans).
- Policy 5.2 Development-funded facilities - Require development to fund and construct facilities as shown in the Active Transportation Plan when facilities are in or adjacent to the development.
- Policy 5.3 Pathways - Encourage pathways and other pedestrian amenities in Urban Centers and new development 10 acres or larger.
- Policy 5.4 Homeowner associations - The city may require homeowner associations to maintain pathways and other bicycle and pedestrian facilities within the homeowner association area.
- Policy 5.5 Pedestrian access - Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Land Use Element

Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

- Policy 5.4 Transit oriented development - Encourage the provision of retail and employment opportunities in areas served by transit-dependent population.

Economic Development Element

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

- Policy 1.2 Jobs-housing ratio - Improve the city's job-housing ratio by promoting growth in jobs suited to the skills and education of current and future residents with the objective of an equal number of jobs and employed residents.

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.2 New development - Encourage new development to incorporate on-site natural resources and low impact development techniques.

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

- Policy 3.4 Drought-tolerant landscaping - Promote water conservation through use of drought-tolerant landscaping on existing and new residential properties. Require drought-tolerant landscaping for all new commercial and industrial development and city-maintained landscaping, unless used for recreation purposes.

- Policy 3.5 Energy and water conservation - Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.

- Policy 3.6 Renewable Energy - Promote the use of renewable and sustainable energy sources to serve public and private sector development.

- Policy 3.7 Construction and design - Encourage new construction to incorporate energy efficient building and site design strategies.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential greenhouse gas emissions impacts of the proposed project and, with implementation of Standard Condition SC-1 and Mitigation

Measures 3-1 through 3-4 and 7-1, as identified in the 2014 General Plan EIR, there would be no new impacts related to greenhouse gas emissions associated with the proposed project.

9. HAZARDS AND HAZARDOUS MATERIALS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to hazards and hazardous materials, and determined that buildout of the General Plan would result in less-than-significant impacts. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts on hazards or hazardous materials.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Environmental Safety Element

Hazardous Materials

Goal 1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.

- Policy 1.4 Facilities that use hazardous materials - Prohibit facilities using, storing, or otherwise involved with hazardous or toxic materials to be located in the 100-year flood zone unless all standards of elevation, flood proofing, and storage have been implemented.

Goal 2: A community that protects the public and environment from hazardous materials and waste.

- Policy 2.1 Safe storage and maintenance - The use and storage of hazardous materials shall comply with applicable federal, state, and local laws to prevent and mitigate hazardous materials releases.

- Policy 2.2 Mitigation and remediation of groundwater contamination - Actively participate in local and regional efforts directed at mitigating environmental exposure to and cleaning up contaminated groundwater.

- Policy 2.3 Truck routes for hazardous materials - Maintain designated truck routes for the transportation of hazardous materials through the City. Discourage routes that pass through residential neighborhoods to the maximum extent feasible.

- Policy 2.4 Hazardous materials response team - Maintain a Type 1 hazardous materials response team serving the City of Clovis.

- Policy 2.5 Safer Alternatives - Minimize the use of hazardous materials by encouraging the selection of non-toxic alternatives that do not pose a threat to the environment.

- Policy 2.6 Community education - Provide educational resources to residents and businesses to promote safe practices related to the use, storage, transportation, and disposal of hazardous materials.

Airport Land Use Planning

Goal 3: An environment in which minimized noise contributes to the public's health, safety, and welfare.

- Policy 3.11 Airport land use compatibility - Approve land uses in a manner that is consistent with the Fresno Yosemite International Airport Land Use Compatibility Plan.

Emergency Response Planning

Goal 1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.

- Policy 1.5 Critical and public facilities - Locate and design critical and public facilities to minimize their exposure and susceptibility to flooding, seismic and geological effects, fire, and explosions. Ensure critical use facilities (e.g. hospital, police, and fire facilities) can remain operational during an emergency.

- Policy 1.6 Public information and emergency preparedness - Provide the public with accurate and reliable information regarding natural hazards to prevent and mitigate potential risks and exposure for life and property. Continue to maintain a local hazard mitigation plan and conduct programs to inform the general public of the City's emergency preparedness and disaster response procedures.

Public Facilities Element

Emergency Response Planning

Goal 6: High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.

- Policy 6.8 Emergency preparedness planning - Maintain an emergency operations plan, an emergency operations center, and a hazard mitigation plan to prepare for actual or threatened conditions of disaster or extreme peril.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential impacts related to hazards and hazardous materials of the proposed project. Therefore, the proposed project would result in no new impacts resulting from hazards and hazardous materials.

10. HYDROLOGY AND WATER QUALITY

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
i. result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv. impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to hydrology and water quality, and determined that buildout of the General Plan would result in less-than-significant impacts. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts on hydrology and water quality.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Environmental Safety Element

Goal 1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.

- Policy 1.1 Flood Zone - Prohibit development within the 100-year flood zone and dam inundation areas unless adequate mitigation is provided against flood hazards. Participate in the National Flood Insurance Program.

Open Space and Conservation Element

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

- Policy 3.1 Stormwater management - Encourage the use of low impact development techniques that retain or mimic natural features for stormwater management.
- Policy 3.2 Stormwater pollution - Minimize the use of non-point source pollutants and stormwater runoff.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential hydrology and water quality impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

11. LAND USE AND PLANNING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to division of an established community and conformance with land use plans. The 2014 General Plan EIR determined that buildout of the General Plan would result in less-than-significant impacts to land use. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below.

Projects that have the potential to physically divide an established community include projects such as new freeways and highways, major arterials, streets, and railroad lines. The proposed project would identify OPLs for the future construction of five new roadway segments in an under-developed area north of the City. The future roadway segments would not result in a barrier that would impede access and would not inhibit public connectivity. As a result, the proposed project would not physically divide an established community. Therefore, the proposed project would not result in new or more significant impacts beyond those analyzed in the 2014 General Plan EIR.

The proposed project is consistent with Figure C-1, Circulation Diagram, of the General Plan and included in the analysis of the 2014 General Plan EIR and 2022 Supplemental EIR. Additionally, the proposed project would be consistent with Goal 3 of the Land Use Element which encourages planning for the entire Urban Center (in this case, Heritage Grove). Policy 3.4 also states that the City may invest in infrastructure in Heritage Grove if and when the City is satisfied that the investment is fiscally neutral or beneficial and that there will be adequate funding to provide public services. By identifying the OPLs for East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue, the City is establishing where the future roads would be located as development occurs.

The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would not result in new impacts related to conformity with land use plans beyond those already analyzed in the 2014

General Plan EIR. Therefore, the proposed project would result in no new impacts to land use and planning.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Land Use Element

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

- Policy 3.1 Planning for the entire Urban Center. Require a comprehensive design document (such as a master plan, specific plan, or design guidelines) for each Urban Center prior to authorizing new development. In addition to any statutory requirements, each document should provide direction on:

  A. Consistency with the General Plan

  B. Visual appearance

  C. A mix of housing types, tenure options, and price points

  D. Non-vehicular circulation within and connections to the remainder of Clovis and adjacent communities

  E. Centralized public services, community park, open space, trails, and recreation facilities

  F. Adequate provision of educational facilities

- Policy 3.4 Infrastructure investment. The City may invest in infrastructure in the Northeast and Northwest Urban Centers if and when the City is satisfied that the investment is fiscally neutral or beneficial and that there will be adequate funding to provide public services.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential land use and planning impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

12. MINERAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to mineral resources. As stated in the 2014 General Plan EIR, the entire Plan Area evaluated by the 2014 General Plan EIR is mapped as Mineral Resource Zone 3 (MRZ-3). This means that the significance of mineral deposits cannot be determined from available data, and no mineral resource zones and no active or inactive mines mapped by the Office of Mine Reclamation are located within in the 2014 General Plan EIR Plan Area. Given that the entire 2014 General Plan EIR Plan Area does not have mineral resource significance, any active or inactive mines, nor any mineral resource sectors, implementation of the proposed project would not cause a loss of availability of known mineral resources and would be consistent with implementation of the General Plan. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts to mineral resources.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

There are no relevant General Plan goals or policies related to mineral resources.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential mineral resources impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

13. NOISE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to ambient noise levels and groundborne vibration. The 2014 General Plan EIR determined that buildout of the General Plan would result in significant and unavoidable impacts resulting from traffic noise, groundborne vibration, and construction noise. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measures 12-1 and 12-2 related to groundborne vibration and construction, included below. Therefore, the proposed project would result in no new impacts related to noise.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 12-1 and 12-2, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure 12-1:** Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur.

If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).

- **Mitigation Measure 12-2:** Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels:
    - Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures.
    - Equip construction equipment with mufflers.
    - Restrict haul routes and construction-related traffic.
    - Reduce nonessential idling of construction equipment to no more than five minutes.

Applicable General Plan Goals and Policies

Environmental Safety Element

Goal 3: An environment in which minimized noise contributes to the public's health, safety, and welfare.

- Policy 3.1 Land use compatibility - Approve development and require mitigation measures to ensure existing and future land use compatibility as shown in the Noise Level Exposure and Land Use Compatibility Matrix and the city's noise ordinance.
- Policy 3.2 Land use and traffic patterns - Discourage land use and traffic patterns that would expose sensitive land uses or noise-sensitive areas to unacceptable noise levels.
- Policy 3.3 New residential - When new residential development is proposed adjacent to land designated for industrial or commercial uses, require the proposed development to assess potential noise impacts and fund feasible noise-related mitigation measures.
- Policy 3.4 Acoustical study - Require an acoustical study for proposed projects that have the potential to exceed acceptable noise thresholds or are exposed to existing or future noise levels in excess of the thresholds in the city's noise ordinance.
- Policy 3.5 Site and building design - Minimize noise impacts by requiring appropriate site, circulation, equipment, and building design, and sound walls, landscaping, and other buffers.
- Policy 3.6 Noise impacts - Minimize or eliminate persistent, periodic, or impulsive noise impacts of business operations.

- Policy 3.7 Mixed-use buildings - Require that mixed-use structures be designed to prevent transfer of noise and vibration between uses.
- Policy 3.8 Existing uses - Require the use of noise abatement devices for existing uses that exceed acceptable noise thresholds.
- Policy 3.9 Caltrans facilities - Coordinate with Caltrans to ensure the inclusion of noise mitigation measures in the design of new highway projects or improvements to existing facilities.
- Policy 3.10 Airport changes - Coordinate with the Fresno Yosemite International Airport to minimize noise impacts on properties in Clovis due to changes in flight patterns or airport expansion.
- Policy 3.11 Airport land use compatibility - Approve land uses in a manner that is consistent with the Fresno Yosemite International Airport Land Use Compatibility Plan.
- Policy 3.12 Truck traffic - Plan and maintain truck routes that avoid noise-sensitive land uses and areas. Encourage business delivery areas to be located away from residential properties and to mitigate associated noise impacts.
- Policy 3.14 Control sound at the source - Prioritize using noise mitigation measures to control sound at the source before buffers, soundwalls, and other perimeter measures.

The Environmental and Safety Element also includes exterior and interior noise standards in Table ES-1, and a Land Use and Noise Compatibility Matrix in Table ES-2.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential noise impacts of the proposed project and, with implementation of Mitigation Measures 12-1 and 12-2, as identified in the 2014 General Plan EIR, there would be no new impacts related to noise associated with the proposed project.

14. POPULATION AND HOUSING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to population and housing and determined that buildout of the General Plan would result in a significant and unavoidable impact related to an increase in population. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan, and would be consistent with the General Plan goal and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts related to population and housing.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Housing Element

Goal 1 Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.

- Policy 1.7 Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.

Economic Development Element

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

- Policy 1.2 Jobs-housing ratio - Improve the City's job-housing ratio by promoting growth in jobs suited to the skills and education of current and future residents with the objective of the number of jobs in Clovis being equal to the number of employed residents.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential population and housing impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

15. PUBLIC SERVICES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to fire protection and emergency services, police protection, school services, and library services. The 2014 General Plan EIR determined that buildout of the General Plan would result in less-than-significant impacts to public services. The proposed project would not result in any direct physical impacts related to the construction of facilities for public services as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measure 14-1 related to funding for infrastructure improvements related to public services, included below. Therefore, the proposed project would result in no new impacts related to public services.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measure 14-1, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure 14-1:** For requests for annexation for noncontiguous development (defined as new development that is in excess of one-half mile from the existing City limits and is, on all sides, adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service), shall require an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of

the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The City may oppose annexations that do not provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used for development that is contiguous. The City shall require subsequent development adjacent to the non-contiguous development to provide a similar fiscal analysis and funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development.

Applicable General Plan Goals and Policies

Public Facilities and Services Element

Goals and policies applicable to fire protection and police services:

Goal 6: High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.

- Policy 6.1 Fire and police service - Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.
- Policy 6.2 Resource allocation - Periodically conduct service level studies to analyze crime and emergency service performance data, to evaluate the effectiveness of prevention and reduction strategies, and to allocate resources accordingly.
- Policy 6.3 Emergency medical calls - Explore options to lessen the demand on fire and police services or expand reimbursement programs to ensure the service pays for measured impacts.
- Policy 6.6 Interagency support - Participate in mutual aid system and automatic aid agreements to back up and supplement capabilities to respond to emergencies.
- Policy 6.7 Interagency communications - Maintain an effective communication system between emergency service providers within Clovis and neighboring jurisdictions.
- Policy 6.9 Community outreach - Conduct outreach in the community to promote personal and public safety in daily life and in cases of emergency. Regularly update and inform the public on the real levels of crime and safety to strengthen the perceived sense of personal security.

Land Use Element

Goals and policies applicable to library services:

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types that support a community lifestyle and small town character.

- Policy 3.7 Urban Village Neighborhood Concept - Residential developments in Urban Centers must contribute to and become a part of a neighborhood by incorporating a central park feature, a school complex, a hierarchy of streets, pedestrian pathways, or other neighborhood amenities. Higher density residential should be located next to Mixed Use Village designated lands. The City may also require the application of the urban village neighborhood concept in areas outside of an Urban Center.

Public Facilities and Services Element

Goals and policies applicable to schools:

Goal 3: Great schools and high quality educational and training facilities and programs that define Clovis as the preeminent community for families and a skilled workforce.

- Policy 3.1 Academic excellence - Advocate for the continued pursuit of academic excellence in schools serving the Clovis community.

- Policy 3.2 School location - Coordinate with the school districts to locate primary school facilities to maximize access, walkability, and safety while minimizing impacts to surrounding neighborhoods. Continue to foster the campus approach when siting secondary schools.

Public Facilities and Services Element

Goals and policies applicable to library services:

Goal 4: Community facilities and programs that connect members of all ages and abilities to a broad range of cultural, informational, and recreational resources.

- Policy 4.1 Cultural facilities - Encourage the establishment of a broad range of facilities and events that expose Clovis residents to a variety of cultures, the arts, history, and technology.

- Policy 4.2 Libraries and community centers - Design and program libraries and community centers as focal points for community engagement and information for residents of all ages and abilities.

- Policy 4.3 Lifelong learning - Enhance and expand Clovis' library facilities to meet the evolving educational and lifelong learning needs of the community. Coordinate with local educational institutions to offer courses and learning opportunities outside the classroom.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential public service impacts of the proposed project and, with implementation of Mitigation Measure 14-1, as identified in the 2014 General Plan EIR, there would be no new impacts related to public services associated with the proposed project.

16. RECREATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to recreation and determined that buildout of the General Plan would result in less-than-significant impacts. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction, including expansion of existing recreation facilities to account for population growth would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts related to recreation.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Open Space and Conservation Element

Goal 1: Park and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.

- Policy 1.1 Parkland standard - Provide a minimum of 4 acres of public parkland for every 1,000 residents.
- Policy 1.2 Existing parks - Upgrade and rehabilitate existing parks as necessary to meet the needs of the community.
- Policy 1.3 New parks and recreation facilities - Provide a variety of parks and recreation facilities in underserved and growing areas of the community.

- Policy 1.4 Joint-use of education facilities - Provide a balanced system of parks and recreation facilities through joint-use of facilities owned by school districts.

- Policy 1.5 Multipurpose open space - Design public facilities as multipurpose open space and recreation to serve the community's infrastructure needs while preserving and enhancing open space and water features. Prioritize the use of existing basins for existing areas and for future areas prioritize the development of separate park facilities available year round.

- Policy 1.6 Linkages - Link open space, parks, and recreation facilities by incorporating flood control channels into the city's bicycle and trail system.

- Policy 1.7 Sustainability - Develop new and maintain existing parks and recreation facilities to achieve fiscal and environmental sustainability.

- Policy 1.8 Funding - Require new development to provide pocket and neighborhood parks, dedicate land for area parks, and pay impact fees for community and regional parks. Require new development to establish lighting and landscape maintenance districts to fund operations and maintenance.

- Policy 1.9 Master plan. Periodically update the Parks Master Plan to direct the implementation of the city's open space facilities.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential recreation impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

17. TRANSPORTATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR and the 2022 Supplemental EIR evaluated buildout of the City's General Plan as it relates to increases in traffic and determined that buildout of the General Plan would result in significant and unavoidable impacts to levels of service resulting from trips generated by development, as well as significant unavoidable impacts associated with development of individual projects that exceed the City's VMT threshold, as defined in the City's Interim TIA Guidelines. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goal and policies listed below. In addition, the proposed project is consistent with Figure C-1, Circulation Diagram, of the General Plan and included in the analysis of the 2014 General Plan EIR and the 2022 Subsequent EIR. The proposed project and future construction of the project would be consistent with General Plan policies listed below, as well as Mitigation Measures TRANS-1 through TRANS-4 included below. However, the proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts related to transportation.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified and the 2022 Supplemental EIR was approved, leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures TRANS-1 through TRANS-4 as identified in the 2022 Supplemental EIR would remain applicable to future construction associated with the new roadway segments.

- **Mitigation Measure TRANS-1: Implement a Commute Trip Reduction Program.** The City shall implement a commute trip program applicable to all or selected employers in the City of Clovis. The criteria for inclusion in the commute trip reduction program are to be determined by the City, and could be based on building size, square footage of retail uses above the amount that qualifies to be screened out as local-serving, number of potential employees and/or other criteria that are appropriate for participation in the program. The program would include the following components that may be applicable for existing land uses and new land use development projects:

    - trip reduction targets
    - measures to discourage single occupancy vehicles while encouraging alternative modes of transportation such as carpooling, ridesharing, vanpooling, subsidized transit passes and other benefits,
    - include a guaranteed ride home for eligible employers,
    - establish applicable fees and funding mechanisms,
    - define monitoring measures and frequency, and strategies for non-compliance.

- **Mitigation Measure TRANS-2: Support the Implementation of Transportation Management Associations (TMAs) for Focused Areas.** The City shall identify focused areas to implement TMAs via public-private partnerships to support the implementation, management and monitoring of transportation demand management (TDM) programs. Transportation Management Associations are non-profit, member-controlled organizations that provide transportation services in a particular area, such as a commercial district, mall, medical center or industrial park. They generally consist of area businesses with local government support. TMAs provide an institutional framework for TDM programs and services. They are usually more cost effective than programs managed by individual businesses. TMAs allow small employers to provide Commute Trip Reduction services comparable to those offered by large companies. The main goal for TMAs in Clovis would be to maximize the reduction of VMT. Implementation of TMAs may consist of the following:

    - Identify focused areas and Specific Plans that would have the density and mix of land uses compatible with multimodal travel and adoption of TDM, as well as the potential to enter development and funding agreements with the City for TMA support.
    - Provide seed funding and work with applicants to develop service agreements for the development of TMAs.

- **Mitigation Measure TRANS-3: Provide Bicycle Facilities.** The City shall require land uses that generate more than 500 daily trips (which is the threshold that screens small projects from a detailed VMT analysis) to provide bike parking, bike lockers, showers, and personal lockers. This measure is designed to promote commuting by bicycle and support transit first/last mile access.

Bicycle facilities shall be required to be constructed in conjunction with each project and funded by the applicant.

- **Mitigation Measure TRANS-4: Improve Street Connectivity.** The City shall require new area plans and new housing projects to provide a well-connected street network, particularly for non-motorized connections. Increased intersection density, alleyways, and mid-block pedestrian crossings may be a proxy for street connectivity and accessibility to connect a variety of land uses. Characteristics of street network connectivity include short block lengths, numerous three and four-way intersections, and minimal dead-ends (cul-de-sacs). Street connectivity helps to facilitate shorter vehicle trips and greater numbers of walk and bike trips and thus a reduction in VMT.

Applicable General Plan Goals and Policies

Circulation Element

Goal 1: A context-sensitive and "complete streets" transportation network that prioritizes effective connectivity and accommodates a comprehensive range of mobility needs.

- Policy 1.1 Multimodal network - The City shall plan, design, operate, and maintain the transportation network to promote safe and convenient travel for all users: pedestrian, bicyclists, transit riders, freight, and motorists.

- Policy 1.2 Transportation decisions - Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists.

- Policy 1.3 Age and mobility - The design of roadways shall consider all potential users, including children, seniors, and persons with disabilities.

- Policy 1.4 Jobs and housing - Encourage infill development that would provide jobs and services closer to housing, and vice versa, to reduce citywide vehicle miles traveled and effectively utilize the existing transportation infrastructure, as well as promote carpooling whenever possible.

- Policy 1.5 Neighborhood connectivity - The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses.

- Policy 1.6 Internal circulation - New development shall utilize a grid or modified-grid street pattern. Areas designated for residential and mixed-use village developments should feature short block lengths of 200 to 600 feet.

- Policy 1.7 Narrow Streets -- The City may permit curb-to-curb dimensions that are narrower than current standards on local streets to promote pedestrian and bicycle connectivity and enhance safety.

- Policy 1.8 Network completion - New development shall complete the extension of stub streets planned to connect to adjacent streets.

Goal 2: A roadway network that is well planned, funded, and maintained.

- Policy 2.1 Level of service - The following is the City's level of service (LOS) standards:

  A. Achieve LOS D vehicle traffic operations during the a.m. and p.m. peak hours

  B. Allow exceptions on a case-by-case basis where lower levels of service would result in other public benefits, such as:

     i. Preserving agriculture or open space land

     ii. Preserving the rural/historic character of a neighborhood

     iii. Preserving or creating a pedestrian-friendly environment in Old Town or mixed-use village districts

     iv. Avoiding adverse impacts to pedestrians, cyclists, and mass transit riders where right-of-way constraints would make capacity expansion infeasible

- Policy 2.2 Multimodal LOS - Monitor the evolution of multimodal level of service (MMLOS) standards. The city may adopt MMLOS standards when appropriate

- Policy 2.3 Fair share costs - New development shall pay its fair share of the cost for circulation improvements in accordance with the city's traffic fee mitigation program.

- Policy 2.4 Right-of-way dedication - The city may require right-of-way dedication essential to the circulation system in conjunction with any development or annexation. The City shall request the County of Fresno to apply the same requirements in the Clovis planning area.

- Policy 2.5 Regional and state roadway funding - Coordinate with the County of Fresno, City of Fresno, Fresno Council of Governments, and Caltrans to fund roadway improvements adjacent to and within the City's Planning Area.

- Policy 2.6 Vehicle Miles Traveled - Development projects shall comply with the City's VMT Transportation Analysis Guidelines and provide the appropriate VMT mitigation measures as determined through the analysis.

- Policy 2.7 VMT Mitigation Fee Program - Evaluate the feasibility of a VMT mitigation fee program and explore opportunities for establishing an in-lieu mitigation fee to offset VMT impacts from development.

- Policy 2.8 Partner with local agencies and stakeholders - Partner with other local and regional agencies and stakeholders to explore VMT mitigation measures at the regional scale.

Goal 3: A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.

- Policy 3.1 Traffic calming - Employ traffic-calming measures in new developments and existing neighborhoods to control traffic speeds and maintain safety.
- Policy 3.2 Neighborhood compatibility - Periodically review and update design standards to ensure that new and redesigned streets are compatible with the context of adjacent neighborhoods.
- Policy 3.3 Old Town and Mixed Use Village Centers - Transportation decisions on local streets in Old Town and mixed-use village centers shall prioritize pedestrians, then bicyclists, then mass transit, then motorists.
- Policy 3.4 Road diets - Minimize roadway width as feasible to serve adjacent neighborhoods.
- Policy 3.5 Roadway widening - Only consider street widening or intersection expansions after considering multimodal alternative improvements to non-automotive facilities.
- Policy 3.6 Soundwalls - Design roadway networks to disperse traffic to minimize traffic levels. Discourage soundwalls along new collector and local streets when feasible.
- Policy 3.7 Conflict points - Minimize the number of and enhance safety at vehicular, pedestrian, and bicycle conflict points.
- Policy 3.8 Access management - Minimize access points and curb cuts along arterials and prohibit them within 200 feet of an intersection. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.
- Policy 3.9 Park-once - Encourage “park-once” designs where convenient, centralized public parking areas are accompanied by safe, visible, and well-marked access to sidewalks and businesses.
- Policy 3.10 Pedestrian access and circulation - Entrances at signalized intersections should provide sidewalks on both sides of the entrance that connect to an internal pedestrian pathway to businesses and throughout nonresidential parking lots larger than 50 spaces.
- Policy 3.11 Right-of-way design - Design landscaped parkways, medians, and right-of-ways as aesthetic buffers to improve the community’s appearance and encourage non-motorized transportation.
- Policy 3.12 Residential orientation - Where feasible, residential development should face local and collector streets to increase visibility and safety of travelers along the streets, and encourage pedestrian and bicycle access.

Goal 4: A well-planned and maintained pedestrian circulation network that promotes increased use of the City's bicycle, and transit, and pedestrian facilities in order to reduce commuting by single-occupancy vehicles whenever possible.

- Policy 4.1 Bike and transit backbone - The bicycle and transit system should connect Shaw Avenue, Old Town, the Medical Center/R&T Park, and the three Urban Centers.
- Policy 4.2 Priority for new bicycle facilities - Prioritize investments in the backbone system over other bicycle improvements.
- Policy 4.3 Freeway crossings - Require separate bicycle and pedestrian crossings for new freeway extensions and encourage separate crossings where Class I facilities are planned to cross existing freeways.
- Policy 4.4 Bicycles and transit - Coordinate with transit agencies to integrate bicycle access and storage into transit vehicles, bus stops, and activity centers.
- Policy 4.5 Transit stops - Improve and maintain safe, clean, comfortable, well-lit, and rider-friendly transit stops that are well marked and visible to motorists.
- Policy 4.6 Transit priority corridors - Prioritize investments for, and transit services and facilities along the transit priority corridors.
- Policy 4.7 Bus rapid transit - Plan for bus rapid transit and transit-only lanes on transit priority corridors as future ridership levels increase.

Goal 5: A complete system of trails and pathways accessible to all residents focusing on connectivity between adjacent neighborhoods, parks, trails, and goods and services.

- Policy 5.1 Complete street amenities - Upgrade existing streets and design new streets to include complete street amenities, prioritizing improvements to bicycle and pedestrian connectivity or safety (consistent with the Bicycle Transportation Master Plan and other master plans).
- Policy 5.2 Development-funded facilities - Require development to fund and construct facilities as shown in the Active Transportation Plan when facilities are in or adjacent to the development.
- Policy 5.3 Pathways - Encourage pathways and other pedestrian amenities in Urban Centers and new development 10 acres or larger.
- Policy 5.4 Homeowner associations - The city may require homeowner associations to maintain pathways and other bicycle and pedestrian facilities within the homeowner association area.

- Policy 5.5 Pedestrian access - Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.

Goal 6: Safe and efficient goods movement with minimal impacts on local roads and neighborhoods.

- Policy 6.1 Truck routes - Plan and designate truck routes that minimize truck traffic through or near residential areas.

- Policy 6.2 Land use - Place industrial and warehousing businesses near freeways and truck routes to minimize truck traffic through or near residential areas.

Goal 7: A regional transportation system that connects Clovis to the San Joaquin Valley region.

- Policy 7.1 Clovis Avenue extension - Invest in the extension of Clovis Avenue north to Copper Avenue as funding is available.

- Policy 7.2 Right-of-way for future extensions - Coordinate with Fresno County, the Fresno Council of Governments, and Caltrans to preserve future right-of-way for extending Clovis Avenue north of Copper Avenue to Auberry Road and future State Route 65.

- Policy 7.3 San Joaquin River crossing - Collaborate with the Fresno Council of Governments and appropriate agencies to secure a San Joaquin River crossing between State Route 41 and North Fork Road.

Goal 8: Improve and enhance the circulation network in a manner that reduces VMT through improved connectivity by focusing on modes of transportation that promotes the reduction in the use of single-occupancy vehicles whenever possible.

- Policy 8.1 Transportation Demand Management - Develop Transportation Demand Management (TDM) measures that promote, enhance, and make available feasible alternative modes of transportation to residents, employees, and visitors.

- Policy 8.2 Transit Routes - As development occurs in the City's growth areas, continue to evaluate transit routes to determine the most efficient methods of transporting people between residential neighborhoods and goods and services.

- Policy 8.3 Bicycle Lanes - Seek input from and/or partner with any local bicycle advocacy groups to improve the design, location, and functionality of bicycle lanes to encourage safe and efficient travel lanes.

- Policy 8.4 Connectivity between residential and commercial - Continue to explore opportunities for increased non-vehicular connectivity between new and existing residential development and commercial uses.

- Policy 8.5 Community outreach and education - Explore the feasibility of a community outreach and education program that promotes and highlights opportunities for safe and efficient non-vehicular modes of transportation for commuting and recreation.

- Policy 8.6 Employer commute programs - Work with businesses to encourage commuter programs and infrastructure that promotes alternative modes of transportation reducing the use of single-occupancy vehicles, such as additional bicycle racks/lockers, on-site shower facilities, and perks for employees who commute.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential transportation impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

18. TRIBAL CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☐	☒
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to historic resources and archeological resources. As previously discussed in Section 5, Cultural Resources, of this Environmental Checklist, the 2014 General Plan EIR included mitigation measures to reduce potentially-significant impacts related to cultural and historic resources to less-than-significant levels. This finding applies to tribal cultural resources during construction of the proposed project. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. In addition, future projects would be required to implement Mitigation Measures 5-1 and 5-7 included below. Therefore, the proposed project would result in no new impacts to tribal cultural resources.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required. Mitigation Measures 5-1 through 5-7, as identified in the 2014 General Plan EIR, would remain applicable to future construction associated with the new roadway.

- **Mitigation Measure 5-1:** Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.

- **Mitigation Measure 5-2:** To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.

- **Mitigation Measure 5-3:** If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.

- **Mitigation Measure 5-4:**The City shall retain a cultural resources consultant to prepare a study and a map of the Plan Area categorizing sensitivity levels for archaeological resources. The study shall identify areas of low archaeological sensitivity for which subsequent site-specific archaeological studies will not be required, as well as identify the subsequent requirements for archaeologically sensitive areas. The study must be determined to be current at the time of pulling a grading permit, and if not current, updated by the applicant at the time of the specific project. Development applications prior to the City's completion of the sensitivity area mapping

shall be required to prepare a site-specific cultural resources analysis in accordance with existing City procedures. The following mitigation shall be required for subsequent development projects, based on the sensitivity classification of the project site:

3) Low sensitivity sites: Additional studies will not be required. Projects will be subject to the following mitigation:

    - If buried cultural materials are discovered during any earth-moving activities associated with the project, all work within 100 feet of the find shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Specimens shall be identified, curated, and placed into a repository with permanent retrievable storage.

    - A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Clovis, would signify completion of the program to mitigate impacts to cultural resources.

4) Archaeologically sensitive sites: A site specific study shall be required at the time of development applications. The study shall be prepared by a cultural preservation expert who meets the Secretary of the Interior's Professional Qualification Standards. The subsequent study shall provide an appropriate mitigation and monitoring program including recovery and/or in situ preservation. The following guidelines shall be implemented:

    - If archaeological resources are identified, a Phase II testing and Evaluation investigation shall be performed by a qualified archaeologists prior to any ground-disturbing activities to determine significance. Site-specific mitigation measures shall be established and implemented.

    - If no resources are identified but the project is determined to be of high sensitivity, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities.

    - If the project is determined to be of medium sensitivity, a qualified archaeologist shall be retained on an on-call basis.

- **Mitigation Measure 5-5:** Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report

including appropriate records for the California Department of Parks and Recreation Section 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

- **Mitigation Measure 5-6:** The City shall retain a cultural resources consultant to prepare a study and a map of the Plan Area categorizing sensitivity levels for paleontological resources. The study shall identify areas of low paleontological sensitivity for which subsequent site-specific paleontological studies will not be required, as well as identify the subsequent requirements for paleontologically sensitive areas. The study must be determined to be current at the time of pulling a grading permit, and if not current, updated by the applicant at the time of the specific project. Development applications prior to the City's completion of the sensitivity area mapping shall be required to prepare a site-specific paleontological resources analysis in accordance with existing City procedures.

  The following mitigation shall be required for subsequent development projects, based on the sensitivity classification of the project site:

  1) **Low sensitivity sites:** Additional studies will not be required. Projects will be subject to the following mitigation:

  Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.

  2) **Paleontologically sensitive sites:** A site specific study shall be required at the time of development applications. The study shall be prepared by an expert who meets the Secretary of the Interior's Professional Qualification Standards. The subsequent study shall provide an appropriate mitigation and monitoring program including recovery and/or in situ preservation.

- **Mitigation Measure 5-7:** Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.

Applicable General Plan Policies

There are no relevant General Plan goals or policies related to tribal cultural resources.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential tribal cultural resources impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

19. UTILITIES AND SERVICE SYSTEMS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to water service, wastewater, storm drainage, solid waste, electricity, and natural gas. The 2014 General Plan EIR determined that buildout of the General Plan would result in significant and unavoidable impacts to water supply and less-than-significant impacts to all other utilities. The proposed project would be consistent with the alignments of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue shown in the General Plan and consistent with the General Plan goals and policies listed below. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts to utilities and service systems.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

Public Facilities and Services Element

Goals and policies applicable to water treatment, sanity sewer, and stormwater:

Goal 1: Reliable and cost-effective infrastructure systems that permit the City to sustainably manage its diverse water resources and needs.

- Policy 1.1 New development - New development shall pay its fair share of public facility and infrastructure improvements.
- Policy 1.2 Water supply - Require that new development demonstrate contractual and actual sustainable water supplies adequate for the new development's demands.
- Policy 1.3 Annexation - Prior to annexation, the city must find that adequate water supply and service and wastewater treatment and disposal capacity can be provided for the proposed annexation. Existing water supplies must remain with the land and be transferred to the City upon annexation approval.
- Policy 1.4 Development-funded facilities - The City may require developments to install onsite or offsite facilities that are in excess of a development's fair share. However, the City shall establish a funding mechanism for future development to reimburse the original development for the amount in excess of the fair share costs.
- Policy 1.5 Recycled water - Use recycled water to reduce the demands for new water supplies. Support the expansion of recycled water infrastructure throughout Clovis and require new development to install recycled water infrastructure where feasible.
- Policy 1.6 Master plans - Periodically update water, recycled water, wastewater, and stormwater master plans and require all new development to be consistent with the current master plans.
- Policy 1.7 Groundwater - Stabilize groundwater levels by requiring that new development water demands not exceed the sustainable groundwater supply.
- Policy 1.8 Water facility protection - Protect existing and future water, wastewater, and recycled water facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.

Open Space and Conservation Element

Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.

- Policy 2.2 New Development - Encourage new development to incorporate on-site natural resources and low impact development techniques.

Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.

- Policy 3.1 Stormwater Management - Encourage the use of low impact development techniques that retain or mimic natural features for stormwater management.
- Policy 3.2 Stormwater Pollution - Minimize the use of non-point source pollutants and stormwater runoff.
- Policy 3.3 Well water - Prohibit the use of new private wells in new development.
- Policy 3.4 Drought-tolerant landscaping - Promote water conservation through the use of drought-tolerant landscaping on existing and new residential properties. Require drought-tolerant landscaping for all new commercial and industrial development and city-maintained landscaping, unless used for recreation purposes.
- Policy 3.5 Energy and water conservation - Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.

Land Use Element

Goal 4: Orderly development of the General Plan outside of the city boundary.

- Policy 4.3 Future Environmental Clearance - The City shall monitor development and plan for additional environmental clearance as development levels approach those evaluated in the General Plan EIR.

Public Facilities and Services Element

Goals and policies applicable to solid waste:

Goal 2: A cost-effective, integrated waste management system that meets or exceeds state recycling and waste diversion mandates.

- Policy 2.1 Minimize landfill disposal of solid waste - Promote solid waste source reduction, reuse, and recycling; composting; and the environmentally-safe transformation of wastes.
- Policy 2.2 Waste diversion rate - Meet the state's current and future waste diversion goals through the city's recycling and diversion programs.
- Policy 2.3 Expanded recycling - Increase recycling by commercial, industrial, and multifamily generators.
- Policy 2.4 Green and household hazardous materials waste - Encourage citywide participation in green waste reduction and household hazardous waste disposal programs.

- Policy 2.5 Clovis landfill - Maintain at least 15 years of ongoing landfill capacity.
- Policy 2.6 Solid waste facility encroachment - Protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.

Open Space and Conservation Element

- Policy 3.5 Energy and water conservation - Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.
- Policy 3.6 Renewable Energy - Promote the use of renewable and sustainable energy sources to serve public and private sector development.
- Policy 3.7 Construction and design - Encourage new construction to incorporate energy efficient building and site design strategies.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential utilities impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

20. WILDFIRE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

The 2014 General Plan EIR evaluated buildout of the City's General Plan as it relates to wildfire and determined that buildout of the General Plan would result in less-than-significant impacts. The proposed project would not result in any direct physical impacts as the proposed project would not result in any physical changes to the environment. All physical impacts related to construction because all physical impacts would be related to buildout of East Copper Avenue, East Behymer Avenue, East International Avenue, North Minnewawa Avenue, and Clovis Avenue, and would be evaluated as part of the environmental analyses completed for future development projects adjacent to the project site. Therefore, the proposed project would result in no new impacts related to wildfire.

Applicable Mitigation

No substantial changes in environmental circumstances have occurred for this topic, nor revisions to the project, nor new information that could not have been known at the time the 2014 General Plan EIR was certified leading to new or more severe significant impacts, and no new mitigation measures are required.

Applicable General Plan Goals and Policies

There are no relevant General Plan goals or policies related to wildfire.

Conclusion

The 2014 General Plan EIR adequately evaluated the potential wildfire impacts of the proposed project. Therefore, potential impacts would be less-than-significant and additional mitigation is not required.

LIST OF PREPARERS

LSA Associates, Inc.
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Kyle Simpson, Principal, Project Manager
Nathaly Granda Bustamante, Environmental Planner
Jason Thomas, Graphics and Production

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ATTACHMENT C

PROPOSED OFFICIAL PLAN LINES

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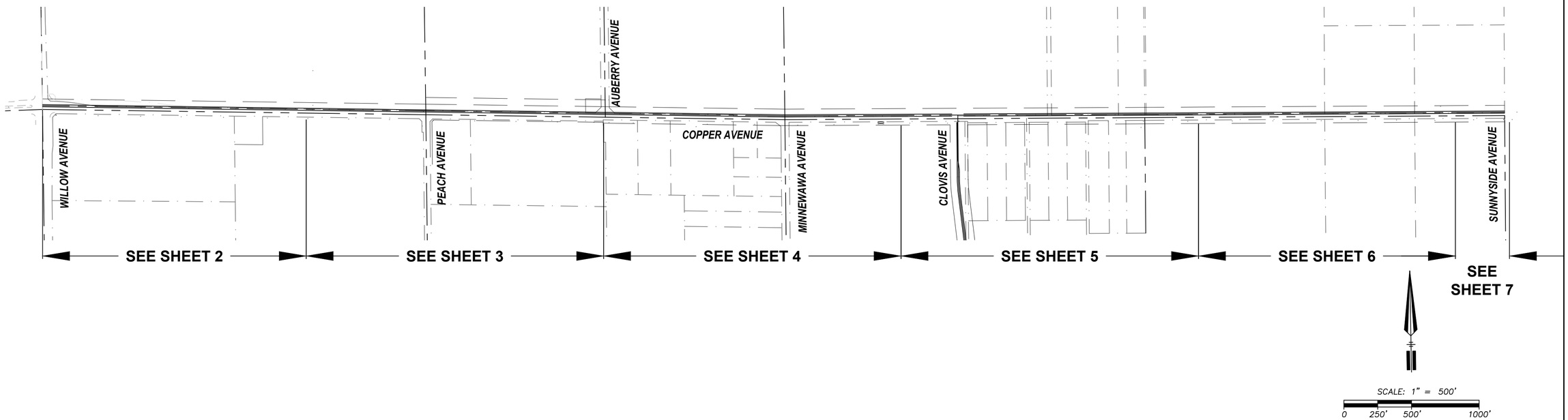
OFFICIAL PLAN LINES FOR EAST COPPER AVENUE FROM WILLOW AVENUE TO SUNNYSIDE AVENUE

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OFFICIAL PLAN LINES

COPPER AVENUE
FROM
WILLOW AVENUE TO SUNNYSIDE AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA AND IS FILED IN THE VOLUME ENTITLED "OFFICIAL PLAN LINES - CITY OF CLOVIS" IN THE DEVELOPMENT DEPARTMENT.



WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES A PART OF THE OFFICIAL PLAN LINE OF STREETS AND HIGHWAYS BEING A PART OF THE MASTER PLAN OF THE CITY OF CLOVIS, CALIFORNIA, ADOPTED BY THE PLANNING COMMISSION OF SAID CITY BY RESOLUTION NO._____AT A MEETING HELD ON THE____DAY OF_____, 20__ AND CARRIED BY THE AFFIRMATIVE VOTE OF THE MAJORITY OF THE TOTAL MEMBERSHIP OF SAID COMMISSION.

_____
SECRETARY

WE HEREBY CERTIFY THAT THIS MAP OF THE OFFICIAL PLAN LINES WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLOVIS ON THE____DAY OF _____, 20__ BY ORDINANCE NO._____ ADOPTED PURSUANT TO ARTICLE X OF CHAPTER XX OF THE CLOVIS MUNICIPAL CODE.

ATTEST:

NAME TBA
TITLE TBA

_____
DEPUTY

I, THE UNDERSIGNED, DEPUTY CITY ENGINEER OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF CLOVIS, CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THE OFFICIAL PLAN LINES DELINEATED ON THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

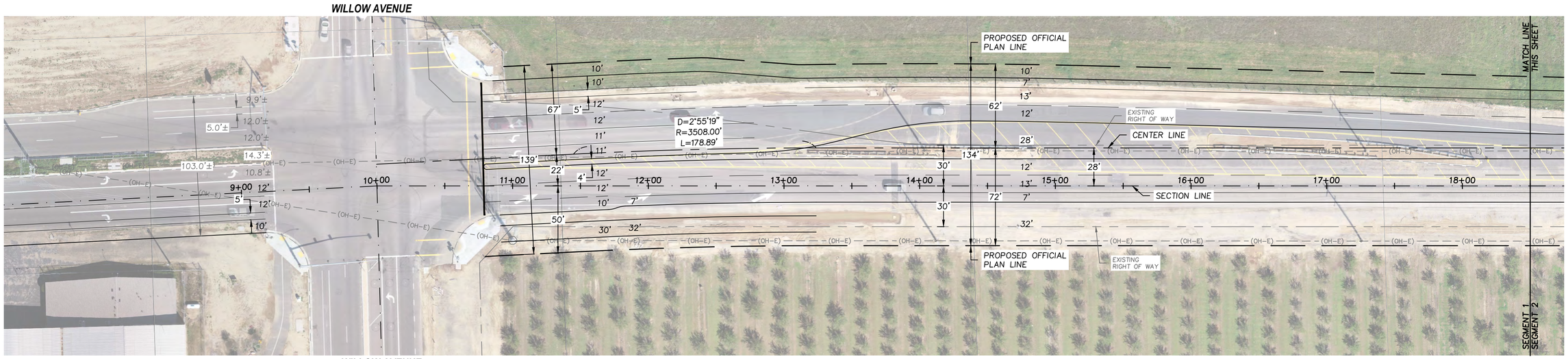
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DEPUTY CITY ENGINEER

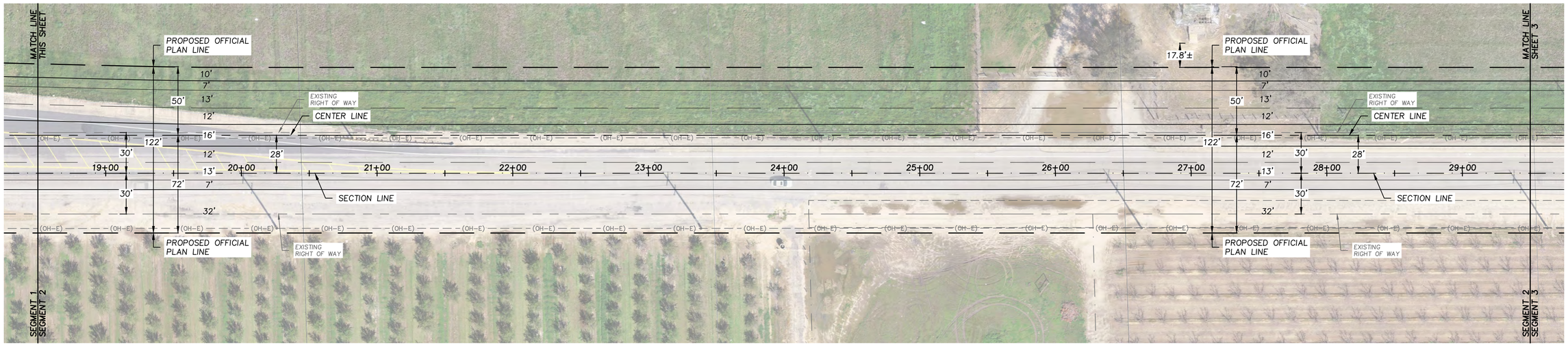
_____
DATE

INSTRUMENT NO._____FILED AND RECORDED AT THE REQUEST OF THE CITY OF CLOVIS THE____DAY OF_____, 20__ AT____MINUTES PAST____,M. AND RECORDER IN VOLUME____OF PRECISE PLANS AT PAGE_____ FRESNO COUNTY RECORDS.

NAME TBA
TITLE TBA

BY: _____





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

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OFFICIAL PLAN LINES

COPPER AVENUE

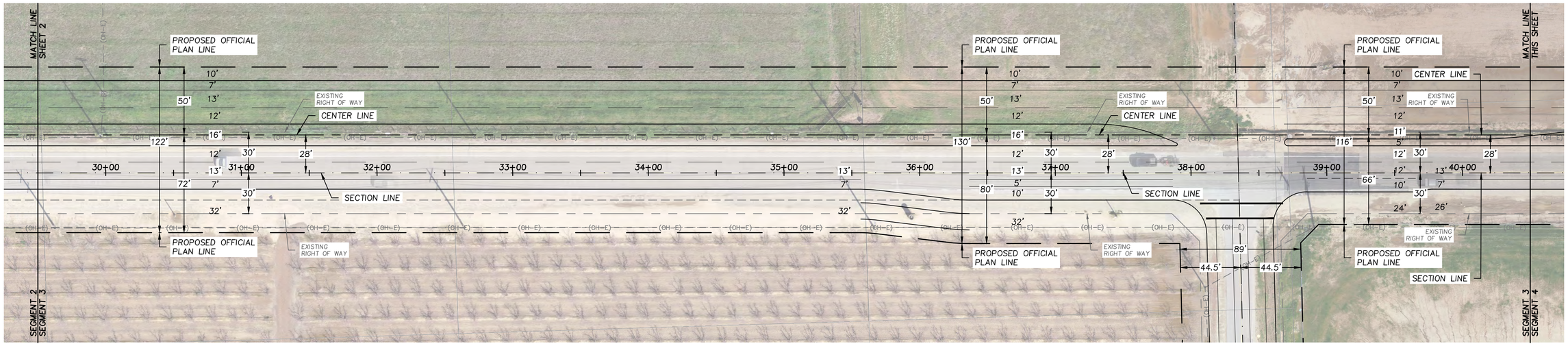
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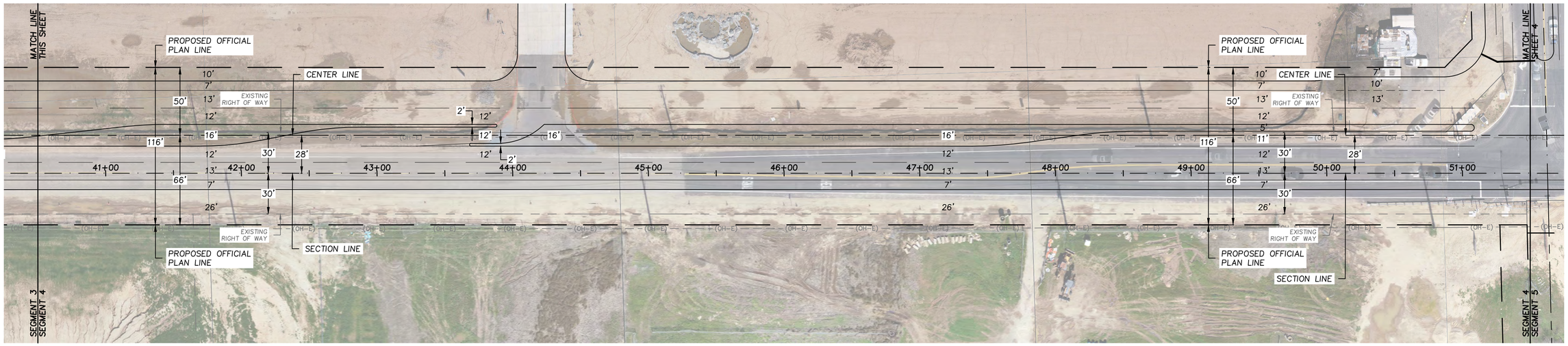
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 2 of 7 Sheets



PEACH AVENUE

AUBERRY RD



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SCALE: 1" = 50'

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OFFICIAL PLAN LINES

COPPER AVENUE

WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

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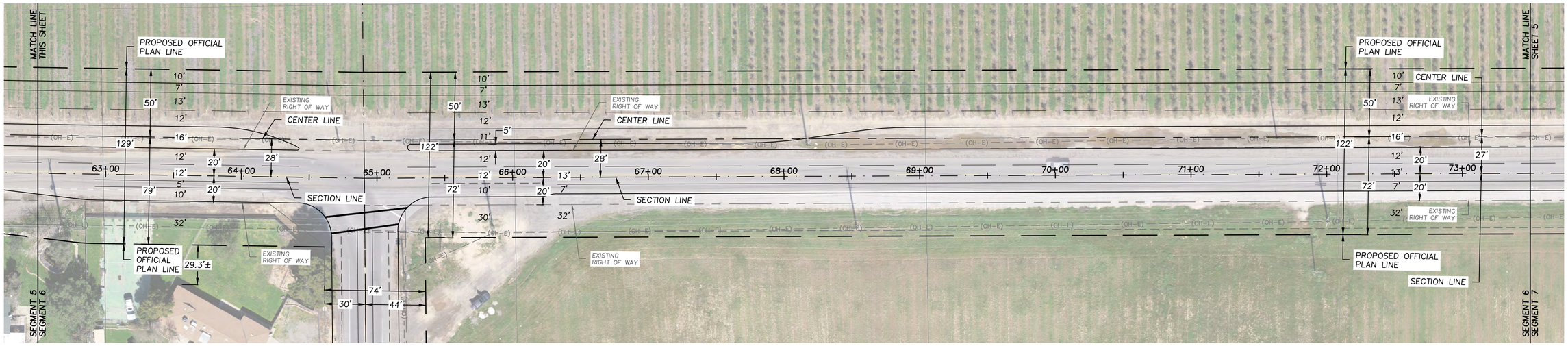
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Sheet No. 3 of 7 Sheets

AUBERRY RD



EXCLUSIVE BIKE STREET



MINNEWAWA AVENUE

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OFFICIAL PLAN LINES

COPPER AVENUE

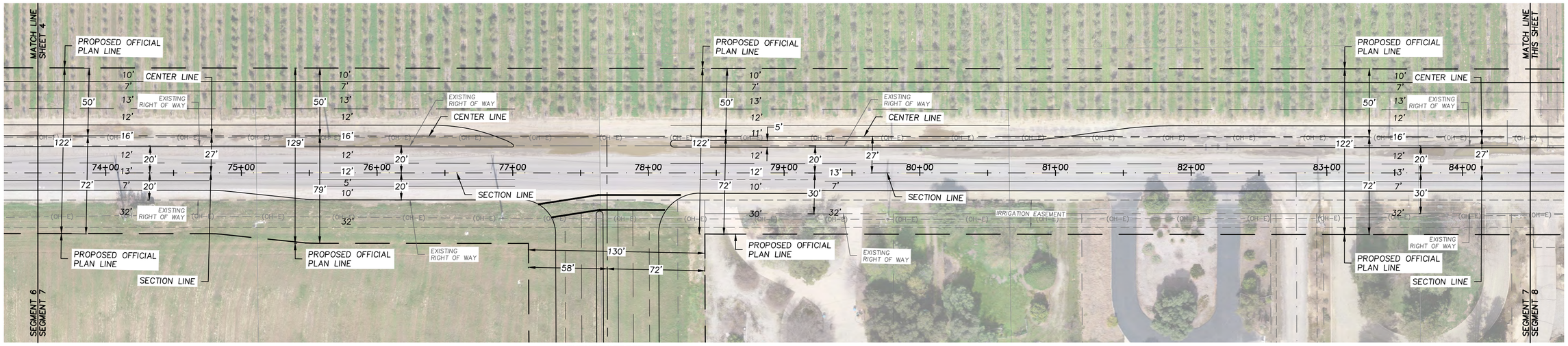
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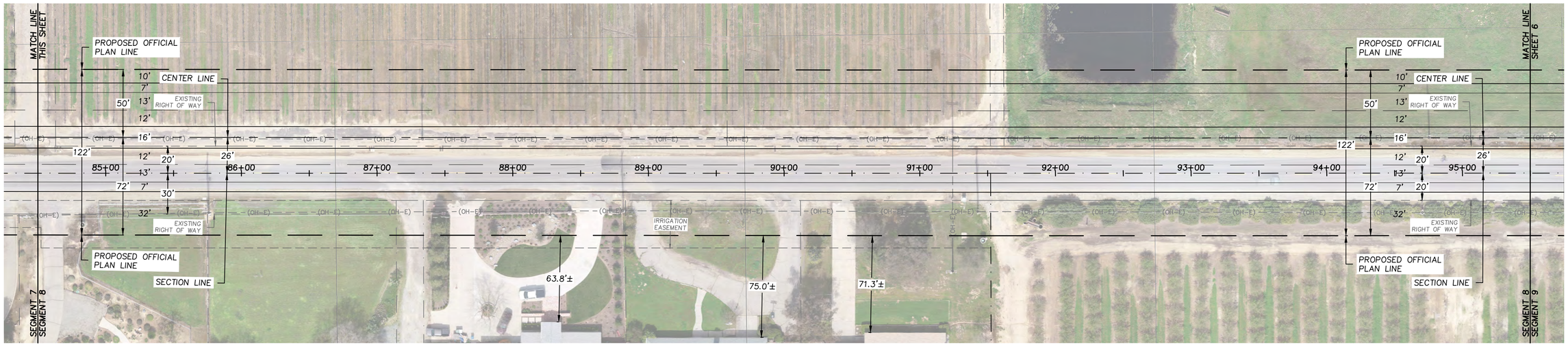
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NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 4 of 7 Sheets



FUTURE STREET



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

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OFFICIAL PLAN LINES

COPPER AVENUE

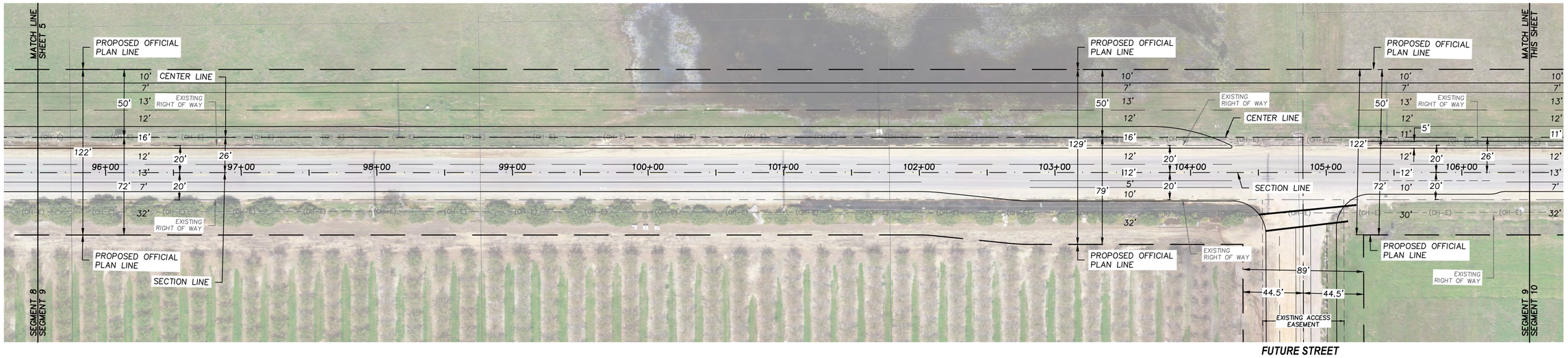
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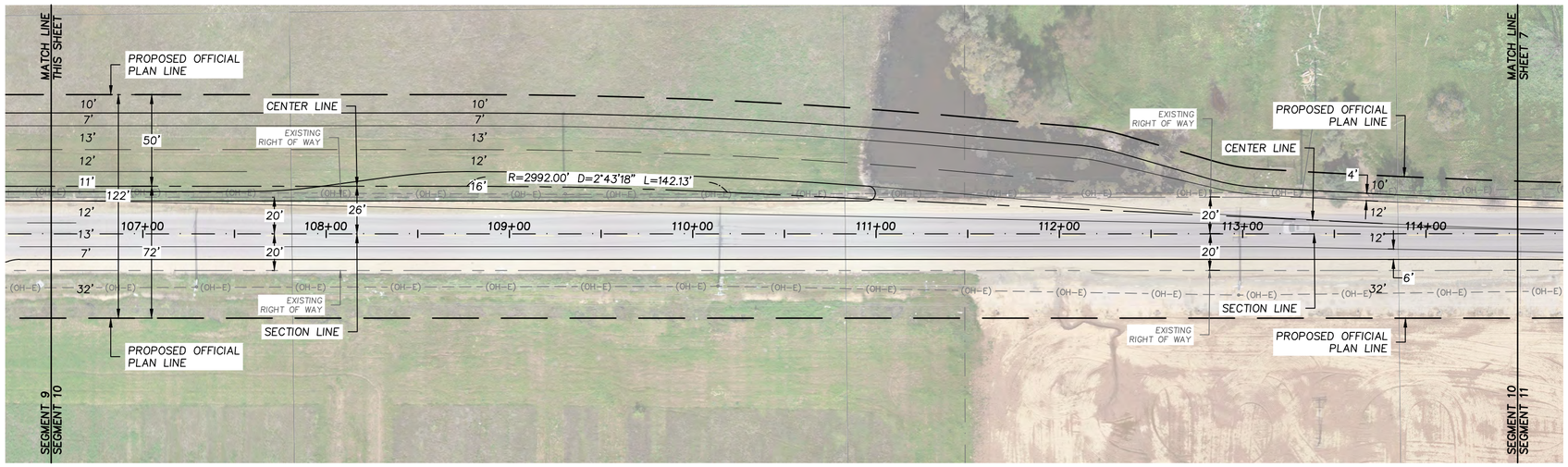
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NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 5 of 7 Sheets





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OFFICIAL PLAN LINES

COPPER AVENUE

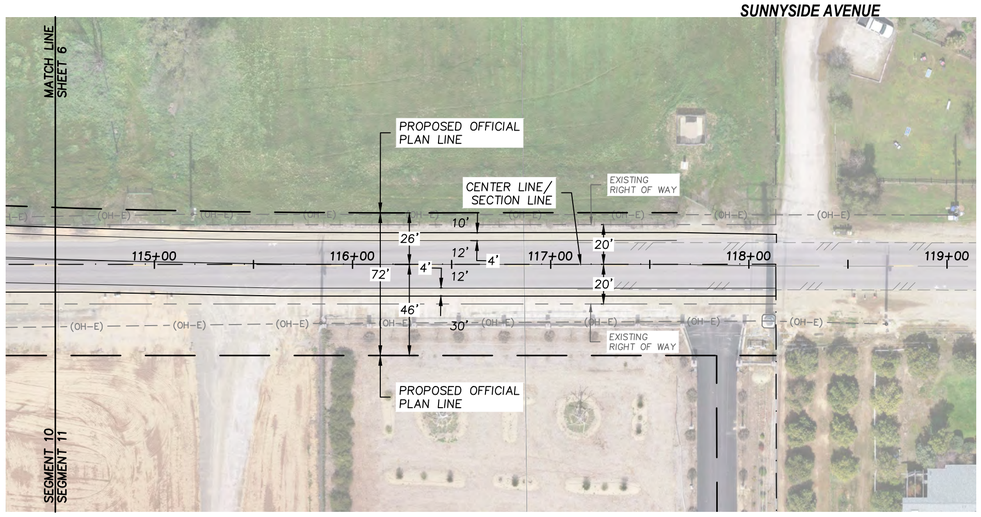
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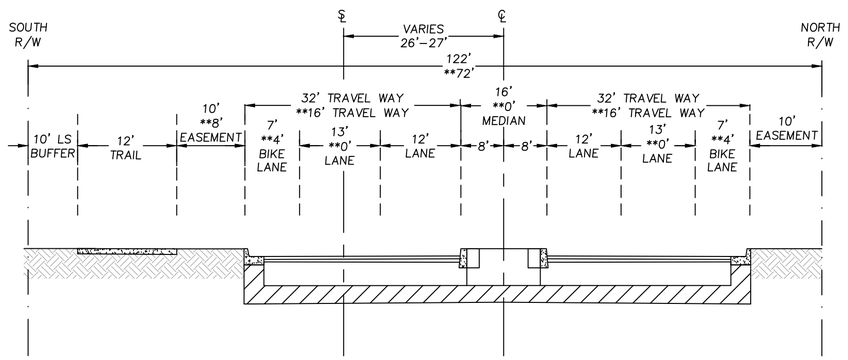
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NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 6 of 7 Sheets



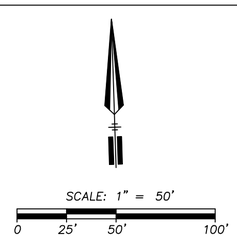


** STA: 110+23.25 TO 116+13.61 TRANSITION BACK TO EXISTING HOLD SOUTH OPL TRAIL SECTION

COPPER AVENUE CROSS SECTION

NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.



OFFICIAL PLAN LINES

COPPER AVENUE

WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
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- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
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NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 7 of 7 Sheets

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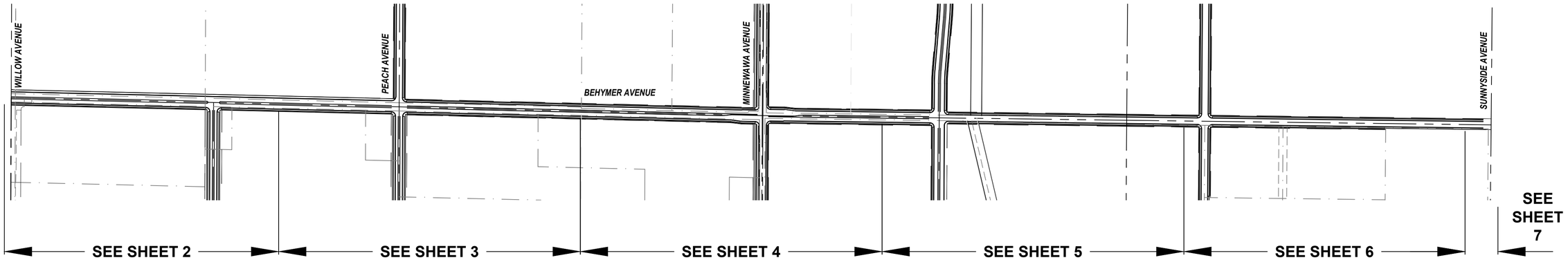
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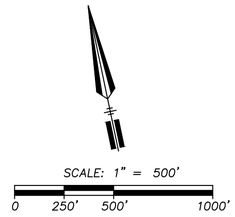
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OFFICIAL PLAN LINES

BEHYMER AVENUE
FROM
WILLOW AVENUE TO SUNNYSIDE AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA AND IS FILED IN THE VOLUME ENTITLED "OFFICIAL PLAN LINES - CITY OF CLOVIS" IN THE DEVELOPMENT DEPARTMENT.





WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES A PART OF THE OFFICIAL PLAN LINE OF STREETS AND HIGHWAYS BEING A PART OF THE MASTER PLAN OF THE CITY OF CLOVIS, CALIFORNIA, ADOPTED BY THE PLANNING COMMISSION OF SAID CITY BY RESOLUTION NO._____AT A MEETING HELD ON THE____DAY OF_____, 20__ AND CARRIED BY THE AFFIRMATIVE VOTE OF THE MAJORITY OF THE TOTAL MEMBERSHIP OF SAID COMMISSION.

_____
SECRETARY

WE HEREBY CERTIFY THAT THIS MAP OF THE OFFICIAL PLAN LINES WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLOVIS ON THE____DAY OF _____, 20__ BY ORDINANCE NO._____ ADOPTED PURSUANT TO ARTICLE X OF CHAPTER XX OF THE CLOVIS MUNICIPAL CODE.

ATTEST:

NAME TBA
TITLE TBA

_____
DEPUTY

I, THE UNDERSIGNED, DEPUTY CITY ENGINEER OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF CLOVIS, CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THE OFFICIAL PLAN LINES DELINEATED ON THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____
DEPUTY CITY ENGINEER

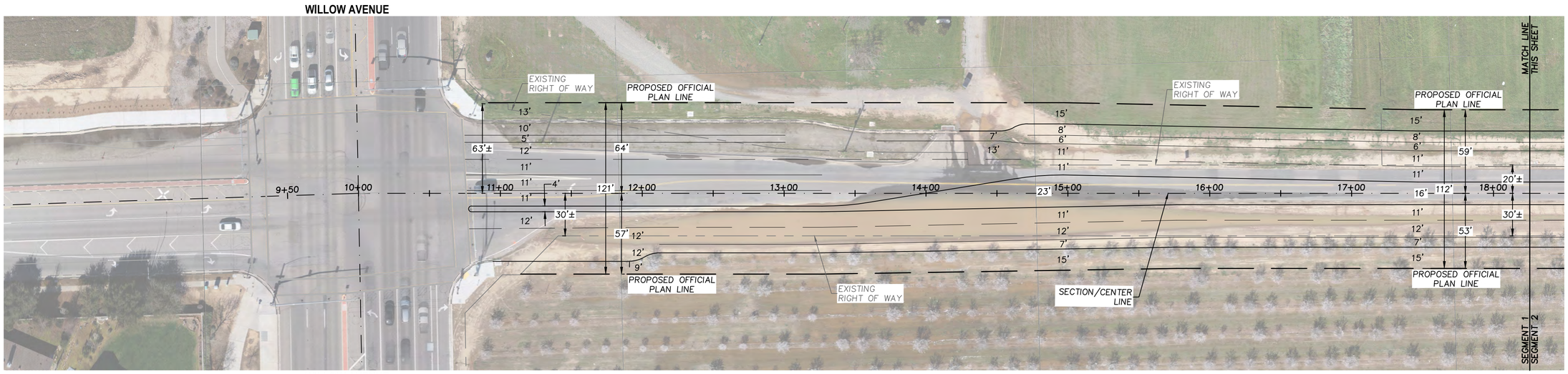
_____
DATE

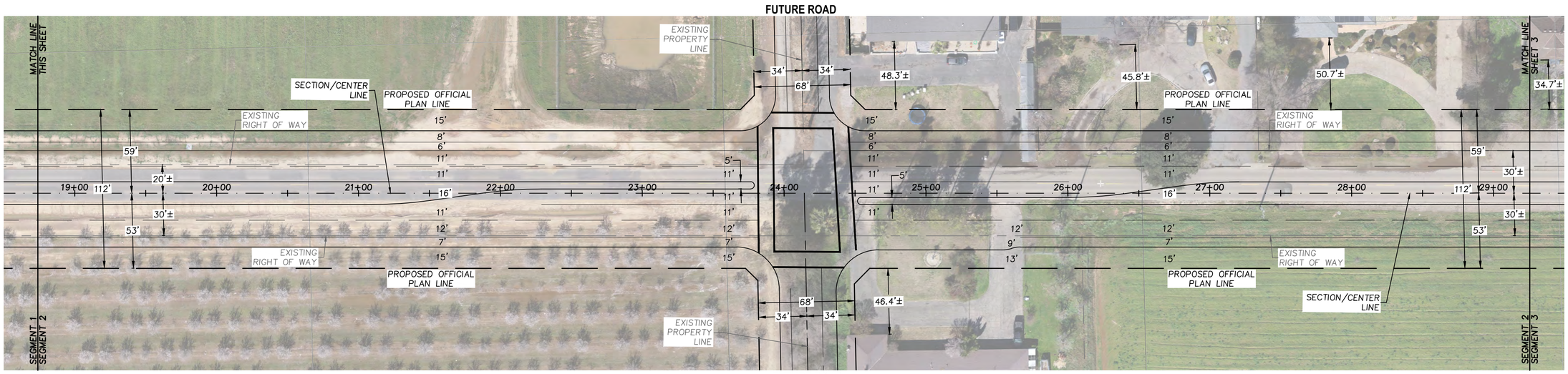
INSTRUMENT NO._____FILED AND RECORDED AT THE REQUEST OF THE CITY OF CLOVIS THE____DAY OF_____, 20__ AT____MINUTES PAST____M. AND RECORDER IN VOLUME____OF PRECISE PLANS AT PAGE_____ FRESNO COUNTY RECORDS.

NAME TBA
TITLE TBA

BY: _____

Sheet No. 1 of 7 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

BEHYMER AVENUE

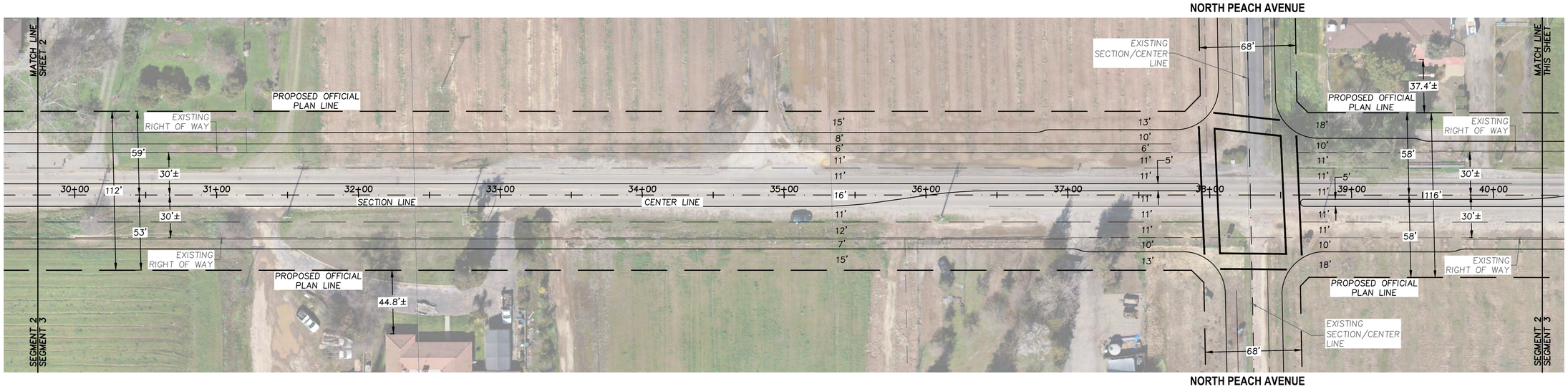
WILLOW AVENUE TO SUNNYSIDE AVENUE

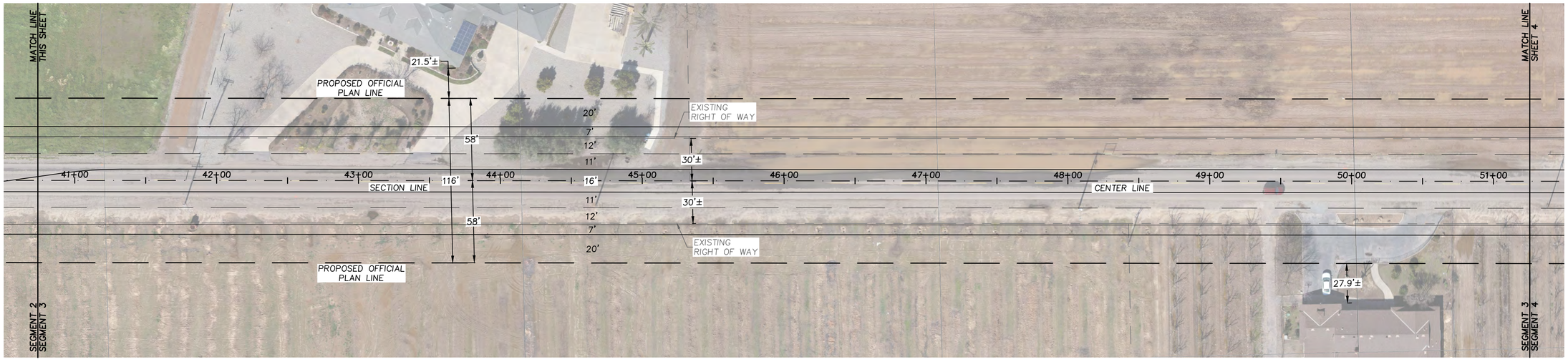
LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 2 of 7 Sheets





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SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

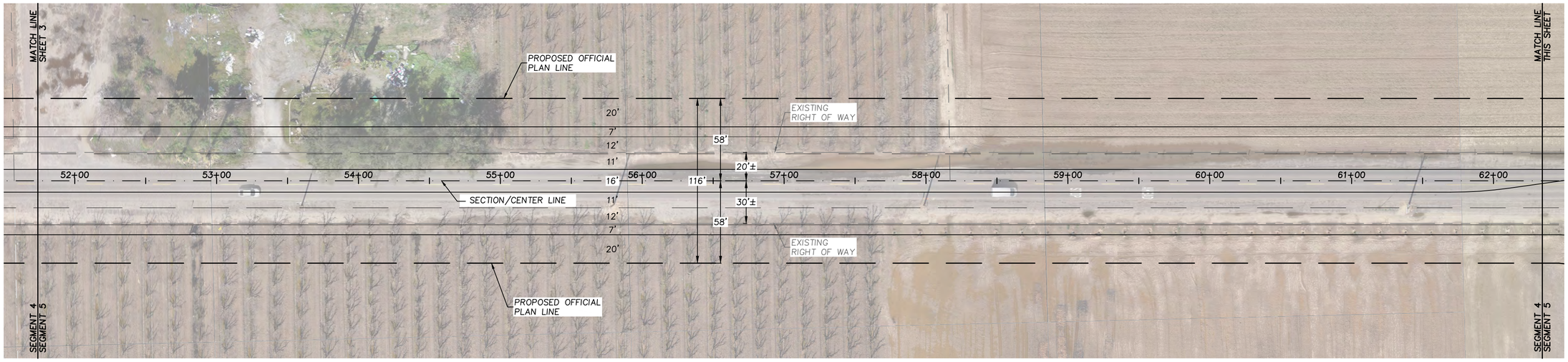
BEHYMER AVENUE

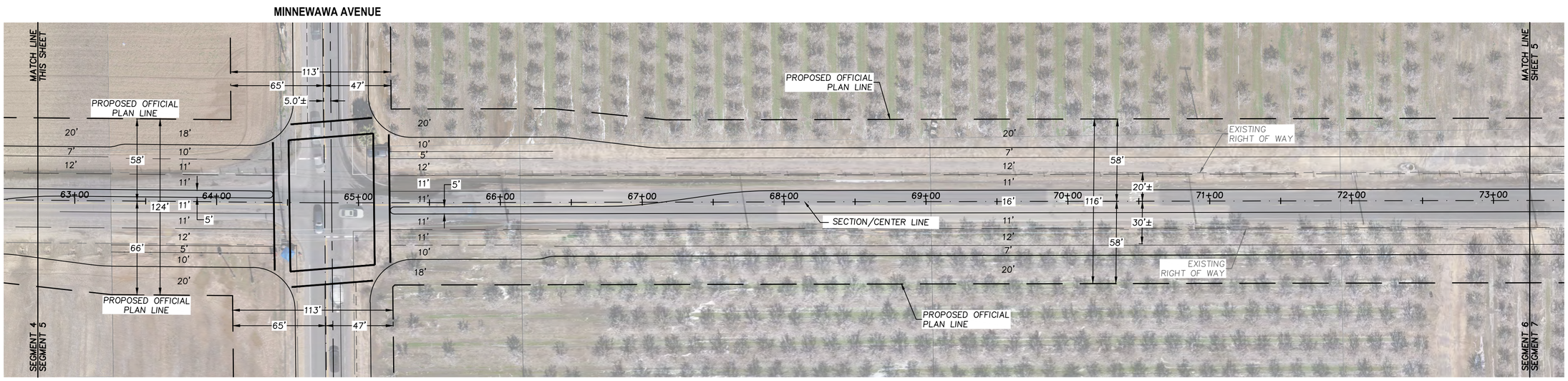
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

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- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".





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SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

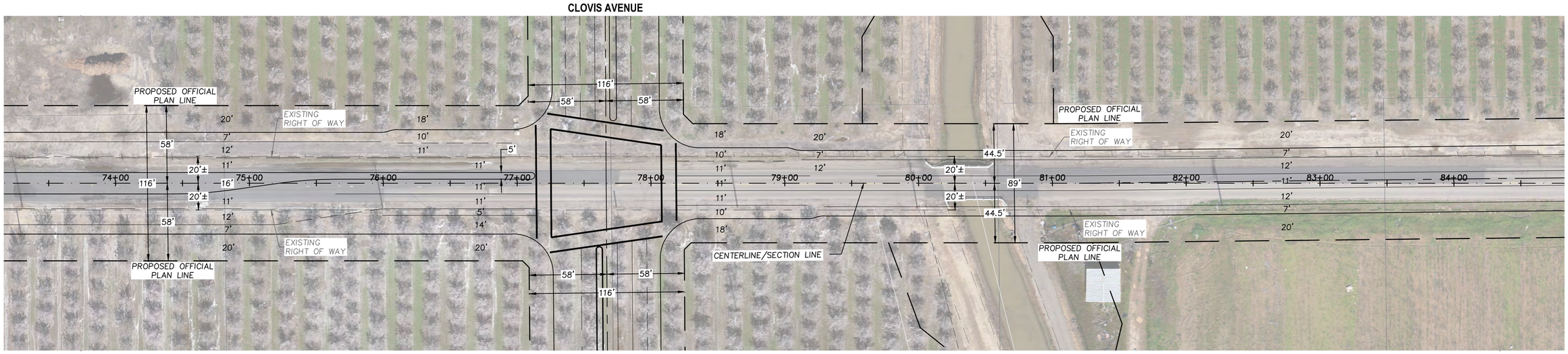
BEHYMER AVENUE

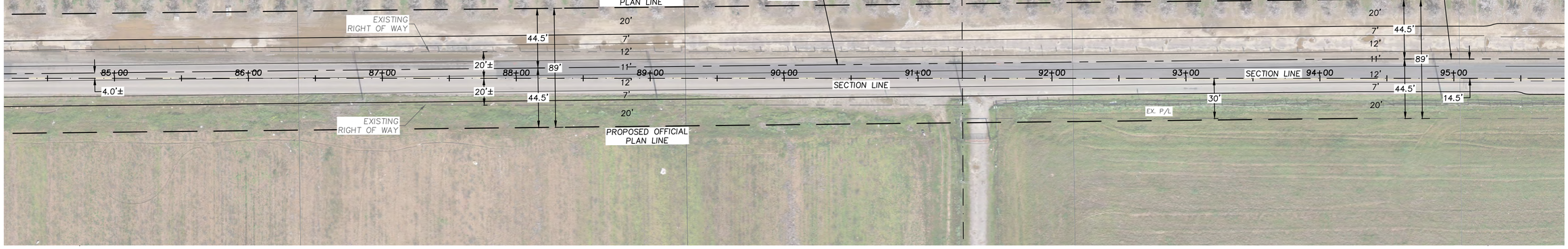
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

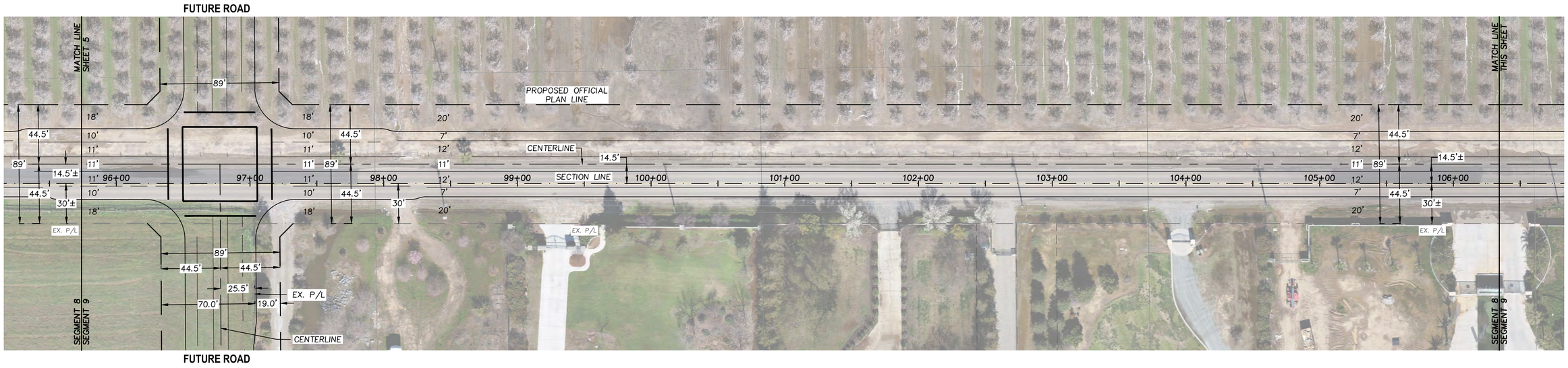
BEHYMER AVENUE

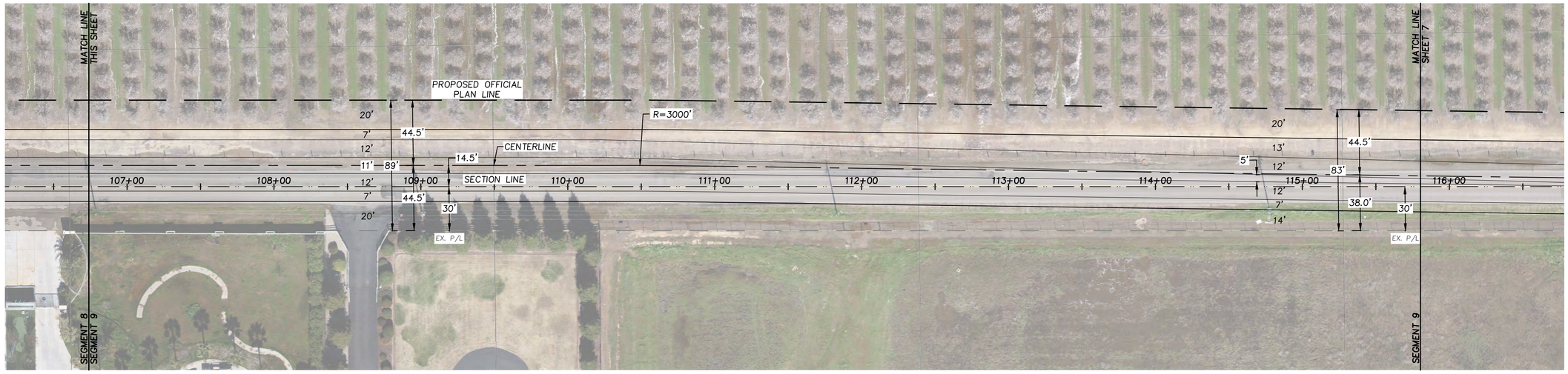
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".





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SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

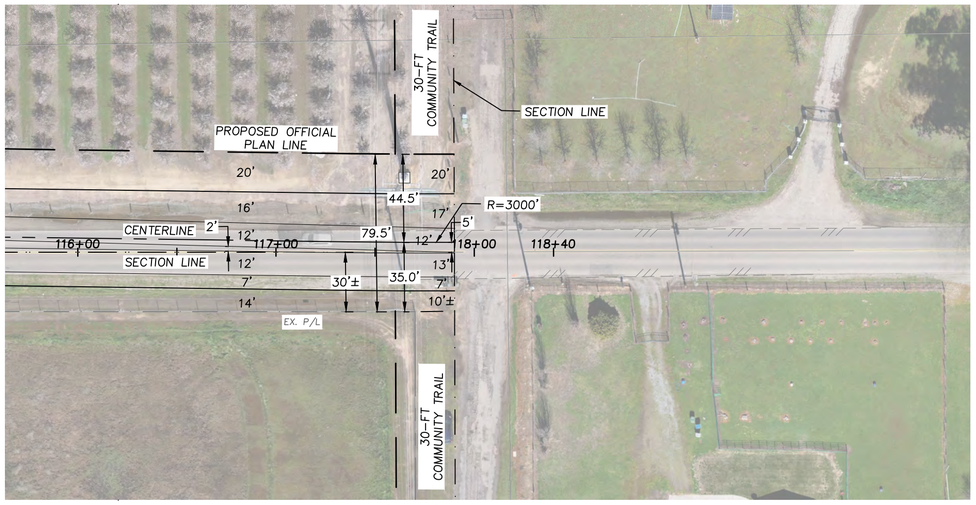
BEHYMER AVENUE

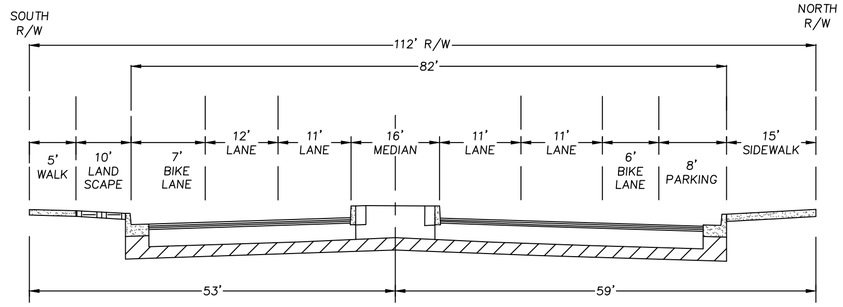
WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

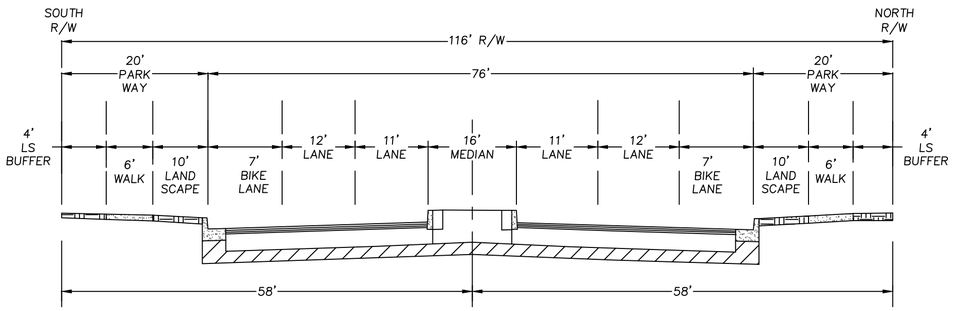
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".





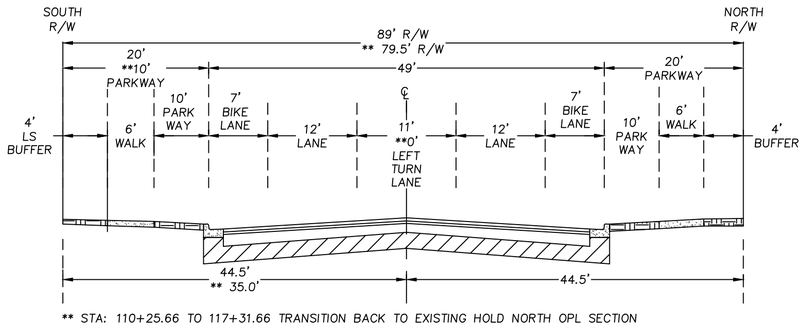
BEHYMER AVENUE CROSS SECTION STA 10+00.00 TO 38+23.25

NTS



BEHYMER AVENUE CROSS SECTION STA 38+23.25 TO 77+74.64

NTS

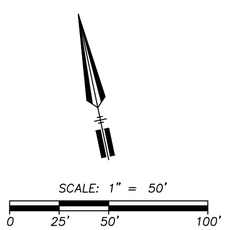


** STA: 110+25.66 TO 117+31.66 TRANSITION BACK TO EXISTING HOLD NORTH OPL SECTION

BEHYMER AVENUE CROSS SECTION STA 77+74.64 TO 110+25.66

NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.



OFFICIAL PLAN LINES

BEHYMER AVENUE

WILLOW AVENUE TO SUNNYSIDE AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 7 of 7 Sheets

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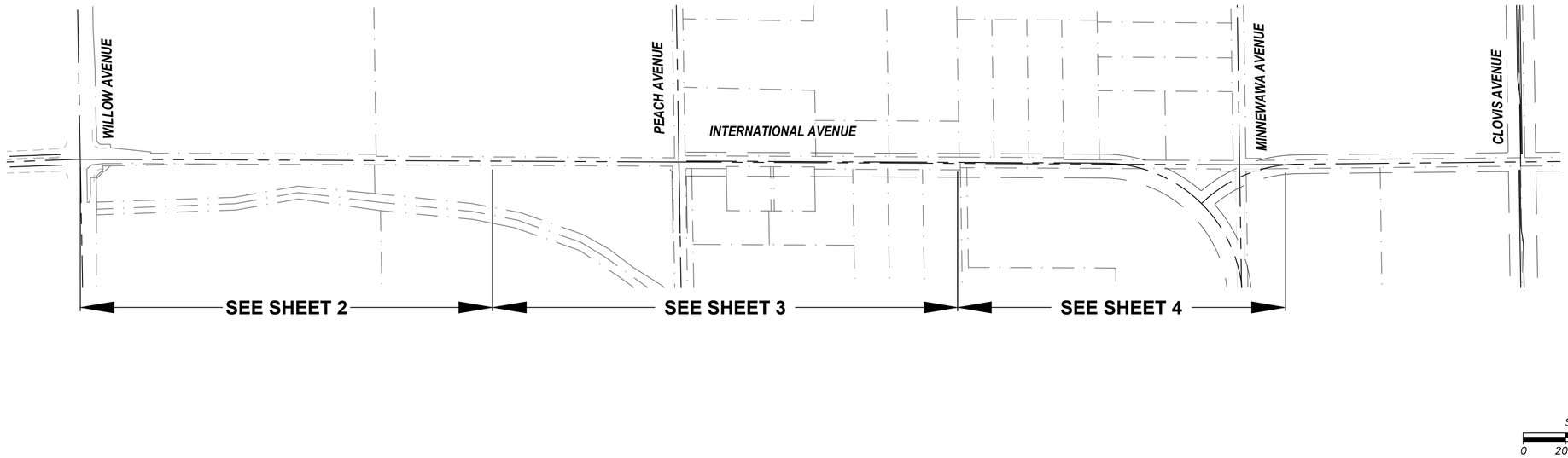
OFFICIAL PLAN LINES FOR EAST INTERNATIONAL AVENUE FROM WILLOW AVENUE TO MINNEWAWA AVENUE

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OFFICIAL PLAN LINES

INTERNATIONAL AVENUE
FROM
WILLOW AVENUE TO MINNEWAWA AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA AND IS FILED IN THE VOLUME ENTITLED "OFFICIAL PLAN LINES - CITY OF CLOVIS" IN THE DEVELOPMENT DEPARTMENT.



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_____
SECRETARY

WE HEREBY CERTIFY THAT THIS MAP OF THE OFFICIAL PLAN LINES WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLOVIS ON THE____DAY OF _____, 20__ BY ORDINANCE NO._____ ADOPTED PURSUANT TO ARTICLE X OF CHAPTER XX OF THE CLOVIS MUNICIPAL CODE.

ATTEST:

NAME TBA
TITLE TBA

_____
DEPUTY

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_____
DEPUTY CITY ENGINEER

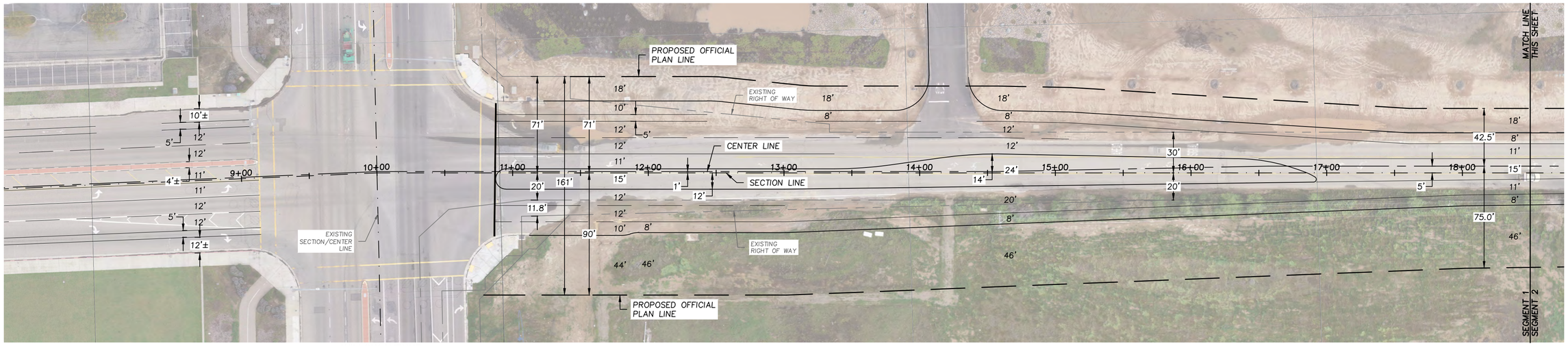
_____
DATE

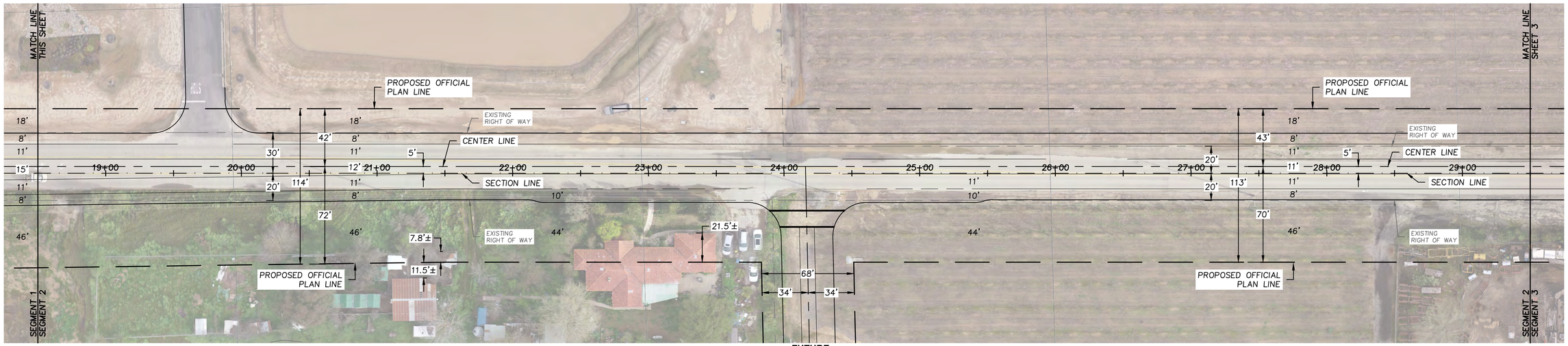
INSTRUMENT NO._____FILED AND RECORDED AT THE REQUEST OF THE CITY OF CLOVIS THE____DAY OF_____, 20__ AT____MINUTES PAST____,M. AND RECORDER IN VOLUME____OF PRECISE PLANS AT PAGE_____ FRESNO COUNTY RECORDS.

NAME TBA
TITLE TBA

BY: _____

Sheet No. 1 of 4 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

INTERNATIONAL AVENUE

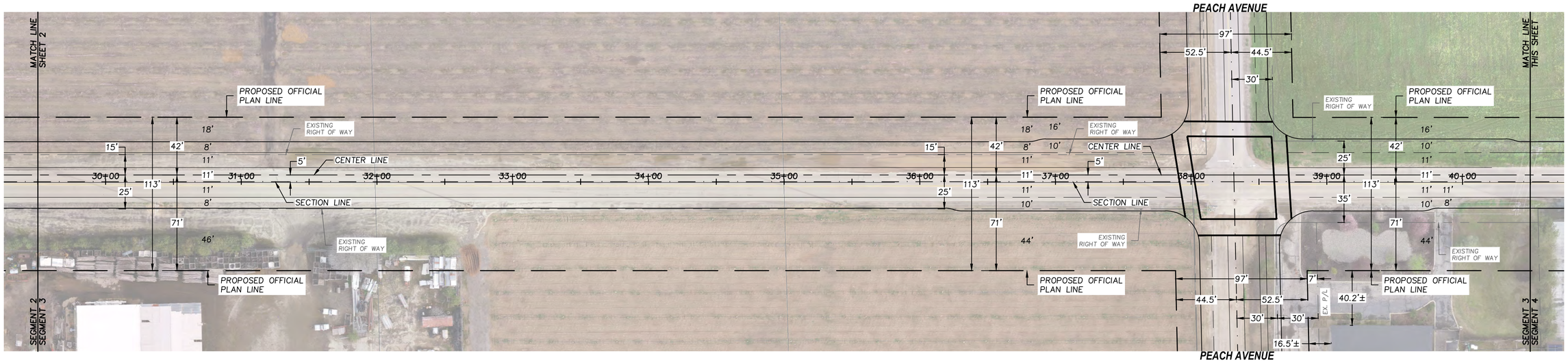
WILLOW AVENUE TO MINNEWAWA AVENUE

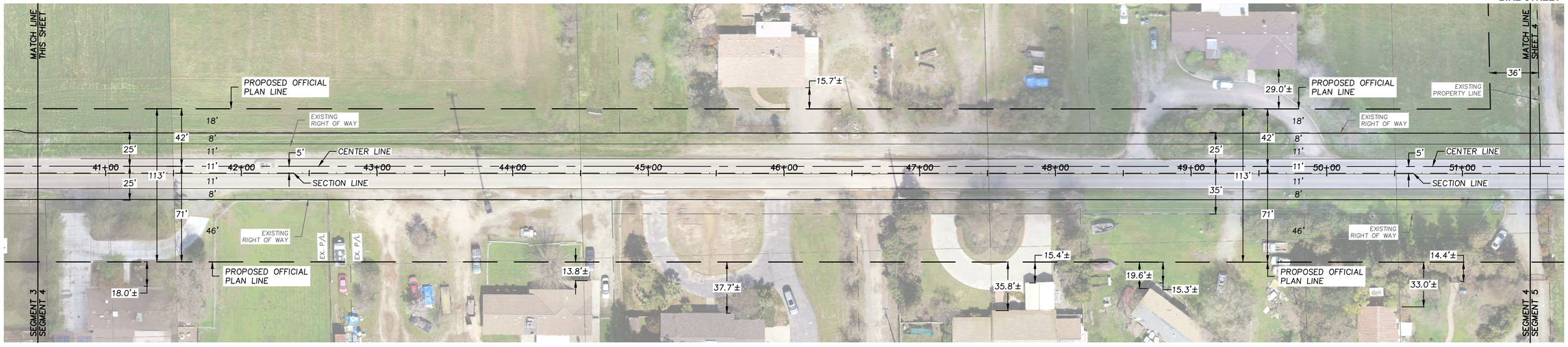
LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 2 of 4 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

INTERNATIONAL AVENUE

WILLOW AVENUE TO MINNEWAWA AVENUE

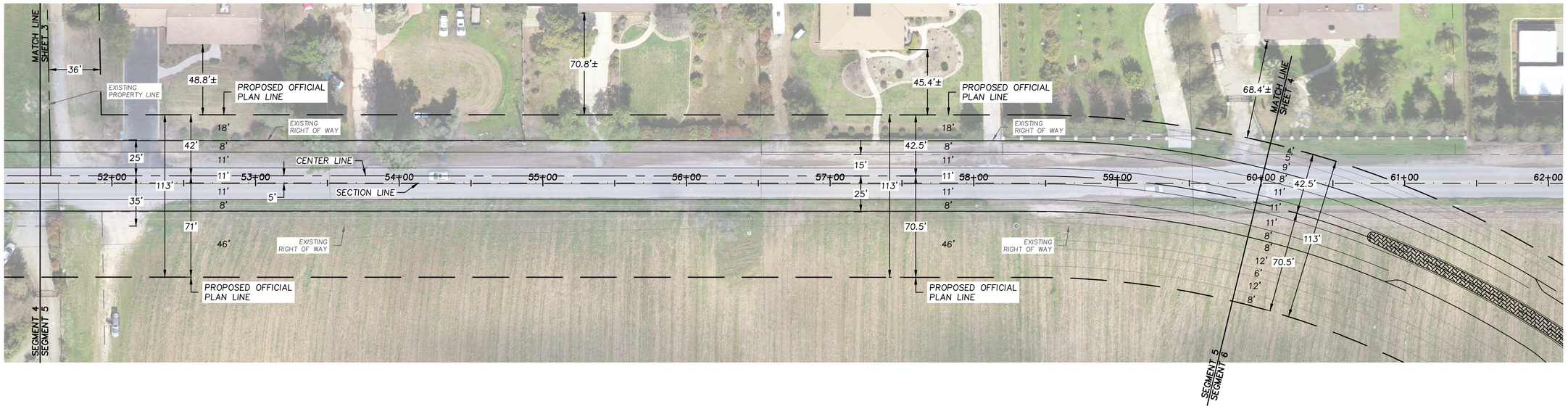
LEGEND:

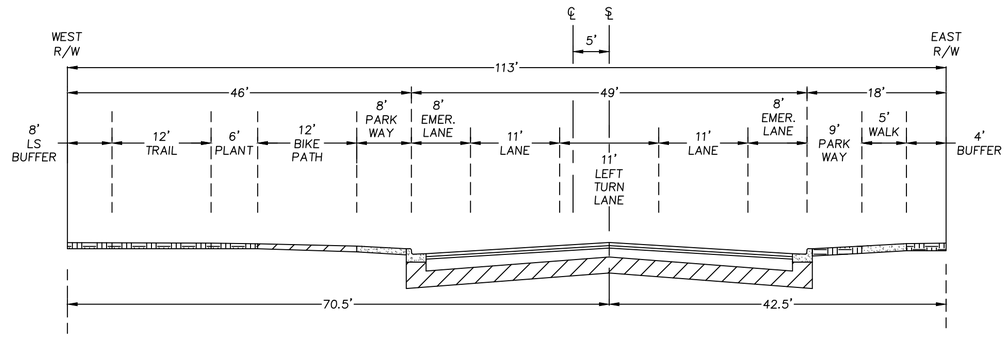
- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 3 of 4 Sheets

FUTURE EXCLUSIVE BIKE STREET





INTERNATIONAL AVENUE CROSS SECTION

NTS

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

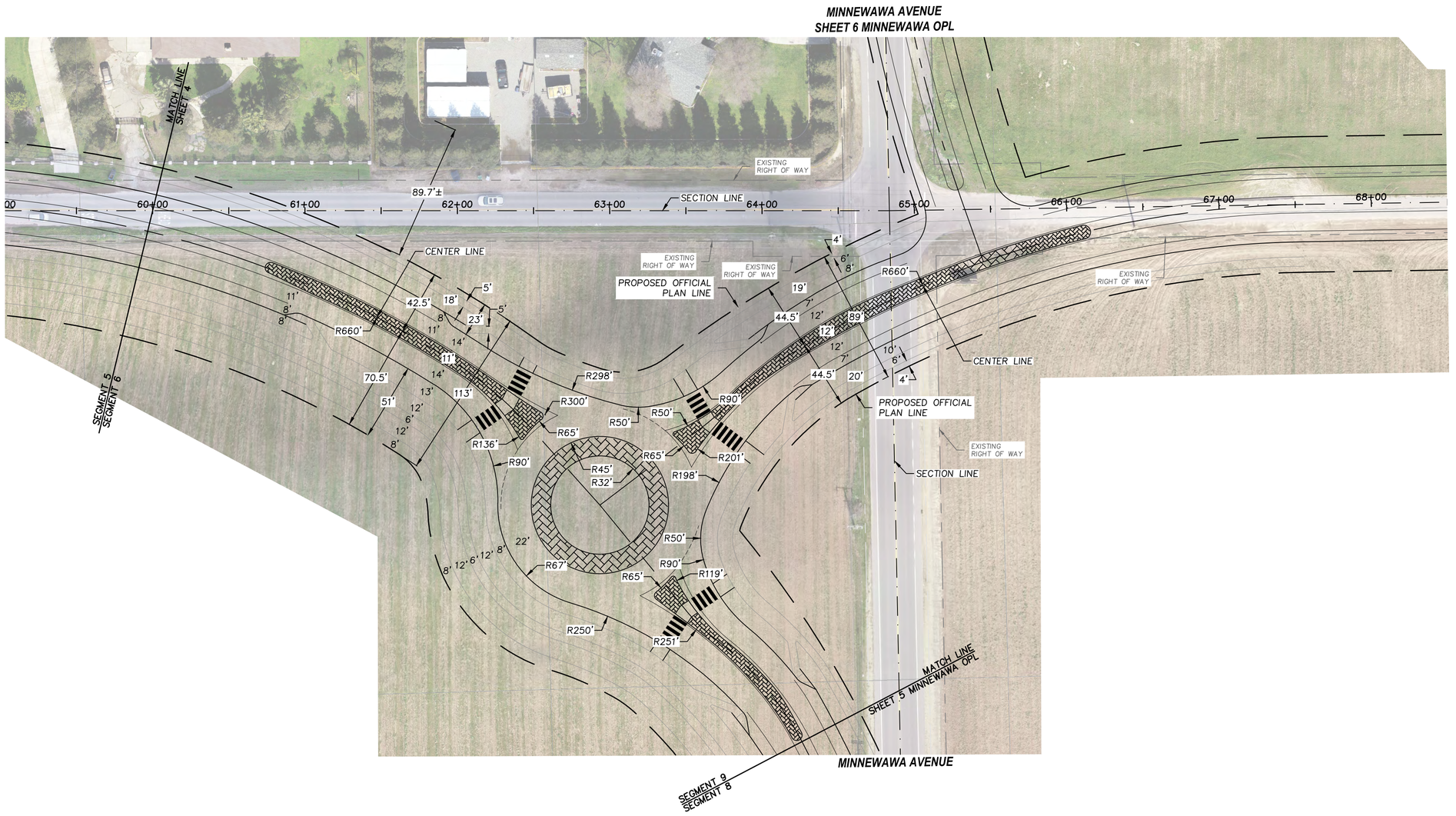
INTERNATIONAL AVENUE

WILLOW AVENUE TO MINNEWAWA AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".



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SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

INTERNATIONAL AVENUE

WILLOW AVENUE TO MINNEWAWA AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 5 of 5 Sheets

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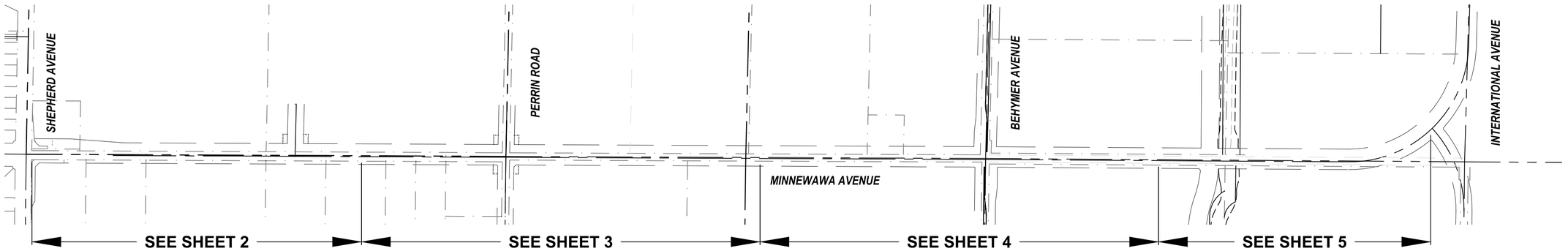
OFFICIAL PLAN LINES FOR NORTH MINNEWAWA AVENUE FROM SHEPHERD AVENUE TO INTERNATIONAL AVENUE

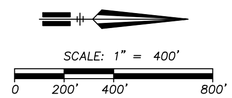
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OFFICIAL PLAN LINES

MINNEWAWA AVENUE
FROM
SHEPHERD AVENUE TO INTERNATIONAL AVENUE

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_____
SECRETARY

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ATTEST:

NAME TBA
TITLE TBA

_____
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DEPUTY CITY ENGINEER

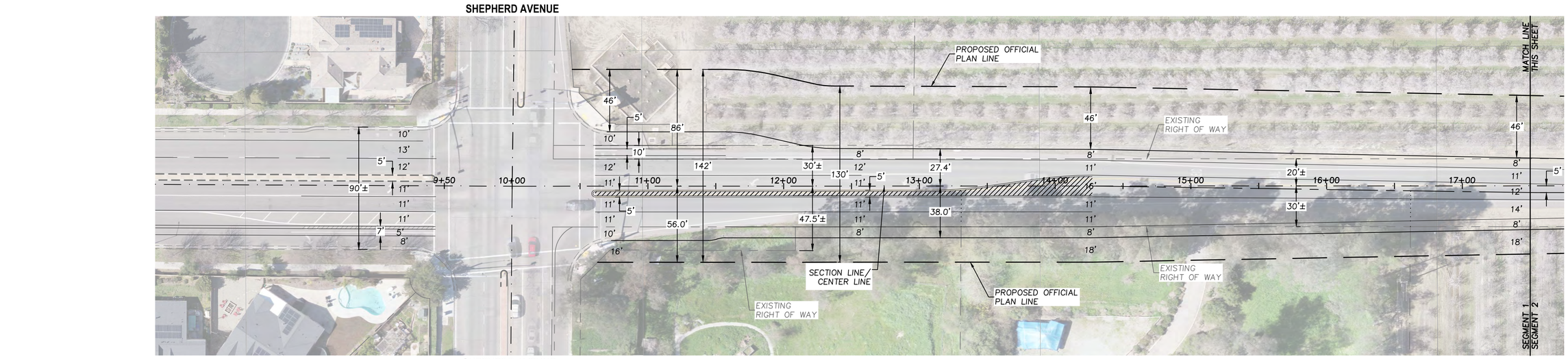
_____
DATE

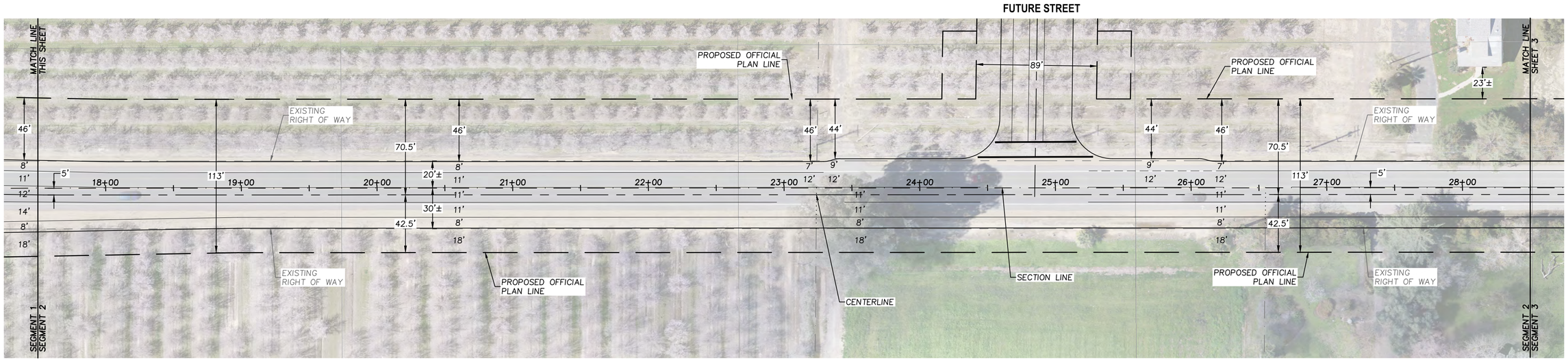
INSTRUMENT NO._____FILED AND RECORDED AT THE REQUEST OF THE CITY OF CLOVIS THE____DAY OF_____, 20__ AT____MINUTES PAST____M. AND RECORDER IN VOLUME____OF PRECISE PLANS AT PAGE_____ FRESNO COUNTY RECORDS.

NAME TBA
TITLE TBA

BY: _____

Sheet No. 1 of 5 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

MINNEWAWA AVENUE

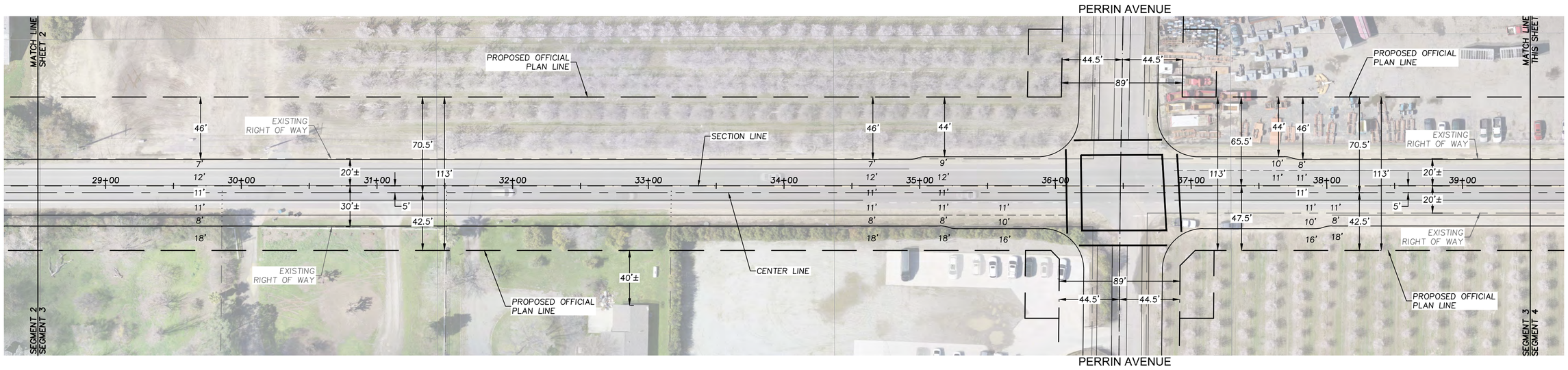
SHEPHERD AVENUE TO INTERNATIONAL AVENUE

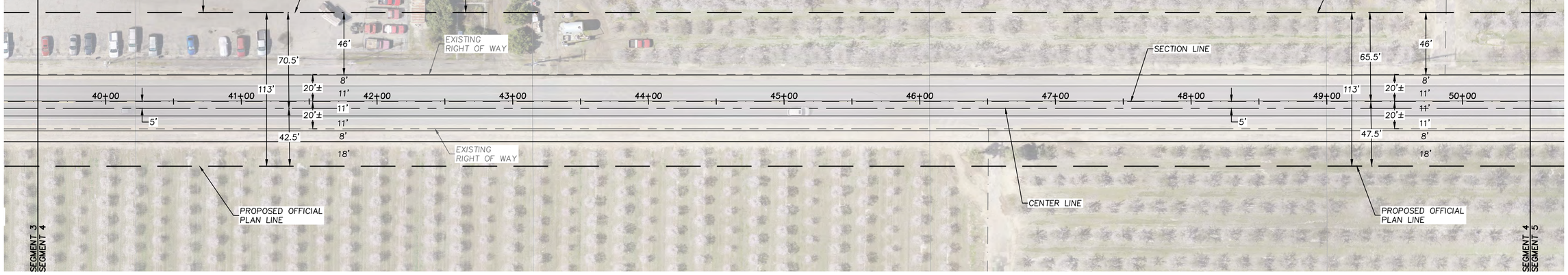
LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 2 of 5 Sheets





* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

MINNEWAWA AVENUE

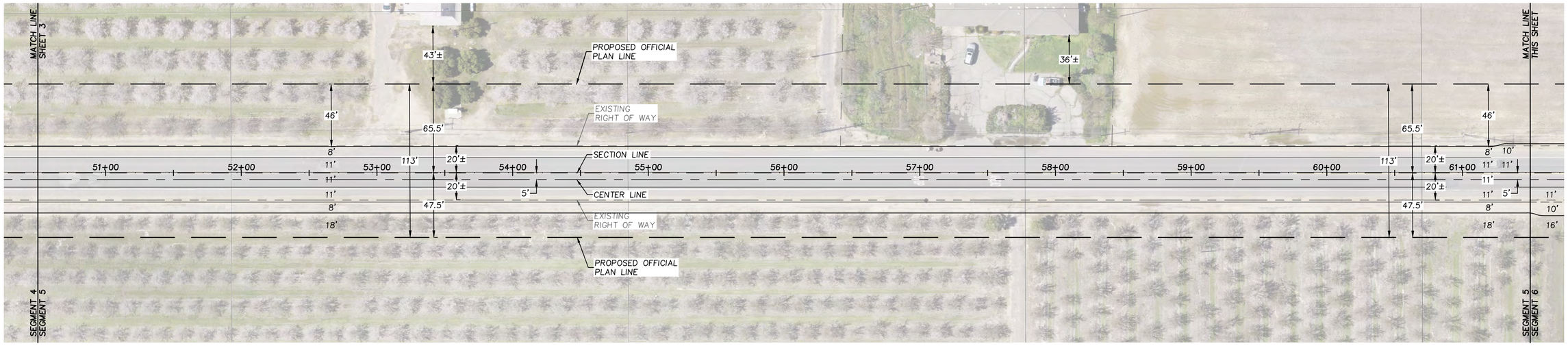
SHEPHERD AVENUE TO INTERNATIONAL AVENUE

LEGEND:

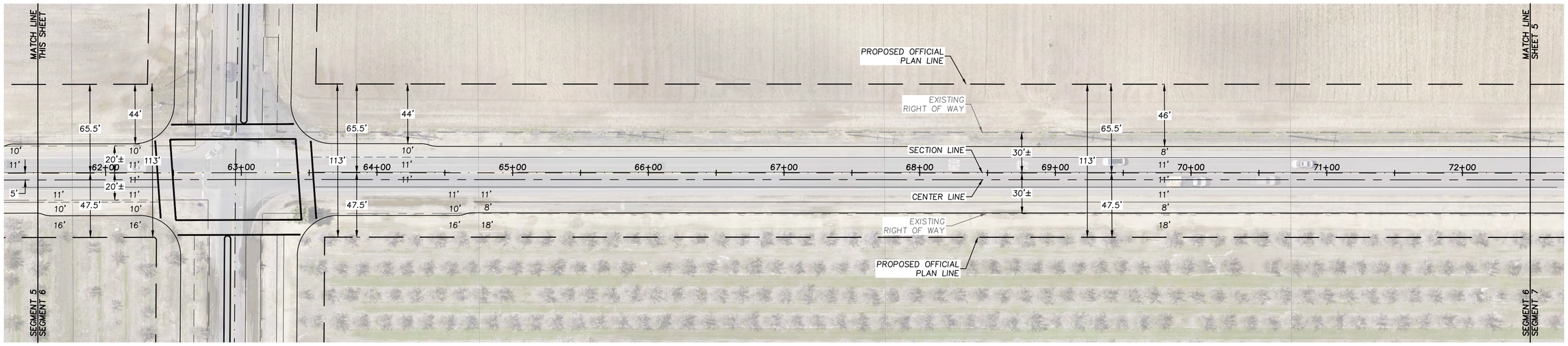
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- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 3 of 4 Sheets



BEHYMER AVENUE



BEHYMER AVENUE

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SCALE: 1" = 50'

0 25' 50' 100'

OFFICIAL PLAN LINES

MINNEWAWA AVENUE

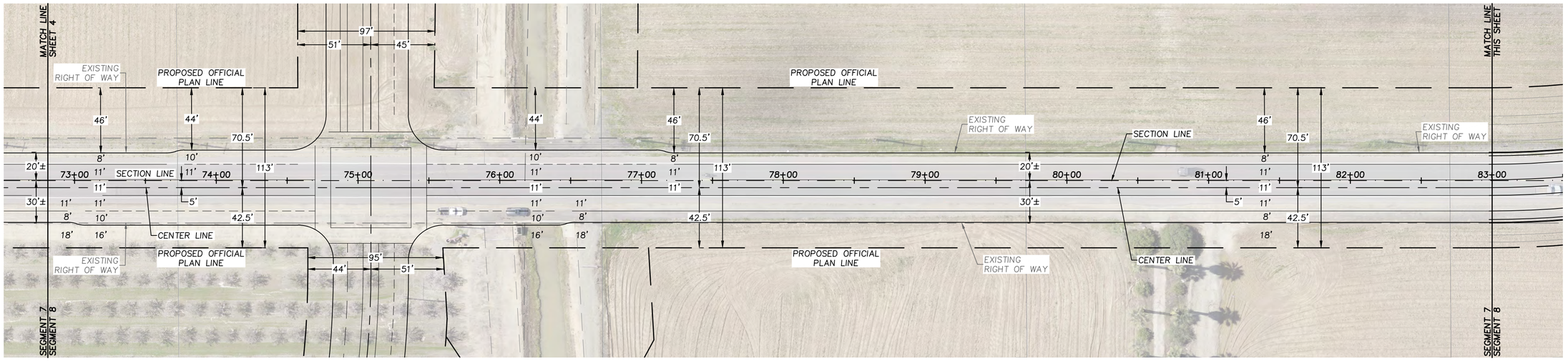
SHEPHERD AVENUE TO INTERNATIONAL AVENUE

LEGEND:

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- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

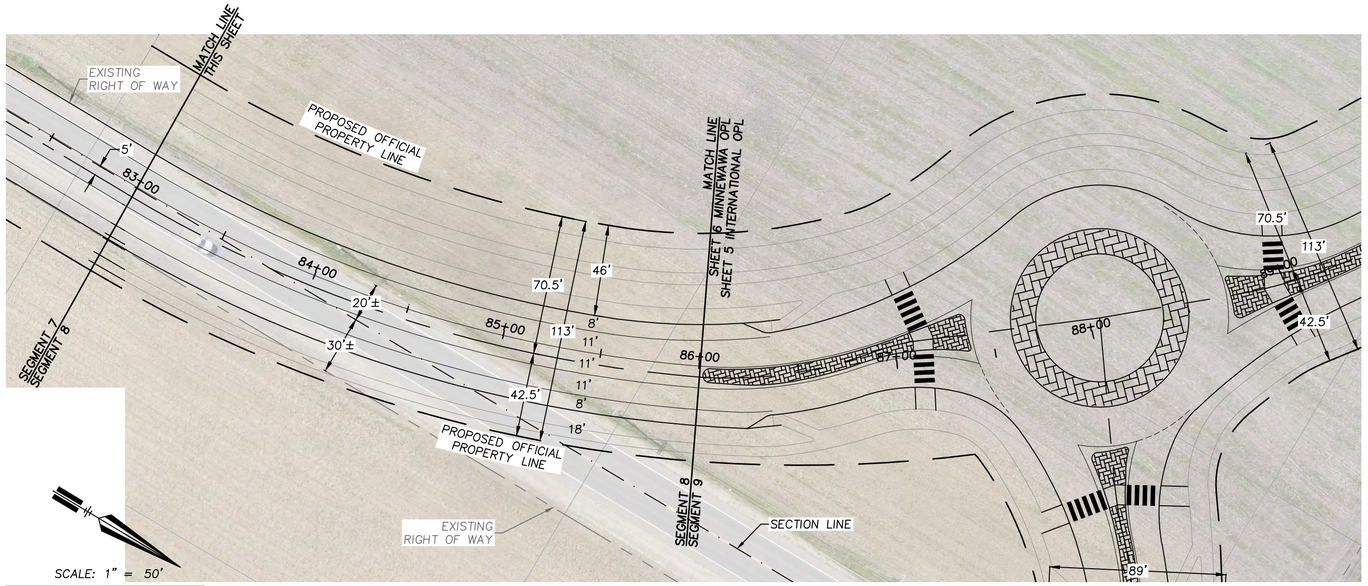
Sheet No. 4 of 5 Sheets



FUTURE STREET

SCALE: 1" = 50'

0 25' 50' 100'



SCALE: 1" = 50'

0 25' 50' 100'

INTERNATIONAL AVENUE

* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

OFFICIAL PLAN LINES

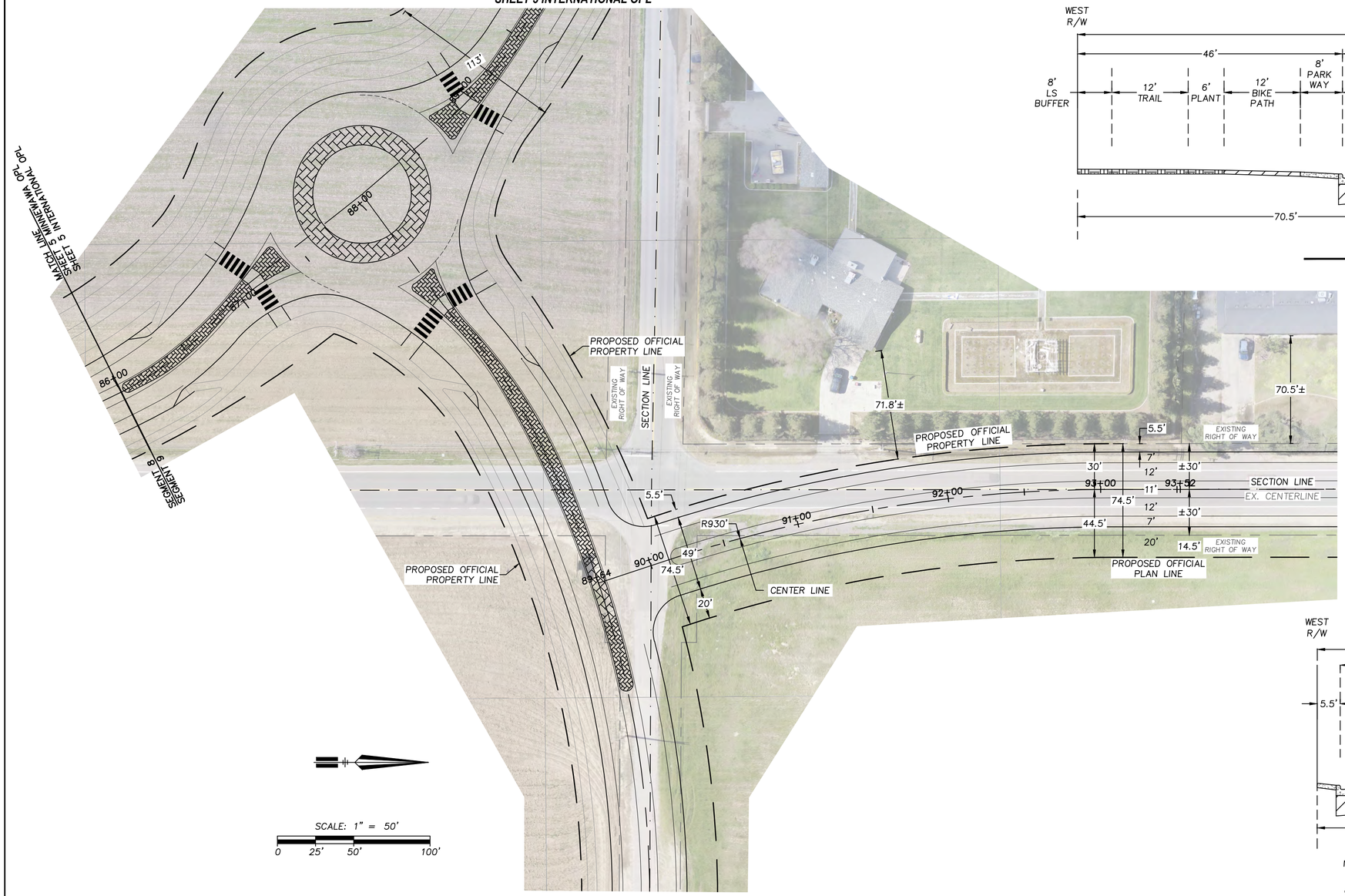
MINNEWAWA AVENUE

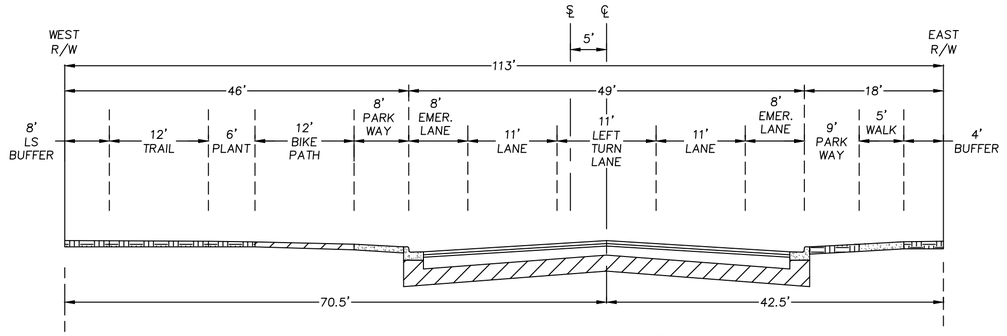
SHEPHERD AVENUE TO INTERNATIONAL AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

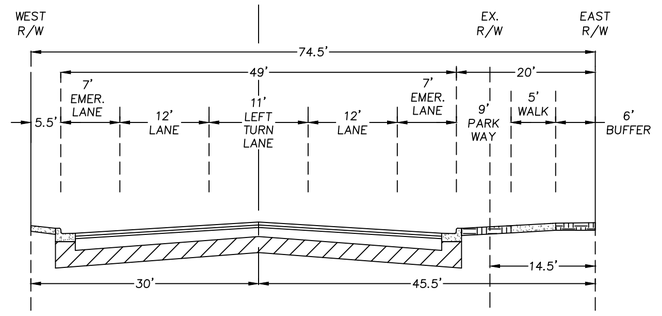
NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".





MINNEWAWA AVENUE CROSS SECTION

NTS



NOTE: STA 90+00 AND BEYOND CENTER LINE TRANSITION BACK TO SECTION LINE

MINNEWAWA AVENUE CROSS SECTION

NTS

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OFFICIAL PLAN LINES

MINNEWAWA AVENUE

SHEPHERD AVENUE TO INTERNATIONAL AVENUE

LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

NOTE: ALL SETBACKS SHALL BE MEASURED FROM THE "OFFICIAL PLAN LINES".

Sheet No. 6 of 6 Sheets

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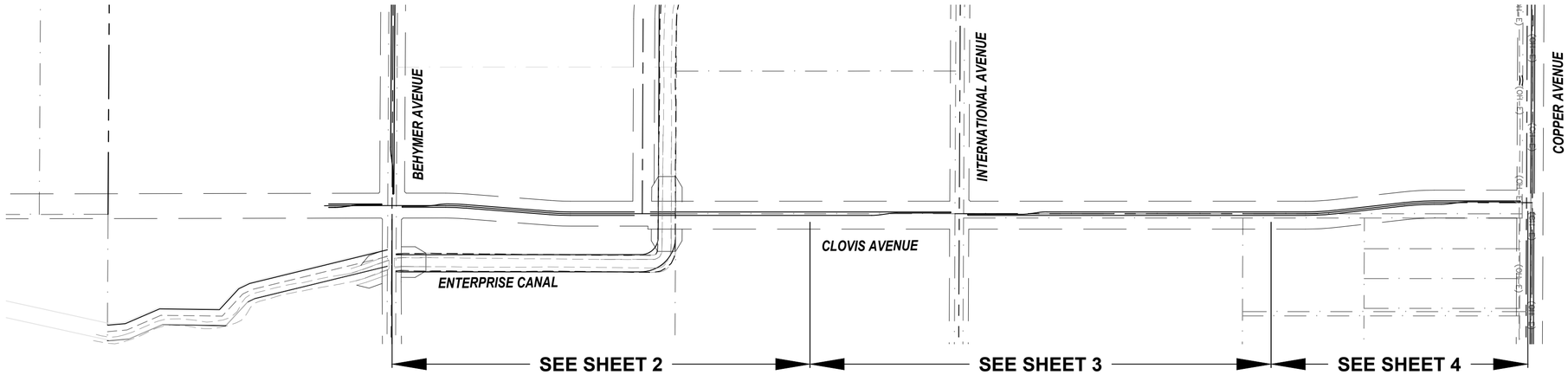
OFFICIAL PLAN LINES FOR CLOVIS AVENUE FROM BEHYMER AVENUE TO COPPER AVENUE

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OFFICIAL PLAN LINES

CLOVIS AVENUE
FROM
BEHYMER AVENUE TO COPPER AVENUE

THIS MAP CONSTITUTES PART OF THE GENERAL PLAN LINES OF THE CITY OF CLOVIS, CALIFORNIA AND IS FILED IN THE VOLUME ENTITLED "OFFICIAL PLAN LINES - CITY OF CLOVIS" IN THE DEVELOPMENT DEPARTMENT.



SCALE: 1" = 400'

0 200' 400' 800'

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES A PART OF THE OFFICIAL PLAN LINE OF STREETS AND HIGHWAYS BEING A PART OF THE MASTER PLAN OF THE CITY OF CLOVIS, CALIFORNIA, ADOPTED BY THE PLANNING COMMISSION OF SAID CITY BY RESOLUTION NO._____AT A MEETING HELD ON THE____DAY OF_____, 20__ AND CARRIED BY THE AFFIRMATIVE VOTE OF THE MAJORITY OF THE TOTAL MEMBERSHIP OF SAID COMMISSION.

_____
SECRETARY

WE HEREBY CERTIFY THAT THIS MAP OF THE OFFICIAL PLAN LINES WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLOVIS ON THE____DAY OF _____, 20__ BY ORDINANCE NO._____ ADOPTED PURSUANT TO ARTICLE X OF CHAPTER XX OF THE CLOVIS MUNICIPAL CODE.

ATTEST:

NAME TBA
TITLE TBA

_____
DEPUTY

I, THE UNDERSIGNED, DEPUTY CITY ENGINEER OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF CLOVIS, CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THE OFFICIAL PLAN LINES DELINEATED ON THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____
DEPUTY CITY ENGINEER

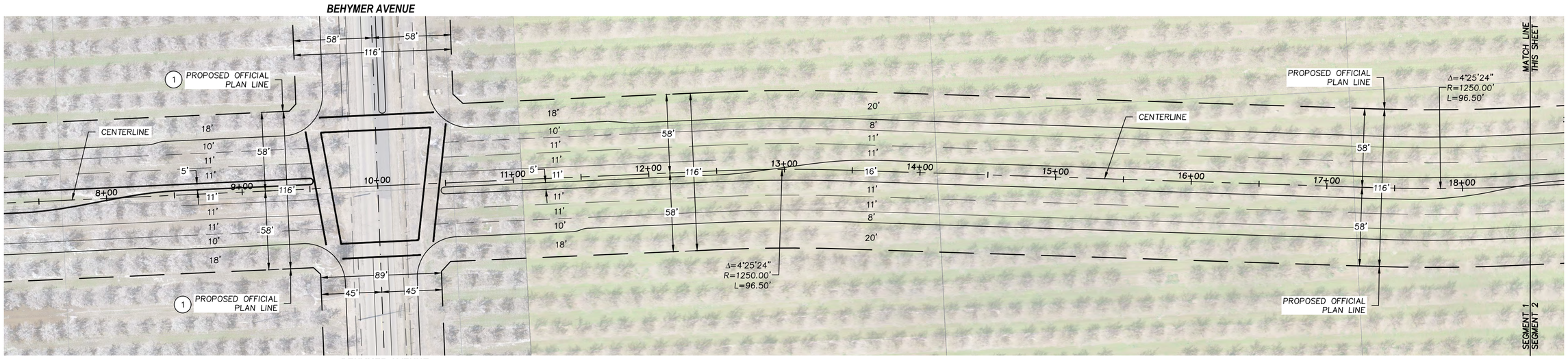
_____
DATE

INSTRUMENT NO._____FILED AND RECORDED AT THE REQUEST OF THE CITY OF CLOVIS THE____DAY OF_____, 20__ AT____MINUTES PAST____,M. AND RECORDER IN VOLUME____OF PRECISE PLANS AT PAGE_____ FRESNO COUNTY RECORDS.

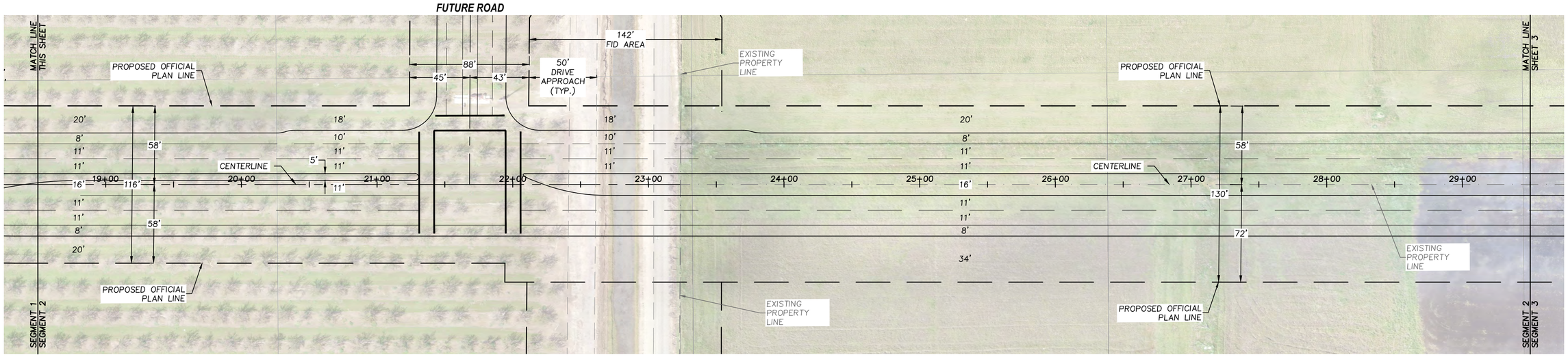
NAME TBA
TITLE TBA

BY: _____

Sheet No. 1 of 4 Sheets



1 O.P.L. SOUTH OF BEHYMER HAS BEEN APPROVED BY CITY COUNCIL RES. 20-117 ON SEPT. 8, 2020.



* EXISTING RIGHT OF WAY SHOWN FOR REFERENCE ONLY - OPL NOT TO BE USED FOR DETERMINING EXISTING RIGHT OF WAY.

OFFICIAL PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE

SCALE: 1" = 50'

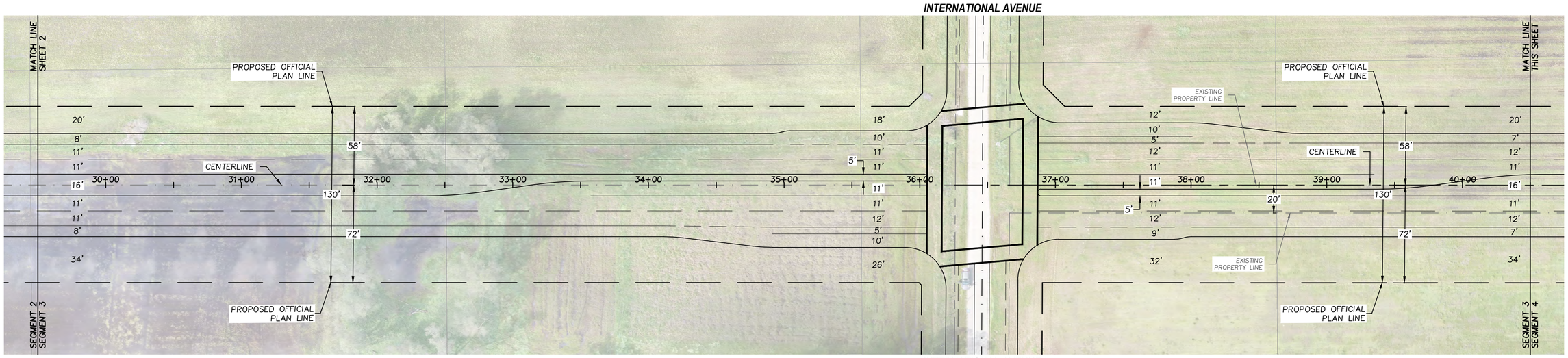
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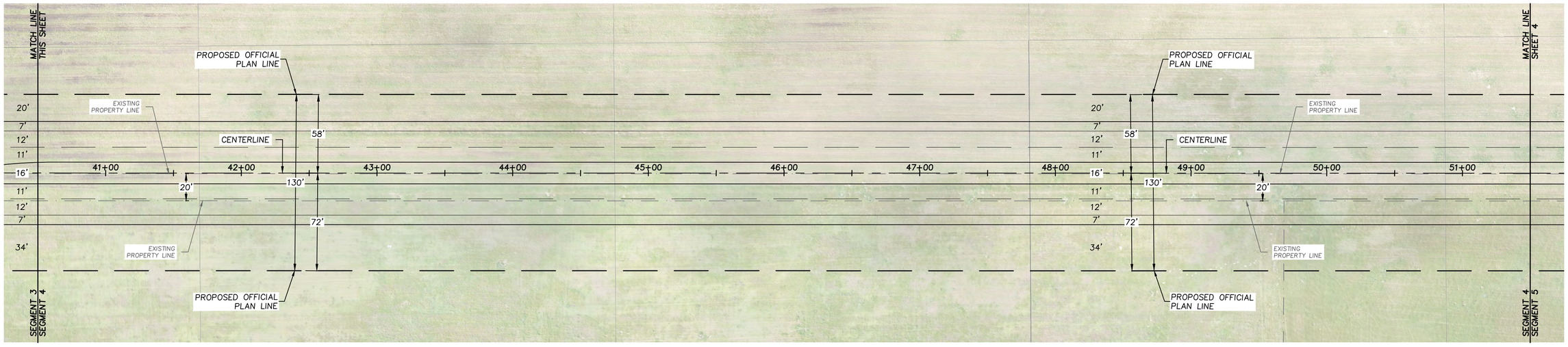
LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

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Sheet No. 2 of 4 Sheets





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OFFICIAL PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE

SCALE: 1" = 50'

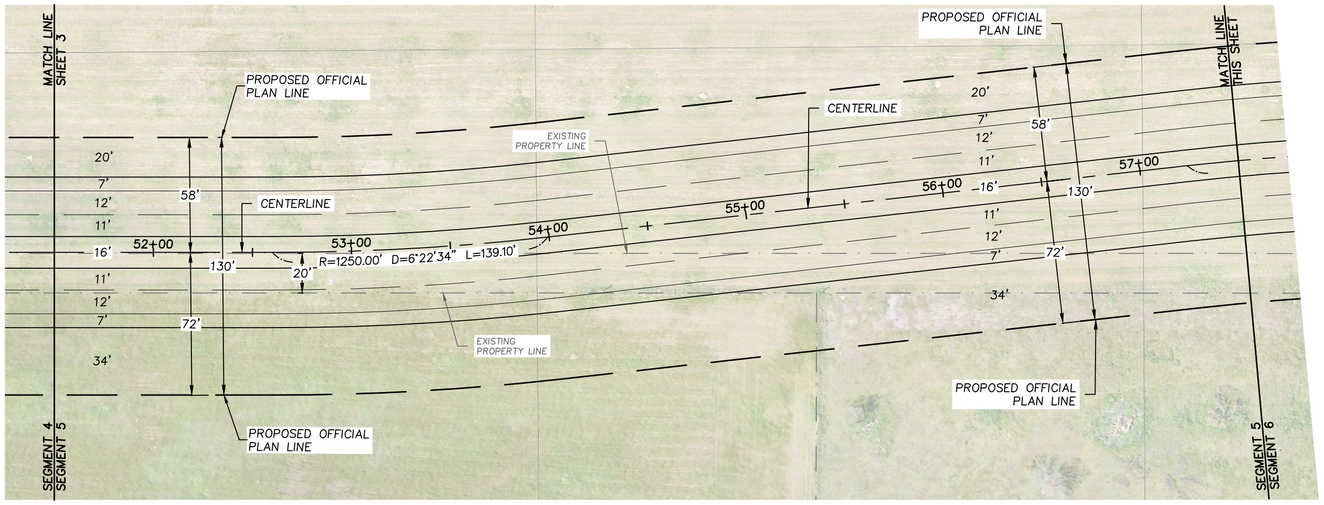
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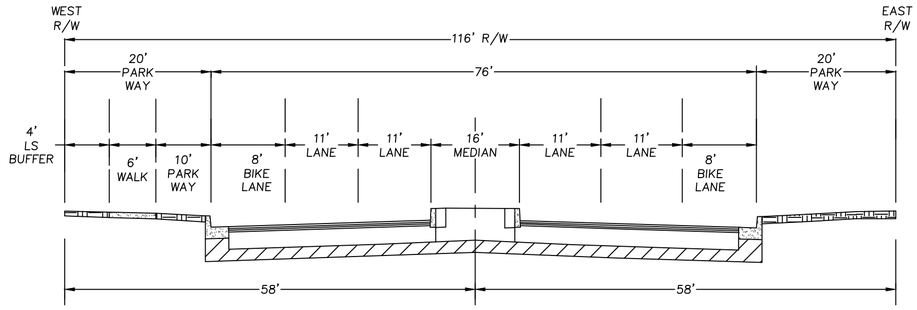
LEGEND:

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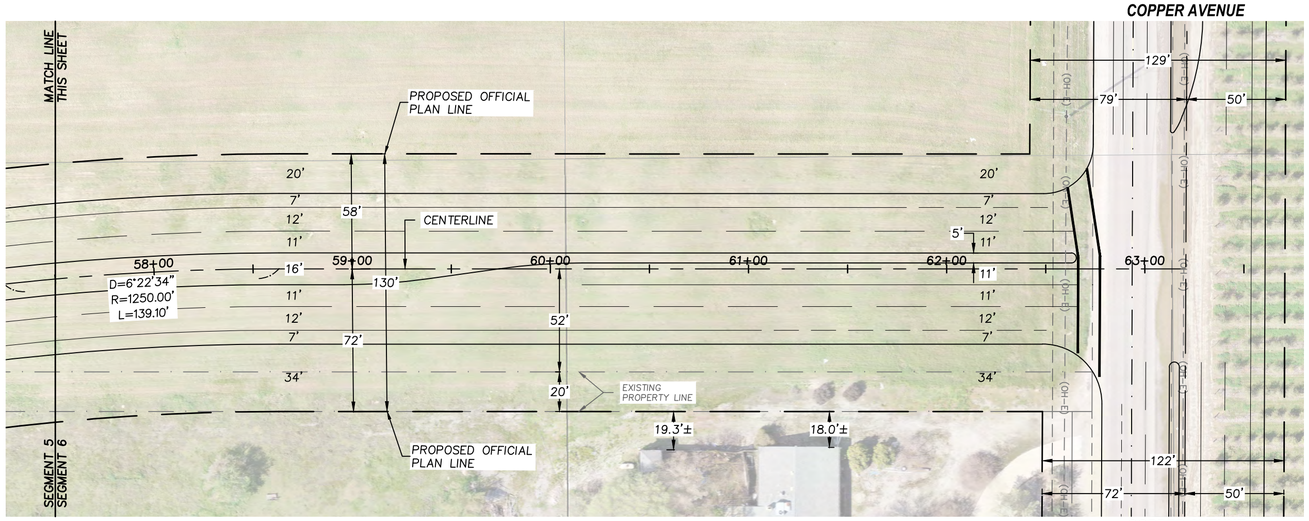
Sheet No. 3 of 4 Sheets

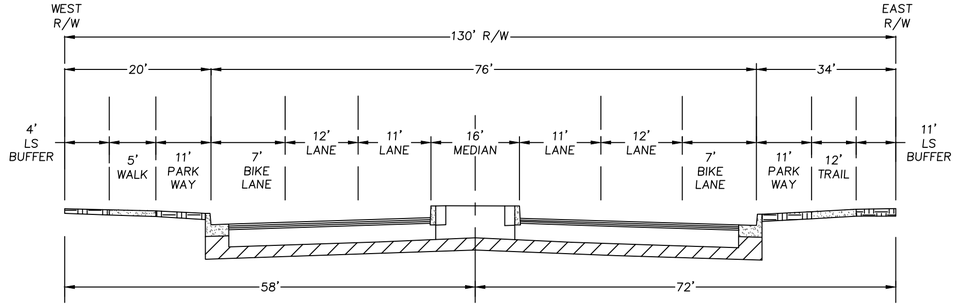




CLOVIS AVENUE CROSS SECTION STA 10+00.00 TO 36+05.25

NTS





CLOVIS AVENUE CROSS SECTION STA 36+05.25 TO 62+65.44

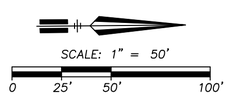
NTS

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OFFICIAL PLAN LINES

CLOVIS AVENUE

BEHYMER AVENUE TO COPPER AVENUE



LEGEND:

- PROPOSED OFFICIAL PLAN LINE
- EXISTING SECTION LINE
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Sheet No. 4 of 4 Sheets

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CITY of CLOVIS

Report to the City Council

To:	City Council
From:	Public Utilities Department
Date:	April 20, 2026
Staff:	Kevin Tuttle, Assistant Public Utilities Director
Subject:	Provide Direction - Update on Status of the Maintenance Community Facilities District.
	Recommendation: Provide Direction
Attachments:	1. Maintenance CFD ATT 1 List of Authorized Services

Recommendation:
For the City Council to provide direction on the status of the Maintenance Community Facilities District (CFD) to provide funding for the ongoing maintenance and operation of public facilities such as landscaping, parks, street lighting, traffic signals, streets and other community amenities.

Executive Summary:
The City has experienced unsustainable cost increases to the streetlighting and traffic signal budget, primarily due to PG&E rate increases over the past several years. Funding of streetlights is currently paid for by the General Fund and Highway User Tax Account (HUTA). As new streetlights and traffic signals are being added in the City, this has placed an additional strain on the current funds available. Consequently, City staff are exploring alternative funding mechanisms to support new growth areas.

Additionally, the City currently uses a Landscape Maintenance District (LMD) to fund the maintenance of public landscaping. The creation of a Maintenance CFD for future growth areas would provide a more comprehensive approach for funding City public facilities and amenities and could be used instead of an LMD.

The primary purpose of Maintenance CFDs is to ensure that public amenities and infrastructure are well-maintained and continue to provide benefits to the community. Maintenance CFDs are funded through special taxes levied on properties within the district. These special taxes are typically collected annually and are used exclusively for the maintenance and operation of the specified facilities and infrastructure.

The maximum special tax rate for Maintenance CFDs is set based on the estimated costs of maintaining the facilities and infrastructure. This rate may be adjusted annually to account for inflation

or changes in maintenance costs. The Rate and Method of Apportionment (RMA) approved at CFD formation and for each subsequent annexation outlines how the special tax is calculated and distributed among properties within the CFD.

Staff brought the concept of a Maintenance CFD to Council in March 2025. At that time, Council provided direction to staff to move forward with the Resolution of Intention, and setting the initial boundaries and rates for the new CFD. Staff committed to a hybrid approach that provides Council with high-level updates on progress made for the new CFD prior to finalizing the Resolution of Intention. This workshop is intended to provide that update to Council regarding the Authorized Services that will be included in the CFD formation.

Background:
Community Facilities Districts (CFDs) in California are special tax districts created under the Mello-Roos Community Facilities Act of 1982. They provide funding for various public improvements and ongoing services within a specific area. Maintenance CFDs can fund a broad range of public services including but not limited to, operations and maintenance of street lighting, traffic signals, public landscaping, and parks. A special tax is levied on the property tax bill of taxable property within the district boundaries.

The maximum tax rate for a CFD is set through a process that involves several steps:

1. **Initiation for Formation of the CFD:** The process begins with the formation of the CFD, which may be initiated by the relevant registered voters or landowners, or the members of the Council.
2. **Rate and Method of Apportionment (RMA)**: The Rate and Method of Apportionment (RMA) is established, which outlines the maximum special tax rates and how the special tax will be levied on properties within the CFD. The RMA considers factors such as property size, land use, and proximity to the funded improvements. The RMA also establishes the annual adjustments that will be authorized for the spcial tax to keep up with inflationary cost increases.
3. **Approval by Voters or Landowners**: The proposed special tax rate must be approved by either the registered voters residing within the CFD boundaries or the landowners if there are fewer than 12 registered voters. A two-thirds majority is required for approval. It is common for these types of proceedings to be conducted with landowner voters who will agree to waive many election requirements.
4. **Annual Adjustments:** Once the CFD is established and the special tax rate is approved, the maximum special tax rate may be subject to annual adjustments based the Consumer Price Index (CPI) or other inflationary measures pursuant to the RMA. These adjustments ensure that the tax rate remains sufficient to cover the costs of the funded improvements or services.
5. **Annexations:** As new developments come forward post CFD formation, the City staff anticipates these additional properties will be annexed to the CFD.
6. **Ongoing Administration:** The CFD requires ongoing administration to ensure that the special taxes are collected and used appropriately. This includes annual disclosure reports and presentations to the relevant governing bodies.

Staff have initiated the pre-formation process of the CFD, which begins with the definition of services that will be funded through the special taxes. These Authorized Services establish the allowable maintenance activities for which the CFD may be used and are typically broad in nature. Each new development will be assessed for services, the tax rates will be set for maintenance of these services, and this will ultimately be included in the Resolution of Intention which represents the first Council

step in the formation process for the CFD.

The City's preferred Authorized Services list includes two major components: Citywide Services and Localized Services. The Citywide Services includes such items as Regional Parks, Community Parks, Major Roadway Street Lighting and Traffic Signals, Major Roadway Landscaping, Major Roadway Maintenance, Open Space, and Stormwater. The Localized Services will include such items as Neighborhood Parks, Neighborhood Landscaping, Localized Street Maintenance, Neighborhood Street Lighting, and Stormwater. The intent of the Citywide Services component is to fund the maintenance of new City facilities required by new development and the proportionate impact of growth-related to maintenance activities on existing City facilities, while the Localized Services component will generally cover the improvements confined within the limits of the development. The CFD will also include an administrative and reserve component that allow for the appropriate recovery of costs related to administering the CFD.

Fiscal Impact:
Establishment of a Maintenance CFD will provide a long-term sustainable funding source as the City continues to develop and add community amenities. A CFD could alleviate use of existing funding mechanisms, like General Fund and HUTA, going forward and allow those funds to be used for other city services and resources.

Reason for Recommendation:
Establishing a maintenance CFD for future development will help ensure a sustainable funding mechanism for the operation and maintenance of public improvements. This will help ensure the long-term upkeep of community facilities, preserving property values and enhancing quality of life.

Actions Following Approval:
Staff will continue working with the consultant to determine the CFD special tax structure and maximum rates. Should this be approved, staff will work to identify an initial boundary of the CFD which will likely encompass undeveloped property. An adoption of a Resolution of Intention to establish a CFD would then be brought to Council for consideration and a Public Hearing and landowner election would follow.

Conflict of Interest:
None.

LIST OF AUTHORIZED SERVICES
FOR PROPOSED MAINTENANCE SERVICES
COMMUNITY FACILITIES DISTRICT

The proposed Community Facilities District will finance, in whole or in part, the following services, including all related administrative costs, expenses and related reserves for replacement of vehicles, equipment and facilities:

Citywide Services

Regional Parks
Annual operation, maintenance and servicing, including repair and replacement, of all regional park improvements (includes, but is not limited to, buildings, sport fields, sport courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, landscaping and irrigation systems, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, sewer, solid waste and other utility costs.

Community Parks
Annual operation, maintenance and servicing, including repair and replacement, of all community park improvements (includes, but is not limited to, buildings, sport fields, sport courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, landscaping and irrigation systems, etc.), and specialty improvements (dog parks and associated appurtenances, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, sewer, solid waste and other utility costs.

Major Roadway Street Lighting and Traffic Signals
Annual operation, maintenance and servicing, including repair and replacement, of all street light and Traffic Signal improvements (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.). Maintenance also includes cleaning and removal of graffiti, associated electric and other utility costs.

Major Roadway Landscaping
Annual operation, maintenance and servicing, including repair and replacement of all landscaping improvements (includes parkways, landscape setbacks, landscape roadway medians, publicly-owned masonry walls, fences, monuments, and features, trails, bike paths, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Open Space
Annual operation, maintenance and servicing, including repair and replacement, publicly-owned masonry walls, fences, monuments and features, trails, bike paths, plantings, grazing, landscaping, irrigation, signage, etc. Maintenance also includes cleaning and removal of graffiti and associated electric, water and other utility costs.

Stormwater
Annual operation, maintenance and servicing, including repair and replacement, of all stormwater improvements (including but not limited to detention and bio-retention basins and associated facilities, field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris, etc. from drainage areas, detention and bio-retention basins and City catch basins and outfall structures), and any other specialty stormwater mitigation improvements that may arise out of need or otherwise and caused to be maintained by the City.

Localized Services

Neighborhood Parks
Annual operation, maintenance and servicing, including repair and replacement, of all neighborhood park improvements (includes, but is not limited to, buildings, sport fields, sport courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, landscaping and irrigation system, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, sewer, solid waste and other utility costs.

Neighborhood (Localized) Landscaping
Annual operation, maintenance and servicing, including repair and replacement, of all landscaping improvements (includes parkways, landscape setbacks, landscape roadway medians, irrigation systems, publicly-owned masonry walls, fences, monuments and features, trails, bike paths, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Localized Street Maintenance
Annual operation, maintenance, and servicing, including repair and replacement of street improvements (includes pavement, cure and gutter, curb ramps, hardscape, marking and striping, entry features, roundabouts, hardscape, landscaping, irrigation, monuments, signage, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Neighborhood (Localized) Street Lighting
Annual operation, maintenance and servicing, including repair and replacement, of all street light improvements (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.). Maintenance also includes cleaning and removal of graffiti, associated electric and other utility costs.

Stormwater
Annual operation, maintenance and servicing, including repair and replacement, of all stormwater improvements (including but not limited to detention and bio-retention basins and associated facilities, field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris, etc. from the drainage areas, detention and bio-retention basins and City catch basins and outfall structures), and any other specialty stormwater mitigation improvements that may arise out of need or otherwise and caused to be maintained by the City.

Administrative Expenses and Reserve Collection

In addition, the following costs will also be funded by the special taxes levied within the Community Facilities District and be allocated to each improvement described above based upon their pro-rata share of administrative costs, operating reserves and capital reserves, and actuals or estimated delinquencies.

1. Administrative Expenses including the costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Community Facilities District and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general property tax rolls, preparation of required reports, and any other costs incurred in the administration of the Community Facilities District by the City;

2. Any amounts needed for operating reserves and capital reserves; and

3. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years.

CITY of CLOVIS

Report to the City Council

To: City Council

From: Administration

Date: April 20, 2026

Staff: Briana Parra, City Clerk

Subject: Consider Adoption – Ord. 26-03, an Ordinance of the City Council of the City of Clovis finding that the proposed ordinance amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061, Subdivision (b)(3); and amending the City's Development Code by adding Chapter 9.27 to the Clovis Municipal Code to establish a Mixed-Income Zoning Ordinance for Residential Development Projects. (Vote: 4-1 with Mayor Mouanoutoua voting no)

Recommendation: Adopt

Attachments:

1. MIZO Adopt Ord. 26-03 ATT 1 Ordinance

This item was approved for introduction on April 13, 2026, with less than a unanimous vote. Please direct questions to the City Manager's office at 559-324-2060.

ORDINANCE 26-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS FINDING THAT THE PROPOSED ORDINANCE AMENDMENT 2026-001 IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061, SUBDIVISION (B)(3); AND AMENDING THE CITY'S DEVELOPMENT CODE BY ADDING CHAPTER 9.27 TO THE CLOVIS MUNICIPAL CODE TO ESTABLISH A MIXED-INCOME ZONING ORDINANCE FOR RESIDENTIAL DEVELOPMENT PROJECTS

WHEREAS, in October 2019, an individual ("Petitioner") filed a lawsuit that included causes of action challenging the validity of the City of Clovis's ("City") General Plan and Housing Element (*Martinez v. City of Clovis*); and

WHEREAS, in April 2021, the Fresno County Superior Court granted Petitioner's request for a writ of mandate, ordering the City to adopt a compliant Housing Element and to implement a rezoning program to meet its Regional Housing Needs Assessment ("RHNA") for the 2008-2015 planning period; and

WHEREAS, in April 2023, the Fifth District Court of Appeal denied the City's appeal to the April 2021 order granting the writ of mandate. In July 2023, the California Supreme Court denied the City's request for review of the Court of Appeal's decision; and

WHEREAS, following a settlement agreement between the parties, the Fresno County Superior Court entered a Judgment in the *Martinez v. City of Clovis* case on March 19, 2024 ("Judgment"); and

WHEREAS, the terms of the Judgment require the City to adopt a Mixed-Income Zoning Ordinance as a program within the City's 6th Cycle Housing Element and conduct a financial feasibility analysis for such an ordinance; and

WHEREAS, in accordance with the Judgment, the City contracted with Keyser Marsten Associates, Inc. ("KMA") in May 2024 to conduct a study of the financial feasibility of a mixed income zoning ordinance on residential development projects in Clovis, and the KMA feasibility report was issued in October 2025; and

WHEREAS, on November 4, 2024, the City adopted its 6th Cycle Housing Element covering the eight (8) year period of 2024-2031, which includes adoption of a Mixed-Income Zoning Ordinance as one of the required programs the City will implement (Program H12); and

WHEREAS, California is facing a severe shortage of housing options for individuals and families at lower income levels, and many municipalities throughout the State have adopted Mixed-Income Zoning Ordinances to help address the availability of affordable housing to individuals and families at lower income levels; and

WHEREAS, the adoption of a Mixed-Income Zoning Ordinance is intended to increase the number of housing units available to lower income households; and

WHEREAS, adoption of a Mixed-Income Zoning Ordinance is a required program in the City's 6th Cycle Housing Element that will help the City meet its current and future RHNA obligations of facilitating lower-income housing availability; and

WHEREAS, increasing the availability of affordable housing is consistent with the City's General Plan; and Housing Element Program H12 "Mixed Income Zoning Ordinance" includes an objective to facilitate the construction of at least 320 low- and very low-income units, depending on overall housing production during the 6th Cycle (2024-2031); and

WHEREAS, on February 26, 2026, the City's Planning Commission considered the proposed Ordinance and adopted Planning Commission Resolution No. 26-04, recommending that the City Council approve the proposed Ordinance; and

WHEREAS, notice of the public hearing for the consideration of this Ordinance was published in the Business Journal on March 27, 2026, and the notice of the Public Hearing was also posted in accordance with applicable law; and

WHEREAS, the City Council has considered the California Environmental Quality Act ("CEQA") analysis for this proposed ordinance as described and summarized in the staff report and elsewhere in the record of proceedings for this matter, which analysis includes a determination that the Mixed-Income Zoning Ordinance will not result in any significant effect on the environment, and is therefore exempt from further environmental under CEQA pursuant to CEQA Guidelines 15061, subdivision (b)(3); and

WHEREAS, the City Council has reviewed and considered the Judgment, the KMA feasibility report, the CEQA analysis, staff report, and all written materials submitted in connection with this proposed Ordinance and public hearing, and considered all written and oral presentations presented to the City Council for this item during the public hearing ("Administrative Record").

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. Based on the Administrative Record, the City Council finds that the Mixed-Income Zoning Ordinance is exempt from further environmental review under CEQA pursuant to CEQA Guidelines section 15601, subdivision (b)(3).

Section 2. The City Council makes the following findings in accordance with Clovis Municipal Code section 9.86.060:

(A) The proposed ordinance amendment is consistent with the goals, policies, and actions of the General Plan.

(B) The proposed ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

(C) The proposed ordinance amendment is internally consistent with other applicable provisions of the City's Development Code.

Section 3. The bases for these findings are detailed in the April 13, 2026, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

Section 4. The City Council hereby approves Ordinance Amendment 2026-001, which amends Title 9 of the Clovis Municipal Code to add Chapter 9.27 (Mixed-Income Zoning Ordinance) as outlined in Attachment A, attached hereto and incorporated by this reference herein.

Section 5. This Ordinance shall go into effect and be in full force after thirty (30) days from its final passage and adoption. Upon the effective date of this Ordinance, that certain Urgency Ordinance No. 26-02, adopted on April 13, 2026, is hereby repealed in its entirety and shall be of no further force or effect.

It is the intent of the City Council that this Ordinance shall supersede and replace the provisions of said Urgency Ordinance as of the effective date of this Ordinance.

APPROVED: April 13, 2026

_____ _____

Mayor City Clerk

* * * * * * * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on April 13, 2026, and was adopted at a regular meeting of said Council held on April 20, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: April 20, 2026

_____

City Clerk

ATTACHMENT A

Chapter 9.27
MIXED-INCOME ZONING ORDINANCE

Sections:

9.27.010 Purpose
9.27.020 Definitions
9.27.030 Applicability of Mixed-Income Unit Requirements
9.27.040 Mixed-Income Unit Requirements
9.27.050 In-Lieu Fees and Alternatives to Compliance
9.27.060 Mixed-Income Unit Standards
9.27.070 Development Project Approval
9.27.080 Occupancy and Continuing Availability of Mixed-Income Units
9.27.090 Collection and Use of In-Lieu Fees
9.27.100 Implementation, Monitoring, and Enforcement

Section 9.27.010 – Purpose

The purpose of this Chapter is to enhance the public welfare by facilitating mixed-income housing opportunities and contributing toward the City's share of the region's housing needs, assisting in the implementation of the City's Housing Element goals, policies, and programs, and ensuring compatibility of future housing development by requiring that land in the City developed for future residential housing is utilized in a manner consistent with State and local land use and housing policies.

Section 9.27.020 – Definitions

For the purposes of this Chapter, unless otherwise apparent from the context, certain words and terms used herein are defined as follows:

Administrator shall mean the housing program administrator, which shall either be the City itself or a third-party administrator acting as an agent for the City pursuant to an agreement entered into between the City and the administrator, as such agreement may be amended or replaced from time to time.

Affordable shall mean that the cost of a housing unit (rent or sale price) does not exceed thirty percent (30%) of the state maximum household income adjusted for family size appropriate for the unit. The term "adjusted for family size appropriate for the unit" shall have the same meaning as provided in Health and Safety Code section 50052.5, subdivision (c) as it may be amended, or in any successor statute.

Affordable Housing Plan shall mean a plan submitted as part of a residential development project application that contains information specifying the manner in which the applicant proposes to comply with the requirements of this Chapter.

Applicant shall mean any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, who either (i) submits an application to the City

for approval of a residential development project subject to this Chapter, or (ii) submits an application for a building permit for construction in any approved residential development project subject to this Chapter.

Area Median Income shall mean the area median income as periodically established by the Department of Housing and Community Development pursuant to Health and Safety Code section 50093 as it may be amended, or in any successor statute.

Attached single-family dwelling unit shall mean a single-family dwelling unit having one (1) or more walls attached to and in common with one (1) or more single-family dwellings.

Density bonus shall mean a density increase over the otherwise maximum allowable density on a site pursuant to Government Code section 65915 and Chapter 9.26 of this Title (Affordable Housing Incentives: Density Bonus).

Detached single-family dwelling unit shall mean a dwelling unit intended for use by a single household and not attached to any other building.

Director shall mean the City's Planning and Development Services Director or designee.

Dwelling unit shall mean a residential unit, either for sale or rent.

For-sale residential development project shall mean a residential development project that includes the creation of one (1) or more new dwelling units that may be sold individually. A for-sale residential development project also includes the conversion of a residential rental development to a residential ownership development.

Gap Financing means the amount of funding necessary to fill the gap between the estimated funding required to develop and make available the Mixed-Income Units and the resources commonly available to residential development applicants as described in the October 2025 Mixed Income Zoning Ordinance feasibility report on file with the City.

In-lieu fee shall mean a monetary payment made by an applicant for a residential development project subject to this Chapter to the City in lieu of constructing the number of Mixed-Income Units that would otherwise be required under this Chapter. The in-lieu fee is intended to provide funds needed to cover the Gap Financing necessary to facilitate the construction of required Mixed-Income Units as described in the October 2025 Mixed Income Zoning Ordinance feasibility report on file with the City.

Lower/Low-income household shall mean a household whose income does not exceed eighty percent (80%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50079.5, as it may be amended, or in any successor statute.

Market rate unit shall mean a new dwelling unit for sale or rent in a residential development project that is not a Mixed-Income Unit.

Mixed-Income Unit or Mixed-Income Zoning Ordinance (MIZO) Unit shall mean a dwelling unit available at an Affordable rent or sold at an Affordable price to very low-, or low-income households in accordance with Section 9.27.050 of this Chapter. A dwelling unit designated as a Mixed-Income Unit or MIZO Unit shall remain affordable for the longest feasible duration (but not less than fifty-five (55) years for rental units and forty-five (45) years for for-sale units) from the date of recordation of a covenant or regulatory agreement or similar document recorded with the Fresno County Recorder's office. The recording must occur prior to the issuance of the Certificate of Occupancy.

Multi-family unit shall mean a residential unit intended for the use of a single household that is part of a larger building having one (1) or more walls attached to and in common with other residential units.

Qualified buyer shall refer to the eligible member(s) of a low-income household that are qualified to purchase a for-sale Mixed-Income unit.

Rental residential development project shall mean a residential development project that creates one (1) or more dwelling units that cannot be lawfully sold individually in conformance with the Subdivision Map Act.

Residential development project shall mean a development for which a discretionary approval is required for a development that includes the creation of one (1) or more new dwelling units, conversion of nonresidential uses to dwelling units, or the conversion of a use from a rental residential development project to a for-sale residential development project, and includes any for-sale residential development project and any rental residential development project.

Unit type shall mean the type of dwelling unit, either attached single-family dwelling unit, detached single-family dwelling unit, or multi-family unit.

Very low-income household shall mean a household whose income does not exceed fifty percent (50%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50105, as it may be amended, or in any successor statute.

Vesting tentative map shall mean a map which confers certain vested rights to proceed with development for a specified period of time after recordation in accordance with the Subdivision Map Act. (Gov. Code § 66452, subd. (b).)

Section 9.27.030 – Applicability of Mixed-Income Unit Requirements

Applicability. Any new residential development project consisting of eleven (11) or more market rate units as approved by the City to be built anywhere within the City, and in any area within the City's sphere of influence to be annexed to the City in the future, shall comply with the requirements of this Chapter.

Section 9.27.040 – Mixed-Income Unit Requirements

Any residential development project to which this Chapter applies shall include Mixed-Income Units as determined herein. The number of Mixed-Income Units to be included in the residential development project and constructed on the project site shall be based on the total number of units proposed in the residential development project without regard to any density bonus units provided pursuant to Chapter 9.26 of this Title (Affordable Housing Incentives: Density Bonus).

A. Mixed-Income Unit Requirement. No less than five percent (5%) of all proposed units for a residential development project to which this Chapter applies shall be Mixed-Income Units. The minimum five percent (5%) total shall be achieved using the following allowable ranges of affordability:

    1. Rental residential development projects:

        i. At least fifty percent (50%) of the required Mixed-Income Units shall be affordable to very low-income households, and the balance of the required Mixed-Income Units shall be affordable to low-income households. For purposes of this provision, the minimum fifty percent (50%) affordable to very low-income households shall be calculated as no less than one (1) very-low income unit for every one (1) low-income unit.

    2. For-sale residential development projects:

        i. One hundred percent (100%) of the required Mixed-Income Units shall be affordable to low-income households.

B. Fractional units. Notwithstanding any other provision of law or this Chapter, when the application of the percentage specified in Section 9.27.040, subdivision (A) results in a number that includes a fraction, the fraction shall be rounded to the nearest whole number to determine the Mixed-Income Unit requirement for the project.

    Examples: For-sale residential development project proposing 11 market rate units (x.05) = 0.55 (rounded to the nearest whole number) = 1 Mixed-Income Unit.

    For-sale residential development project proposing 29 market rate units (x.05) = 1.45 (rounded to the nearest whole number) = 1 Mixed-Income Unit.

    Rental residential development project proposing 40 market rate units (x.05) = 2 Mixed-Income Units = 1 unit affordable to very low-income households and 1 unit affordable to low-income households.

Rental residential development project proposing 24 market rate units (x.05) = 1.2 (rounded to the nearest whole number) = 1 Mixed-Income Unit = 1 unit affordable to low-income households.

C. Density Bonus. Any Mixed-Income Units provided on site in compliance with this Chapter may be used to qualify for a density bonus in accordance with the provisions of Chapter 9.26 of this Title (Affordable Housing Incentives: Density Bonus).

D. Affordable Housing Agreement. The applicant for a residential development project subject to this Chapter shall execute a written agreement with the City at the time the project is approved, indicating the number, type, location, approximate size, and construction schedule of all dwelling units for the project as required to determine the project's compliance with this Chapter, and duly execute any applicable affordability restriction to be recorded and run with the land for the required Mixed-Income Units.

E. Construction Timing. All Mixed-Income Units constructed on the project site, or constructed off-site as authorized by Section 9.27.050, subdivision (C), shall be completed no later than the completion of all market rate units for the applicable residential development project. For phased developments, Mixed-Income Units shall be completed in reasonably approximate proportion to the number of market rate units completed in each phase. The City may approve guidelines to assist in implementing this Chapter.

Section 9.27.050 – In-Lieu Fees and Alternatives for Compliance

Notwithstanding any provision in this Chapter addressing constructing Mixed-Income Units on the project site as provided in Section 9.27.040, any applicant of a residential development project subject to this Chapter may fulfill the requirements of this Chapter by any of the following alternatives, rather than constructing Mixed-Income Units on the project site:

A. In-Lieu Fee. Payment of an in-lieu fee as provided herein. The fee amount shall be $2.80 per square foot of residential floor area for each market rate unit. The in-lieu fee shall be calculated based on the net livable residential floor area (in square feet) of all market rate units for the applicable residential development project.

Example: In-Lieu Fee = [Net livable residential floor area of the market rate units] x [$2.80/sq.ft.])

1. Payment of In-Lieu Fee. Such in-lieu fee for an applicable project shall be paid no later than upon issuance of a building permit for each market rate units in the residential development project but may be deferred to occupancy as approved by the Director.

2. The City Council may, by resolution, adjust the in-lieu fee rate by any reasonable means, including, without limitation, for inflation in accordance with Municipal Code Section 3.10.02, as necessary to reflect changes in land costs,

construction costs, and needed subsidy levels — provided that the revised fee continues to reasonably approximate the City's estimated per-square-foot cost of providing Gap Financing.

B. Land Dedication/Conveyance. Land sufficient for constructing the required number of Mixed-Income Units for a residential development project may be dedicated or conveyed to the City, as provided herein, in lieu of constructing Mixed-Income Units. The City shall evaluate any proposed land based on the following criteria and any guidelines approved as provided in Section 9.27.100:

1. The fair market value of the land proposed to be dedicated/conveyed shall be of equal or greater value than the estimated amount of the in-lieu fees that would otherwise be required under this section. A recent appraisal of the land shall be submitted as prepared by an MAI appraiser approved by the City. Costs associated with the appraisal, title insurance, property transfer, document recordation and related costs shall be borne by the applicant.

2. The Director shall review the proposed land to be dedicated/conveyed to determine if the land is economically feasible to develop or be used to facilitate development of Mixed-Income Units. The Director's review and determination may include, without limitation, determining whether adequate infrastructure exists to serve the site, whether the site is a sufficient size, physically suitable, and includes an appropriate General Plan land use designation and zoning to accommodate or facilitate the development of the required number of Mixed-Income Units. The Director shall also determine that development of the land would not be significantly restricted by environmental constraints, hazardous materials, public service constraints, or public health and safety concerns before the City accepts the dedication or conveyance. The City Manager or designee shall make the final determination as to whether the City will accept any land proposed to fulfill the requirements of this Chapter.

3. Unless otherwise approved by the City Manager, the applicant must complete the dedication/conveyance of the land to the City within ninety (90) days of the City's final determination that the land proposed for dedication/conveyance is acceptable to fulfill the requirements of this Chapter.

   Example: Residential development project proposing 100 market rate units (x.05) = 5 Mixed-Income Units. Applicant may propose land suitable to develop or facilitate development of the 5 Mixed-Income Units.

C. Off-Site Construction of Mixed-Income Units. Any applicant may build Mixed-Income Units not located within the residential development project or physically contiguous to the market rate units of the applicable residential development project, provided they are built in the city limits and equal to or more than the number of Mixed-Income Units required under Section 9.27.040 of this Chapter. Off-site construction of Mixed-Income Units shall be subject to appropriate application by the applicant and approval by the City.

D. Acquisition and Rehabilitation of Existing Dwelling Units. Any applicant may fulfill the requirements of this Chapter for any applicable residential development project by acquiring and rehabilitating existing market rate units elsewhere in the City to become Mixed-Income Units. Acquisition and rehabilitation of existing units in-lieu of constructing Mixed-Income Units shall be allowed only if the applicant's rehabilitation plan is approved by the City Manager or designee, and only if the rehabilitated units meet each of the standards provided in Section 9.27.060 below.

E. Discretion. An applicant may propose an alternative not specifically addressed above to fulfill the requirements of this Chapter. The City Manager or designee may approve, conditionally approve, or reject any alternative proposed by the applicant. The City Manager's determination shall be final, subject to appeal to the City Council.

Section 9.27.060 – Mixed-Income Unit Standards

The following standards shall apply to Mixed-Income Units constructed to fulfill the requirements of this Chapter, whether constructed on the residential development project site or elsewhere within the City.

A. Recipient Requirements. All Mixed-Income Units shall be sold or rented to low-income, or very low-income households.

1. Qualified buyers of for-sale Mixed-Income Units shall enter into an affordable housing agreement with the City and execute appropriate implementation documents as required by the City.

2. Renters shall be subject to the applicant's affordable housing agreement and must be selected by means of an open and public process.

B. Unit Type and Physical Quality. The unit type(s) of the Mixed-Income Units constructed to fulfill the requirements of this Chapter shall comply with the following:

1. Except as otherwise provided in Section 9.27.050, subdivision (C), Mixed-Income Units constructed on the same site as the applicable residential development project subject to this Chapter shall be reasonably dispersed throughout the project to prevent a concentration of Mixed-Income Units.

2. Detached single-family affordable dwelling units constructed to fulfill the Mixed-Income Unit requirements of this Chapter shall comply with comparable design requirements as market-rate units in the same residential development project as approved by the City in accordance with any applicable guidelines approved as provided in Section 9.27.100.

Section 9.27.070 – Development Project Approval

A. From and after the effective date of this Chapter, a residential development application will not be deemed complete until the applicant has provided the City with an Affordable Housing Plan that demonstrates the manner in which the applicant proposes to fulfill the requirements of this Chapter, if applicable, including, without limitation, any plans indicating the location of on-site/off-site Mixed-Income Units, land dedication, or intent to pay in-lieu fees, or some other alternative as authorized by Section 9.27.050, subdivision (E).

B. Fulfillment of the requirements of this Chapter shall be a condition of approval for any residential development project subject to this Chapter. Condition(s) for fulfilling the requirements of this Chapter shall be imposed by the City on the first approval of an entitlement for an applicable residential development project.

   The imposition of any condition(s) on the first approval of an entitlement does not preclude the appropriate authority from imposing such other conditions as may be required by this Chapter when acting on a subsequent application for a subsequent approval for all or part of the same residential development project to which this Chapter applies.

C. Any determination made by the approval authority to implement this Chapter in connection with granting a first approval of an entitlement for an applicable project may be appealed in accordance with the provisions of Chapter 9.90 of this Code.

Section 9.27.080 – Occupancy and Continuing Availability of Mixed-Income Units

A. Ongoing Affordability of For-Sale Mixed-Income Units. In order to maintain the availability of for-sale Mixed-Income Units constructed pursuant to this Chapter, the following requirements apply to such Mixed-Income Units, which shall remain affordable for forty-five (45) years, and shall be documented in an affordable housing agreement and affordability restriction(s) as described in section 9.27.040, subdivision (D) and recorded against the property upon which the Mixed-Income Unit is constructed:

   1. The monthly housing costs (including principal, interest, taxes, insurance, and any mandatory association dues) of a for-sale Mixed-Income Unit shall not exceed thirty percent (30%) of the State maximum household income adjusted for household size appropriate for the unit.

   2. The qualified buyer shall occupy the Mixed-Income Unit as the buyer's principal place of residence.

   3. The qualified buyer shall not lease or rent the Mixed-Income Unit, or any portion of the Mixed-Income Unit, to another party, including listing the Mixed-Income Unit as a short-term rental. Any such lease or rental of the Mixed-Income Unit or a portion of the Mixed-Income Unit, or any use other than as

the buyer's principal place of residence shall constitute a default under the requirements of this Chapter and the affordable housing agreement between the City and the qualified buyer.

B. Ongoing Affordability of Rental Mixed-Income Units. In order to maintain the availability of rental Mixed-Income Units constructed pursuant to this Chapter, such rental Mixed-Income Units shall remain affordable for fifty-five (55) years, as documented in an affordable housing agreement as described in Section 9.27.040, subdivision (D) and recorded against the property upon which the Mixed-Income Unit is constructed.

Section 9.27.090 – Collection and Use of In-Lieu Fees

Any in-lieu fees received by the City pursuant to this Chapter shall be deposited into the City's Housing Trust Fund, to be used for authorized purposes and expenditures.

Section 9.27.100 – Implementation, Monitoring, and Enforcement

A. Establishment of Guidelines. The City Council may approve Mixed-Income Zoning guidelines to assist in the implementation of this Chapter.

B. Establishment of Administrative Fees. The City Council, by resolution, may establish fees to recover the costs to the City for ongoing administration and monitoring of Mixed-Income Units in the City, which fees may be adjusted by City Council resolution.

C. Enforcement. The City may pursue and undertake enforcement action as authorized under this Code and/or any other action authorized by law or by any regulatory document, restriction, or agreement executed under this Chapter.

D. Project Approval Restrictions. No permit, license, map, or other approval or entitlement for a residential development project to which this Chapter applies shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements of this Chapter have been satisfied.

E. Annual Monitoring.

1. Homeowners may receive an annual monitoring notice from the City to confirm the owner occupancy requirement and prohibition of renting the dwelling unit. For rental units, an annual monitoring notice from the City may be sent to any management company of rental units to confirm residents are eligible to reside in the Mixed-Income Units.

2. The City shall prepare and present at a regular City Council meeting an annual report on the status of this Mixed-Income Zoning Ordinance, including how many market-rate residential development projects are subject to this Chapter,

how each of the projects has satisfied the requirements of this Chapter, and a record of funds deposited in the City's Housing Trust Fund.

CITY of CLOVIS

Report to the City Council

To: City Council

From: Administration

Date: April 20, 2026

Staff: Andrew Haussler, City Manager

Subject: Provide Direction – Peg Bos Plaza Honoree Additions Policy.

Recommendation: Provide Direction

Attachments:
1. Peg Bos Plaza Honorees ATT 1 Image of Plaza Wall
2. Peg Bos Plaza Honorees ATT 2 Proposed Policy

Recommendation:
That the City Council provides direction on the process for adding honorees to Peg Bos Plaza.

Executive Summary:
Peg Bos Plaza, approved by City Council on November 12, 2024, honors former Mayor Peg Bos—the first female Mayor of Clovis and a longtime civic leader dedicated to preserving the City's heritage. The completed plaza includes space for future honorees who reflect her community spirit. Following Council direction on January 12, 2026, staff developed options to add and recognize additional individuals annually, either through a limited set of plaques or an expanded approach. Two selection processes are proposed: a Council-based nomination or a citizen-staff committee, with honorees to be celebrated each year near Clovis Founders Day.

Background:
On November 12, 2024, City Council approved the construction and naming of a plaza at the northwest corner of Third Street and Sunnyside Avenue. The Plaza, now complete, is named after former Mayor Peg Bos.

November 12, 2024, staff report Quote:
"Ms. Bos is a trailblazer as the first female Mayor of Clovis, Planning Commissioner, and City Council Member. She was the force behind rejuvenating the Clovis Big Dry Creek Historical Society and Museum – volunteering for more than two decades after her retirement from Grundfos Pumps and from her City Council work. The Peg Bos Plaza project is the City's newest monument to our Clovis heritage, highlighting this remarkable woman and civic leader. Peg Bos' story is told in the plaza. And, as time goes on, Bos Plaza will be a place where we can recognize other leaders with her same spirit that have helped build our city in ways large and small."

The original plan for the Peg Bos Plaza included space for 8 additional plaques on the wall (see Attachment 1) to honor individuals that also have "trailblazed" to serve the community of Clovis and hold up the heritage Clovis is built on.

On January 12, 2026, Council directed staff to return with proposals on how to add additional individuals to the Peg Bos Plaza. Staff has developed options for Council to consider and an option to expand the number of honorees if desired.

Number of Honorees
Original Plan – Approximately 8 Honorees:
The original plan for the Peg Bos Plaza included space for 8 additional plaques on the surrounding wall (see Attachment 1). If chosen, it is recommended that up to two nominees be added annually until the spots are full.

Expansion of Honorees – More than 20 Honorees:
The number of honorees can be expanded by engraving a brick on the seat wall with their name or added to a plaque, allowing for a significant number of honorees over time. If chosen, it is recommended that up to two nominees be added annually.

Honoree Selection Option 1: Council Nomination Process
The City Manager would seek nominations from the community. The Mayor would review the nominations and would provide a recommendation to Council for consideration. Council would consider the Mayor's recommendation. The goal would be to hold an event annually on/near Clovis Founders Day (February 27th) to unveil the honorees. It is recommended that two nominees be added annually until the spots are full.

Honoree Selection Option 2: Committee Nomination Process
A committee with citizens and staff would be established by the City Manager to seek nominations, review, and provide two names to Council on an annual basis as a recommendation. Council would consider the recommendation. The goal would be to hold an event annually on/near Clovis Founders Day (February 27th) to unveil the honorees.

A proposed policy has been attached (Attachment 2) for Council to consider and can be adjusted to meet Council's goals.

Fiscal Impact:
If directed by Council, adequate resources will be budgeted in the City Council Budget for plaques/engraving and unveiling events.

Reason for Recommendation:
On January 12, 2026, Council directed staff to return with proposals on how to add additional individuals to the Peg Bos Plaza.

Actions Following Approval:
Staff will implement the direction from Council.

Conflict of Interest:
None.



Attachment 1

Peg Bos Plaza Honoree Policy

Purpose
The purpose of this policy is to establish the process for selecting and recognizing honorees at Peg Bos Plaza by engraving the honorees in a brick at Peg Bos Plaza.

Policy
It is the policy of the City of Clovis to ensure that individuals or groups recognized at Peg Bos Plaza reflect the City's history and represent Clovis "trailblazers" whose service, achievements, or contributions to Clovis have brought distinction to or made a lasting impact on the community.

Authority
The City Council retains the sole and absolute discretion and authority for approving honorees to be recognized at Peg Bos Plaza.

Committee Formation
The City Manager shall form a committee consisting of at least two (2) City residents (such as a representative of the Historical Society) and two (2) City staff members. The City Manager shall select a chairperson to lead the committee.

Committee Responsibilities
The committee shall be responsible for soliciting nominations, reviewing submissions, and creating or updating a list of recommended honorees to the City Council by September 30th annually.

Nomination Review and Selection
The committee chairperson shall prepare a written report summarizing the nominations received and a committee-ranked and recommended nominees list. The City Manager shall forward the report and any additional comments to the City Council. The City Council may select up to two (2) honoree names per year by October 30th annually.

Recognition Event
Upon City Council approval, any honoree(s) shall be recognized annually at an event held in honor of Clovis Founders Day (on or around February 27th).

Criteria
Honorees at Peg Bos Plaza shall meet the following criteria:

- Recognize a local citizen, group, or other individual who has provided leadership, service, or contributions to the City of Clovis; or whose accomplishments have brought distinction and honor to the community as a "trailblazer" for others.
    - Honorees who have served as City officials or employees shall be eligible for recognition only after separating from City service.

Attachment 2