



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

SPECIFIC SERVICE PLAN PERRIN-SUNNYSIDE SOUTHEAST REORGANIZATION RO313

1.1 INTRODUCTION

A Site Specific Service Plan for providing services and improvements to land being annexed to the City is required by the Fresno Local Agency Formation Commission (LAFCo). The site specific service plan provides assurance to LAFCo that newly annexed land to the City will be properly served as urban territory. The service plan also provides information to property owners, districts and interested parties who may have projects underway within the vicinity of the proposed annexation.

On November 20, 2025, the Clovis Planning Commission conducted a noticed public hearing and adopted a resolution recommending approval of the following applications:

- a. Approval of an addendum to the Environmental Impact Report adopted for Shepherd North for the Quail Run Annexation.
- b. R2024-008, Approval of a request to prezone the properties within the Quail Run Neighborhood from the Fresno County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

On December 15, 2025, the Clovis City Council conducted a noticed public hearing and took action to approve the following applications:

- a. Approval of an addendum to the Environmental Impact Report adopted for Shepherd North for the Quail Run Annexation.
- b. RO313, A resolution of the City Council approving an application for the Annexation of the Territory known as the Perrin-Sunnyside Southeast Reorganization area (± 40.62 acres).
- c. R2024-008, Approval of a request to prezone the properties within the Quail Run Neighborhood from the Fresno County R-R (Rural Residential) Zone District to the Clovis R-R (Rural Residential) Zone District.

On December 15, 2025, the Clovis City Council adopted a resolution addressing Reorganization RO313, requesting the Fresno Local Agency Formation Commission (LAFCo) take proceedings for the reorganization of the territory known as the Perrin-Sunnyside Southeast Reorganization.

1.2 SERVICES EXISTING OR PROPOSED

1. Community Water Service

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The Water Master Plan Update, completed in 2017, by Provost & Pritchard Consulting Group, was prepared to support the 2014 Clovis General Plan, and the development plans therein. The plan examined the feasibility of continued growth in the greater Clovis area from a water resource perspective. This included a review of existing and future demands for water from surface, groundwater, and reclaimed water. The study area corresponded with the General Plan planning area. The 2015 Urban Water Management Plan updated the water supply and demand issues identified in the 2017 Master Plan.

The City and Tarpey Village have 37 domestic water wells to provide for the needs of its residents. Some of these have wellhead treatment facilities to treat contaminated groundwater. The wells discharge water into a distribution main grid, based on a minimum of 12-inch mains, spaced at half-mile intervals. The present water storage facilities consist of one elevated tank and three ground level tanks. The total storage capacity is 7 million gallons.

The City began operations of the Surface Water Treatment Facility, located on the Enterprise Canal on the east side of Clovis, in 2004. Kings River water is supplied to the plant via Fresno Irrigation District's (FID) Enterprise Canal. This 15 million gallon-per-day (MGD) plant allows Clovis to serve existing users and new growth areas, while lessening the demand on groundwater. In 2014, treatment capacity at the SWTF was increased to 22.5 MGD.

In 2009, the City began operation of the Water Reuse Facility (WRF) to treat wastewater from a portion of the City's growth areas. In 2012, the City began using recycled water from this facility to irrigate public landscapes. At build-out of the system, this facility will be able to produce 8.4 MGD of recycled water.

The strategy for future water supply is termed "conjunctive use" where multiple elements are used to provide a secure long-term supply. It includes using both groundwater and treated surface water to ensure a secure drought-resistant water supply with the flexibility to use surface and groundwater supplies in a cost and operationally-efficient manner. This strategy is conducive to phased development that is critical to both community approval and existing operational constraints.

Water systems for newly developed areas, such as the project site, will be financed by development fees, assessment districts, and capital facilities funding. Additional surface water supplies for certain growth areas will be financed by the Water Supply development fee.

2. Water

The following water conditions have been placed on the project per the annexation agreement:

- a. Water System Improvements to serve the Quail Run Neighborhood. Owner shall be required to cooperate and participate with the Quail Run neighborhood in installing and constructing public potable water facilities in accordance with current City Standard Specifications and Standard Drawings so that the City's municipal water system can serve the Quail Run neighborhood and a City water service connection to the City's municipal water system is available to the Property following annexation. The facilities shall include, but not be limited to, the following, and shall be completed and accepted by the City.
 - i. Water mains in Sunnyside Avenue, Lexington Avenue, Purdue Avenue and Perrin Road necessary to make a City water service connection available to the Property.
 - ii. Fire hydrants to serve the Quail Run neighborhood.
 - iii. Cost of Water System Improvements. Owner and the other owners of property in the Quail Run neighborhood may decide among themselves and any third party(ies) how the improvements will be installed and constructed pursuant to this **Error! Reference source not found.**(b) and how the costs of such improvements will be divided or paid.

- b. Individual Water System Improvements. Owner shall be required to provide the following improvements in accordance with the applicable City standards and requirements at the time they wish to connect to City water.
 - i. One (1) service stub for domestic uses on the Property.
 - ii. One (1) service stub for landscape irrigation uses on the Property.
 - iii. Back flow prevention device(s) in accordance with applicable City Standards.

3. Wastewater

The Fresno-Clovis Regional Wastewater Treatment Facility serves the Fresno and Clovis urban area from its location southwest of the two cities. The City of Clovis owns and maintains sewer lines within the City Sphere of Influence, with the exception of the Tarpey Village area, which is maintained by the City of Fresno. The City operates the Water Reuse Facility which treats wastewater from a portion of the City and provides recycled water for use in public landscapes. This facility will be expanded as required to serve portions of the northwest and northeast growth areas. The City does not have sewer collection facilities constructed for the entire current Sphere of Influence at this time, but all areas have been master planned.

The Clovis Wastewater Master Plan Update in 2017 provided the City with a course of action with respect to wastewater service needs through the year 2035, in keeping with the Clovis General Plan.

Wastewater facilities for newly developed areas will be financed by development fees, assessment districts, and capital facilities funding.

The following sewer conditions have been placed on the project per the annexation agreement:

- i. The septic system must comply with current State standards at the time deferment is requested.
- ii. The septic system may not have leach fields or tanks within areas that are flood irrigated.
- iii. Owner must provide a diagram of the septic system's location and proof that the septic system is in good working order. The diagram and acceptable proof may be provided by having a licensed septic company inspect the septic system and provide documentation that the system is functioning properly and of a design that meets State standards.
- iv. A deferment must be renewed every ten (10) years until the septic system on the Property is abandoned or removed in accordance with applicable State, County, and City standards in effect at the time and the Property is connected to the City's sewer system.
- v. Owner must be in compliance with the City's Municipal Code in all respects except as otherwise specifically authorized in this Agreement.

4. Dedications and Street Improvements

The following street conditions have been placed on the project:

- i. E. Lexington and N. Purdue Avenues. Owner, as part of the Quail Run Neighborhood, agrees to fund street maintenance work to bring the condition of the pavement to City standard and no less than a pavement condition index of 90 as a condition precedent to the City assuming maintenance responsibility of the street. If street lighting is desired by a majority of the eighteen property owners comprising the Quail Run Neighborhood, or deemed necessary by the City, Owner, as part of the Quail Run Neighborhood, shall be responsible for providing funding for the

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installation and perpetual maintenance of street lighting in accordance with applicable City standards, which may include the formation of community facilities district for such purposes in accordance with applicable law.

5. Solid Waste Collection

Owner shall have the choice of changing to City solid waste service immediately, or staying with their existing franchised service provider through the County for up to five (5) years from the date of annexation. City's basic residential refuse, recycling and organics service is centered on urban waste production. All City residents are required to have refuse, recycling and organics totes. Rural residential properties can generate waste material in quantities or types that require additional services above City's standard waste pickup. Street Sweeping services will not be provided on streets that are not constructed to City of Clovis standards and do not have a curb and gutter. Therefore, when Owner is ready to change to City service it will be necessary to work directly with City's solid waste division to determine the best way City can service Owner's solid waste needs.

6. Fire Protection

The Fire Department employs two primary measures in determining service for the community and future development. The first measure is distribution. "Distribution" describes station locations that allow for a rapid first-due response deployment to mitigate fire and medical aid emergencies before they result in further life/property loss. Distribution is measured by how much of the jurisdiction is covered by first due units within our adopted response time goal of arrival within 5 minutes or less 90% of the time. The second term, "concentration" is a measure of how many multiple units are within sufficient proximity to provide the necessary tools, equipment and personnel, known as an effective response force, for a large scale incident or when another unit is assigned to a concurrent emergency. An initial effective response force is one that has been determined likely to stop the escalation of a fire emergency and bring it effectively under control.

In addition to these factors, Clovis Fire has conducted several station location studies over the last ten years to ensure efficient and effective operations. Stations have generally been located in between 4.5 to 5 mile squares near major street intersections. Previous studies identified various station configurations that could serve City growth depending on the type of development and infrastructure planned for these areas. Currently, the Clovis Fire Department operates out of five fire stations located throughout the City.

In determining desired levels of resource concentration to maintain existing standards and to provide equal protection to future growth areas, the Clovis Fire Department analyzed the risk assessment, call volume, population, critical task analysis, and industry standards. Depending on the factors previously noted, the number of units needed for an initial effective response force are dispatched as defined in the Critical Task Analysis document.

Consideration for community protection must also take into account utilization of Automatic Aid Agreements that provide the closest available resources, regardless of jurisdiction. Using software programs and data from neighboring jurisdictions, fire staff are able to analyze the concentration of units revealing detailed information regarding the deployment of resources necessary to provide an effective fire fighting force within defined response time goals for a geographic area neighboring other fire protection districts.

The Emergency Services Bureau is responsible for providing the resources needed by Fire Department staff who respond daily to requests for emergency and non-emergency services from the citizens of Clovis through four divisions: Operations, Support Services, Training, and Communications. The Operations Division activities include: responding to fires, first responder medical services, mutual/automatic aid, mapping, apparatus replacement, etc. The Training Division activities include coordination of recruitment, testing and training of new employees, in-service training for all Department employees and coordinated use of the Fire Training Center. Support Services Division activities include: apparatus maintenance, facilities maintenance, station supplies, etc. The Communications Division has responsibility for

coordinating dispatch services to the Fire Department. Fire dispatch services are provided via a contract with the Fresno County Emergency Medical Services Division. Dispatch services coordinate the emergency response of all City fire resources and mutual or automatic aid resources. The Department continues to promote sound planning, economic efficiency, and effective use of the City resources while providing essential and valuable services.

The Life Safety and Enforcement Bureau is responsible for providing community risk reduction activities through two divisions: Fire Prevention and Emergency Preparedness. The Fire Prevention Division assists local businesses and building development through activities such as inspections and plan review to ensure safe occupancies comply with fire codes, standards, and local ordinances. Additional risk reduction is performed through public education where citizens learn about actions they can take to reduce their fire risk and learn emergency preparedness skills that are essential during times of crisis. Within the Bureau, the Investigations team has the responsibility to investigate all fires for cause and origin, and enforce minimum standards to safeguard life, health, property, and public welfare.

The Emergency Preparedness Division has the responsibility for preparing and carrying out emergency plans to protect property and the citizens of Clovis in case of actual or threatened conditions of disaster or extreme peril. This includes having an emergency plan in place, maintaining an Emergency Operations Center (EOC), ensuring policies and procedures are compliant with the National Incident Management System (NIMS) guidelines and exercises are conducted to evaluate system effectiveness. Within the Emergency Preparedness section are the Hazardous Materials Response Team and an Urban Search and Rescue Team. These teams are capable of responding to emergency incidents that require specialized tools, equipment, and personnel. Some funding for this division is augmented by state and federal grants.

The Fire Administration Division is responsible for supporting all department operations, administering the Accreditation program, and the development and administration of the Fire Department budget. Fire Administration provides administrative analysis, report preparation, coordination of programs, incident response data management, timekeeping, and other routine duties performed daily that support the delivery of emergency and non-emergency services. Fire Administration also identifies, writes, and manages grants to supplement funding for all Department programs.

7. Law Enforcement

The responsibility of the Police Department is to provide protection and police-related services to the community. The Department's mission is to do this in a manner that builds public confidence and improves the quality of life in Clovis. Police headquarters is located at the Clovis Civic Center. Currently, the Police Department is allotted for 112 sworn officers. The current ratio is 0.90 sworn officers per 1,000 residents. In accordance with the recommendations contained in the Police Department Master Service Plan, the Police Department will seek funding to achieve and maintain a ratio of 1.3 officers per 1,000 residents.

Police protection to the unincorporated areas is provided by the Fresno County Sheriff and California Highway Patrol. The City has a mutual aid assistance agreement with both agencies.

The operations of the Police Department, now and as the City grows, will be funded through the General Fund, Community Facilities District (CFD) fund, and grants. It is noted that continued annexation and development without proportionate increase in the funding of safety services will have an effect on the city's ability to maintain acceptable service levels. If unable to maintain acceptable service levels, the department will have to reduce response to certain calls and possibly eliminate other services altogether. This reduction of services will greatly impact our citizens and the quality of life in our community.

The Department is organized into three major divisions, which are composed of seven budgetary sections.

8. Parks & Recreation

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The Parks Section provides maintenance to City parks, trails and trail lighting, street landscaping, City trees, and numerous recreational facilities, including playgrounds and picnic sites; maintains Old Town streetscape; and provides grounds maintenance at City administrative facilities. Some of these areas are maintained by Parks personnel, while others are maintained through contracts administered by the Parks section. Parks also provides support for civic activities such as hanging banners and decorating for Christmas, Rodeo Weekend, Big Hat Days, and Farmer's Market. The Parks Section administers the Landscape Maintenance District (LMD), which provides funding for maintenance of certain parks, trails, street landscaping, streetlights, and neighborhood architectural enhancement features for areas within the Landscape Maintenance District. All City owned landscaping that is not within the LMD is funded through the General Fund.

9. Transit Services

The Community Services Division administers various senior citizen programs at the Clovis Senior Activity Center. The Division also administers the City's Round-Up demand-response transit program, the fixed-route Stageline transit program, and administers the City's contract with Fresno Area Express (FAX). User fees, and state and federal transit funds and grants support the transit service.

10. Storm Drainage

Storm Drain responds to significant rainfall events by providing sand bags, pumping of flooded areas, monitoring stream channels, placing warning signage, and pumping temporary storm drain basins when needed. It also provides pre-storm cleaning of drain inlets to ensure debris do not hamper proper operation of the storm drain collection system. As development occurs, applicants will be required to construct storm drainage facilities in accordance with the standard and requirements of the Fresno Metropolitan Flood Control District. Specific conditions for improvements to the storm drainage system will be issued as development projects are proposed and approved.

11. Street Lighting

If street lighting is desired by a majority of the eighteen property owners comprising the Quail Run Neighborhood, or deemed necessary by the City, the Quail Run Neighborhood shall be responsible for providing funding for the installation and perpetual maintenance of street lighting in accordance with applicable City standards, which may include the formation of or annexation to an assessment district or community facilities district for such purposes in accordance with applicable law.

12. Schools

The City of Clovis and its sphere of influence lies primarily within the Clovis Unified School District (CUSD). The portion the sphere of influence within the Loma Vista Specific Plan, east of the Highland Avenue alignment lies within the Sanger Unified School District (SUSD). Only a small portion of the southwest area of the city lies in the Fresno Unified School District (FUSD). These districts are affected by residential growth in the Clovis area. The area of the City serviced by FUSD is fully built-out and future development within the City's sphere of influence will not affect this district.

13. Other Services

Pacific Gas and Electric (PG&E) provides gas and electrical service to the City of Clovis, its sphere of influence, and Fresno County. Electrical service is supplied by underground and overhead lines routed through three substations in the greater Clovis area. The hierarchy of establishing electrical power lines from generation stations to customers is as follows: transmission distribution; sub-transmission; and service. PG&E provides gas to customers through plastic and steel underground lines. Residents not serviced by PG&E use propane fuel.

14. Financing of Services and Facilities

The City Council has established fiscal policies that govern the city's financial administration and are designed to safeguard the City's assets, provide a stable funding base, and ensure that adequate accounting data are compiled. These accounting data allow for the preparation of various accounting reports such as the annual budget and the annual year-end financial report. Following are the financial policies that provide the basis for the financial direction of the city.

- The City's budget policy states that all operating budgets shall be balanced and ongoing costs will not exceed current revenues plus available fund balance that exceeds reserve requirements. The minimum reserve for any operational fund is 10% of the budgeted expenditures with the goal for reserves of 15% of budgeted expenditures unless capital borrowing or extraordinary fiscal conditions require that higher levels of reserves be maintained. As discussed during the five-year forecast, the General Fund target reserve is now set at 25%, the current General Fund reserve is approximately 16.5%. Budgetary and purchasing controls have been instituted that ensure adherence to the adopted budget.
- The Enterprise Funds are to be fully supported by user fees and charges, and the Internal Services Funds are to be funded at appropriate levels to ensure reasonable ability to respond to unforeseen events. Annually, the City has designated a contribution of general funds to the General Government Services Fund (an Internal Service Fund) to address the building space needs for new fire stations, safety training facilities, regional park facilities, business and industrial parks, upgrades and new technology for improved productivity, and major remodeling, repairs, or additions to existing facilities.
- The City will not issue long-term debt to cover current operations. The City will consider the issuance of long-term debt to purchase/build capital assets when those assets will benefit users over several years and it is determined that it is more equitable to spread the capital investment and financing costs of the asset to current and future users of the asset.
- Annually the City will have an independent audit of its financial records prepared by a certified public accountant pursuant to generally accepted auditing practices of the government finance industry and submit an annual financial report to the City Council by December 31 for the previous fiscal year.
- Fees for services will be charged directly to users of the services when appropriate and should cover the full cost of service delivery. Fees are to be reviewed on an annual basis to ensure that the fee is appropriate for the service provided compared to actual cost or an approved cost index.
- Development impact fees will be established to ensure that new growth pays the cost of infrastructure improvements and is not a burden to existing tax payers.
- The City will invest available cash assets in a manner consistent with the safeguards and diversity that a prudent investor would adhere to with primary emphasis on preservation of principal, sufficient liquidity to cover anticipated payment outflows, and high yields consistent with the first two goals. The City's investments will be consistent with Section 53601 of the Government Code of the State of California that identifies which types of investments are eligible for investment of public funds and the maximum percentage of an investment portfolio that is allowed for any one investment.

The City is in compliance with all of its financial policies.

15. California Environmental Quality Act (CEQA) Compliance

An addendum to the EIR conducted for the Shepherd North Project was prepared for this Project. The Addendum concludes that the proposed annexation and prezone of the existing subdivision will not cause

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a new significant impact or substantially increase the severity of a previously identified significant impact. There have been no changes in the environmental conditions on the Property not previously contemplated and analyzed in the Shepherd North EIR that would result in new or substantially more severe impacts. Therefore, a subsequent EIR is not required per CEQA Guidelines section 15162.