

5. Environmental Analysis

5.15 RECREATION

This section of the Draft Program Environmental Impact Report (Draft PEIR) evaluates the potential impacts on recreation in the City of Clovis associated with implementation of the General Plan Update. The potential for adverse impacts on accessibility of recreational facilities to existing and proposed residential neighborhoods, and impacts resulting from the construction of additional recreational facilities are evaluated based on existing facilities and their usage.

5.15.1 Environmental Setting

5.15.1.1 REGULATORY BACKGROUND

State

The Quimby Act (California Government Code Section 66477) authorizes cities and counties to require developers to dedicate land as parkland, pay in-lieu fees, or both, as a condition of approval for a final subdivision map or parcel map. Revenue generated through the Quimby Act cannot be used for the operations or maintenance of existing park facilities. The Quimby Act also sets a statewide standard of three acres of parkland for every 1,000 residents unless the city or county establishes a higher standard.

Local

City of Clovis Landscape Maintenance District No. 1

The City of Clovis Landscape Maintenance District No. 1 (LMD) was established in July 1985 in accordance with the Landscaping and Lighting Act of 1972. The purpose of the Clovis LMD is to fund the operation and maintenance of landscaped areas and interior parks benefiting development throughout the City. Operation and maintenance include mowing, edging, fertilizing, weed control, irrigation system, pruning, plant replacement, lighting, and a depreciation fund to periodically replace playground equipment. A yearly assessment is established for all properties within the LMD and is collected as a special assessment on the property tax bills (Clovis 2013).

City of Clovis Municipal Code

The City of Clovis Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following provisions from the City's municipal code focus on park service impacts associated with new development projects and are relevant to the proposed project:

- Chapter 3.4, Section 3.4.03 (Park Acquisition and Development Fees): Requires developers to pay a fee for new residential developments, hotels, motels, assisted living facilities, commercial, professional, and industrial buildings. The park acquisition and development fees are based on land use type and are adjusted annually to reflect actual land acquisition and construction costs. Fees go to acquiring and furnishing future parks and recreational facilities. Table 5.15-1 shows these fees based on land use type.

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Table 5.15-1 Park Acquisition and Development Fees

Land Use Type	Fee
Residential	\$3,230 per unit
Retail	\$0.48 per building SF
Office	\$0.89 per building SF
Industrial	\$0.44 per building SF

Source: City of Clovis Master Development Fee Schedule, effective July 15, 2013.

5.15.1.2 EXISTING CONDITIONS

The City of Clovis Public Utilities Department builds and maintains public parks. Currently, approximately 160 acres are developed as park space. The parks in the City range from 0.06 acres to 17.9 acres, and each provides varied amenities and facilities, such as playgrounds, shelters, picnic tables, sports fields, drinking fountains, restrooms, and parking.

Parks

Existing Parks

According to the 1993 General Plan Open Space Element, the City of Clovis categorizes its parks and recreational facilities based on type, acreage, and population served. These classifications are listed in Table 5.15-2. The City owns and/or operates 26 pocket parks, 29 neighborhood parks, 11 area parks, 3 community parks, and 3 basin parks that total approximately 160 acres.

Table 5.15-2 Park Classifications

Classification	Acres (per 1,000 pop.)	Size Range (acres)	Pop. Served	Service Radius
Pocket Park	—	Up to 1	Up to 500	Subneighborhood
Neighborhood Park	1	1–2	500–2,500	¼ mile
Area Park	1–2	3–20	2,000–10,000	¼ – ½ mile
Community Park	2–5	15–100	10,000–50,000	½ – 3 miles
Regional Park	5	100+	Entire population	Within ½ hour
School Park (CUSD Campuses)	—	20–40	Varies	Neighborhood to Community-wide
Basin Park (FMFCD Flood Control Basins)	—	Varies	Varies	Neighborhood to Community-wide

The City's current inventory of parks and recreational facilities are outlined in Table 5.15-3 and shown on Figure 5.15-1, *Parks and Trails*.

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Table 5.15-3 Park Facilities Inventory

Park	Location	Acreage	Amenities
Pocket Parks			
Town & Country 2	South side of Lester Avenue at Douglas Avenue	0.61	Bench, Drinking Fountain
Northwood	Northeast corner of Crommwell and Joshua Avenues	0.46	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain
Williamsburg II	Citadel Avenue and Decatur Avenue	0.66	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Benches, Bicycle Stand, Drinking Fountain
Birchwood	Southwest corner of Chennault and Helm Avenues	0.59	NA
Blackhorse II	Northeast corner of Birch and Marion Avenues	0.65	Playground Equipment, Play Lot, Picnic Table, Trash Receptacle, Bench, Drinking Fountain
Monte Vista 26	Fir Avenue between Fordham and Stanford Avenues	0.30	Playground Equipment, Play Lot, Trash Receptacle, Bench
Been	South side of Magill Avenue between Helm and Cindy Avenues	0.70	Playground equipment, Play Lot, Rubber Mulch, Picnic Table, Benches, Trash Receptacles
Helm Holland	Corner of Helm and Holland Avenues	0.16	Playground Equipment, Play Lot, Trash Receptacle
Kiwanis	Southeast corner of Barstow and Villa Avenues	0.20	Playground Equipment, Rubber Mulch, Play Lot, Benches, Drinking Fountain
Fifth Harvard	Corner of Fifth and Harvard Avenues	0.17	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Drinking Fountain
Music Avenue	Music Avenue, north of Estabrook Avenue	0.17	Playground Equipment, Rubber Mulch, Play Lot, Picnic Tables, Trash Receptacle, Bench, Drinking Fountain
Camden	Southeast corner of Redington Avenue and Hampton Way	0.63	Playground equipment, Rubber Mulch, Play Lot, Picnic Tables, Trash Receptacles, Benches, Drinking Fountain
Riordan	East side of Clovis Avenue at Vermont Avenue	0.78	Trash Receptacle, Bench, Drinking Fountain
TR 5486 – Harland Ranch 1	Southeast corner of Pamela Avenue and Prescott Avenue	0.27	Trash Receptacle, Bench
TR 5486 – Harland Ranch 2	South side of Prescott Avenue	0.51	Playground equipment, Bench, Trash Receptacle
TR 5613 – Harland Ranch 7	Serena Lane	0.24	Bench
Sunriver	East side of Filbert Avenue	0.35	Bench
Tenaya Sun Ranch	Caesar Avenue at Magill Avenue	0.06	NA

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Table 5.15-3 Park Facilities Inventory

Park	Location	Acreage	Amenities
Bullard/Fifth Couplet	Bullard and Fifth Avenues, east of Sunnyside Avenue	0.10	NA
West End Couplet	Bullard and Fifth Avenues, west of Clovis Avenue	0.05	NA
Liberty	Northeast corner of 5 th Street and Hughes Avenue	0.67	NA
Private 3	Southwest corner of Fairmont Avenue and Hornet Avenue	0.63	NA
Arrowhead	Corner of Kaweah Avenue and Redington Avenue	0.29	Bench
Harland Ranch 3	Intersection of Everglade Avenue and N. Saudners Avenue	0.44	Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain
Harland Ranch 5	South side of Everglade Avenue	0.46	Play Lot, Bench, Trash Receptacle
Harland Ranch 6	South side of Everglade Avenue	0.20	NA
Subtotal		10	
Neighborhood Parks			
Town & Country 1	North side of Everglade Avenue between Burgan and Burl Avenues	1.05	Trash Enclosure, Benches, Drinking Fountain
Woods	Powers Avenue between Dartmouth and Perry Avenues	1.50	Playground Equipment, Play Lot, Picnic Table, Barbecue
Pinnacles	West side of Villa Avenue between Powers and Lester Avenues	1.03	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain
Rancho Paloma II	Decatur Avenue between Burgan and North Ash Avenues	0.98	Playground Equipment, Play Lot, Picnic Table, Trash Receptacle, Benches, Drinking Fountain
Cambridge Colony	South side of El Paso Avenue between Harvard and DeWitt Avenues	1.34	Playground Equipment, Play Lot, Picnic Table, Barbecues, Trash Receptacle, Bench, Drinking Fountain
Quail Hollow	Goshen between Homsy and Orangewood	1.41	Playground Equipment, Bench
Monte Vista 31	Northeast corner of Birch and Fordham Avenues	0.93	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain

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Table 5.15-3 Park Facilities Inventory

Park	Location	Acreage	Amenities
Fox Run	Wrenwood and Park Avenues	1.88	Playground Equipment, Play Lot, Picnic Tables, Barbecues, Trash Receptacle, Bench, Drinking Fountain
Westcal	Roberts Avenue between Mckelvy and Magnolia Avenues	1.00	Playground Equipment, Play Lot, Picnic Tables, Barbecue, Trash Receptacle, Benches, Drinking Fountain
Monte Vista 21	Northwest corner of Lincoln and Pistachio Avenues	1.03	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain
Monte Vista 10	Northwest corner of Dennis and Holly Avenues	1.03	Playground Equipment, Play Lot, Picnic Table, Trash Receptacle, Bench, Drinking Fountain, Shelter, Restrooms
Silverton 2	Northeast corner of Keats and Magnolia Avenues	0.81	Playground Equipment, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain
California Countrywood	San Jose Avenue between Coventry and Carson Avenues	1.57	Playground Equipment, Play Lot- fenced, Picnic Tables, Trash Receptacle, Bench, Drinking Fountain
Summit 5	Southwest corner of Holland Avenue and Carson Avenue	1.36	Playground Equipment, Play Lot, Picnic Table, Trash Receptacle, Bench, Drinking Fountain
Summit 4	Southwest corner of Hampton and Hornet Avenues	1.16	Playground Equipment, Play Lot, Picnic Table, Trash Receptacle, Bench, Drinking Fountain
TR4194/Seville	Northeast corner of Bellaire and Mckelvy Avenues	0.78	Playground Equipment, Play Lot, Picnic Tables, Barbecue, Trash Receptacles, Bench, Drinking Fountain
Palmira	Redington and Maine Avenues	1.57	Playground Equipment, Play Lot, Picnic Tables, Barbecue, Trash Receptacles, Benches, Drinking Fountain
TR5484/Los Arbolitos	Northeast corner of Santa Ana and Twinberry Avenues	1.20	Playground Equipment, Rubber Mulch, Play Lot, Picnic Tables, Barbecue, Picnic Combo, Trash Receptacle, Bench, Drinking Fountain, Shelter
East West	Holland and Maine Avenues	1.40	Play Lot, Bench, Drinking Fountain
TR5264	Venice and Miramar Avenues	0.82	Playground Equipment, Rubber Pad, Play Lot, Picnic Table, Barbecue, Picnic Combo, Trash Receptacle, Bench, Drinking Fountain, Shelter
TR5539 – Harland Ranch 4	Southeast corner of N. Chesterfield Lane and N. Barclay Lane	0.74	Playground Equipment, Rubber Pad, Play Lot, Picnic Table, Trash Receptacle, Bench, Drinking Fountain
TR4958/Countryside	Southeast corner of Richmond and Adler Avenues	1.05	Playground Equipment, Play Lot, Bench, Drinking Fountain
Loma Vista – Blackwood	North of Finchwood Avenue	1.60	NA
Linear 6	Along Gibson Avenue	0.89	NA
Linear 5	Along Gibson Avenue	3.46	NA
Linear 4	Along Escalon Avenue	1.99	NA

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Table 5.15-3 Park Facilities Inventory

Park	Location	Acreage	Amenities
Linear 2	East of Temperance Avenue along unnamed street within Harland Ranch	1.08	NA
Linear 1	Between Everglade Avenue and Powers Avenue	1.54	Playground Equipment, Rubber Mulch, Picnic Table, Bench, Drinking Fountain, Trash Receptacle
Linear 3	Intersection of Deauville Circle	2.96	NA
Subtotal		40	
Area Parks			
Deauville	Northwest corner of Temperance and Deauville Avenues	3.73	Playground Equipment, Play Lot, Picnic Table, Barbecues, Trash Receptacle, Bicycle Stand, Benches
Stanford El Paso	Southwest corner of El Paso and Stanford Avenues	4.98	Playground Equipment, Trash Receptacle
Cottonwood	Southwest corner of Alluvial and Clovis Avenues	2.84	Trash Receptacle, Benches, Bike Stand
Treasure Ingmire	Southwest corner of Clovis and Sierra Avenues	1.19	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain, Shelter, Restroom
Thorburn	Alamos and Coventry Avenues	3.91	NA
San Gabriel	South side of Gabriel Avenue, west of Adler Avenue	2.98	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Trash Receptacle, Trash Enclosure, Bench, Drinking Fountain, Restroom, Maintenance Building, Basketball Court
Gettysburg	East side of Burl Avenue, north of Richert Avenue	4.82	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Trash Enclosure, Drinking Fountain, Restroom, Maintenance Building
TR4248/Westcal II	Southeast corner of Dakota and Baron Avenues	2.60	Playground Equipment, Play Lot, Picnic Tables, Barbecue, Trash Receptacle, Benches, Drinking Fountain, Vita Course
Pasa Tiempo	Northwest corner of N. De Wolf Avenue and E. Barstow Avenue	4.96	Playground Equipment, Play Lot, Picnic Tables, Barbecue, Shelters, Trash Receptacle, Benches, Drinking Fountain, Parking Lot
Harlan Ranch Recreation Center	Northeast corner of Harlan Ranch and Dara Avenues	3.57	Playground Equipment, Pour-in-place Surfacing, Play Lot, Picnic Table, Barbecues, Trash Receptacles, Benches, Drinking Fountain, Shelter
Railroad	Northeast corner of Alluvial and Peach Avenues	6.73	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bicycle Stand, Bench, Drinking Fountain, Shelter
Subtotal		42	

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Table 5.15-3 Park Facilities Inventory

Park	Location	Acreage	Amenities
Community Parks			
Dry Creek	Northeast corner of Alluvial and Clovis Avenues	17.90	Playground Equipment, Play Lots, Picnic Tables, Barbecues, Trash Receptacle, Bicycle Stand, Benches, Drinking Fountain, Shelters, Restrooms, Maintenance Building
Letterman	West side of Villa Avenue south of Bullard Avenue	11.24	Playground Equipment, Play Lot, Picnic Table, Barbecue, Picnic Combo, Trash Receptacle, Trash Enclosure, Bicycle Stand, Bench, Drinking Fountain, Shelters, Restrooms, Maintenance Room, Skate Park
Sierra Bicentennial	West side of Sunnyside Avenue south of Herndon Avenue	17.69	Playground Equipment, Play Lots, Picnic Table, Barbecue, Picnic Combo, Trash Receptacle, Bench, Drinking Fountain, Shelters, Restrooms, Maintenance Room, Baseball Diamond, Soccer Pitch, Basketball Court, Sports Lighting, Horseshoe Pit, Batting Cage
Subtotal		47	
Basin Parks			
Basin IE	North side of Ashlan Avenue at Fordham Avenue	0.82	Playground Equipment, Rubber Mulch, Play Lot, Picnic Tables, Barbecues, Trash Receptacle, Trash Enclosure, Bench, Drinking Fountain
Helm Ranch Community Park (Basin S)	Northwest corner of Ashlan and Minnewawa Avenues	6.96	Playground Equipment, Rubber Mulch, Play Lot, Picnic Table, Barbecue, Trash Receptacle, Bench, Drinking Fountain, Shelters
Rotary Basin	Southeast corner of Barstow and Villa Avenues	13.35	Playground Equipment, Play Lot, Trash Receptacle, Bench, Drinking Fountain, Restroom, Maintenance Building
Subtotal		21	
TOTAL PARKLAND ACREAGE		160 acres	

Source: City of Clovis 2014.

Basin parks, also listed in Table 5.15-3 and illustrated on Figure 5.15-1, *Parks and Trails*, operated by the Fresno Metropolitan Flood Control District in the Plan Area are also available for the City’s recreational needs. The uses of the basin parks are limited to dry periods, due to their first priority as flood control facilities, and only acreages available for recreational purposes are listed in Table 5.15-3. Recreational opportunities are provided to residents through a contractual agreement between FMFCD and the City. There are currently three basin parks in the City that total to approximately 21 acres.

Clovis Area Recreation (CAR) Department also provides recreational programs including adult and youth sports programs, leagues, and drop-in games. CAR provides basketball, softball, indoor co-ed soccer, floorball, and inline hockey leagues at the City of Clovis Recreation Center (3495 Clovis Avenue) and Rotary Park (100 Barstow Avenue). Additional recreational facilities include a batting range at Sierra Bicentennial Park and a 27,000-square-foot skate park at Letterman Park.

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Trails

The following trails are within the Plan Area and shown on Figure 5.15-1, *Parks and Trails*.

City of Clovis Trails

There are four existing multipurpose trails in the City of Clovis:

- The Clovis Old Town Trail extends north-south and northwest-southeast through central and northwest Clovis
- The Dry Creek Trail extends northeast-southwest through northwest Clovis
- The Enterprise Trail extends northwest-southeast through northern Clovis
- The PG&E Trail extends east-west north of Bullard Avenue from Temperance Avenue to near Fowler Avenue

Greenbelt paths are also located near Harlan Ranch in upper northeast Clovis, and the Shepherd Avenue greenbelt path extends east-west along Shepherd Avenue between Willow and Sunnyside Avenues. The Clovis Old Town Trail and Dry Creek Trail together have eight rest stops. All rest stops have a shelter and several have drinking fountains. The John R. Wright Rest Stop/Trail Junction also has restroom facilities. Proposed trails include the Gould Trail, which will extend east-west along the southern boundary of the City's limits; the Harlan Ranch Trail loops through upper northeast Clovis; and extensions of existing trails within the City, such as Dry Creek Trail and Enterprise Trail (see Figure 5.15-1, *Parks and Trails*).

Major existing Class I bike paths include the Clovis Old Town Trail, Dry Creek Trail, Enterprise Trail, Loma Vista paseos, and Harlan Ranch areas. Class II bike lanes exist on a majority of the City's collector and arterial streets. Clovis's existing bikeways connect to the regional bikeway network through the City and County of Fresno. Key connections include Class II bike lanes on Shepherd, Teague, Alluvial, Sierra, Barstow, Ashlan, and Fowler Avenues. In addition, the Clovis Old Town Trail connects to the City of Fresno to the south near the Fresno Yosemite International Airport and to the north on Willow Avenue between Nees and Teague Avenues (Clovis 2011).

SOI and Non-SOI Plan Area Trails

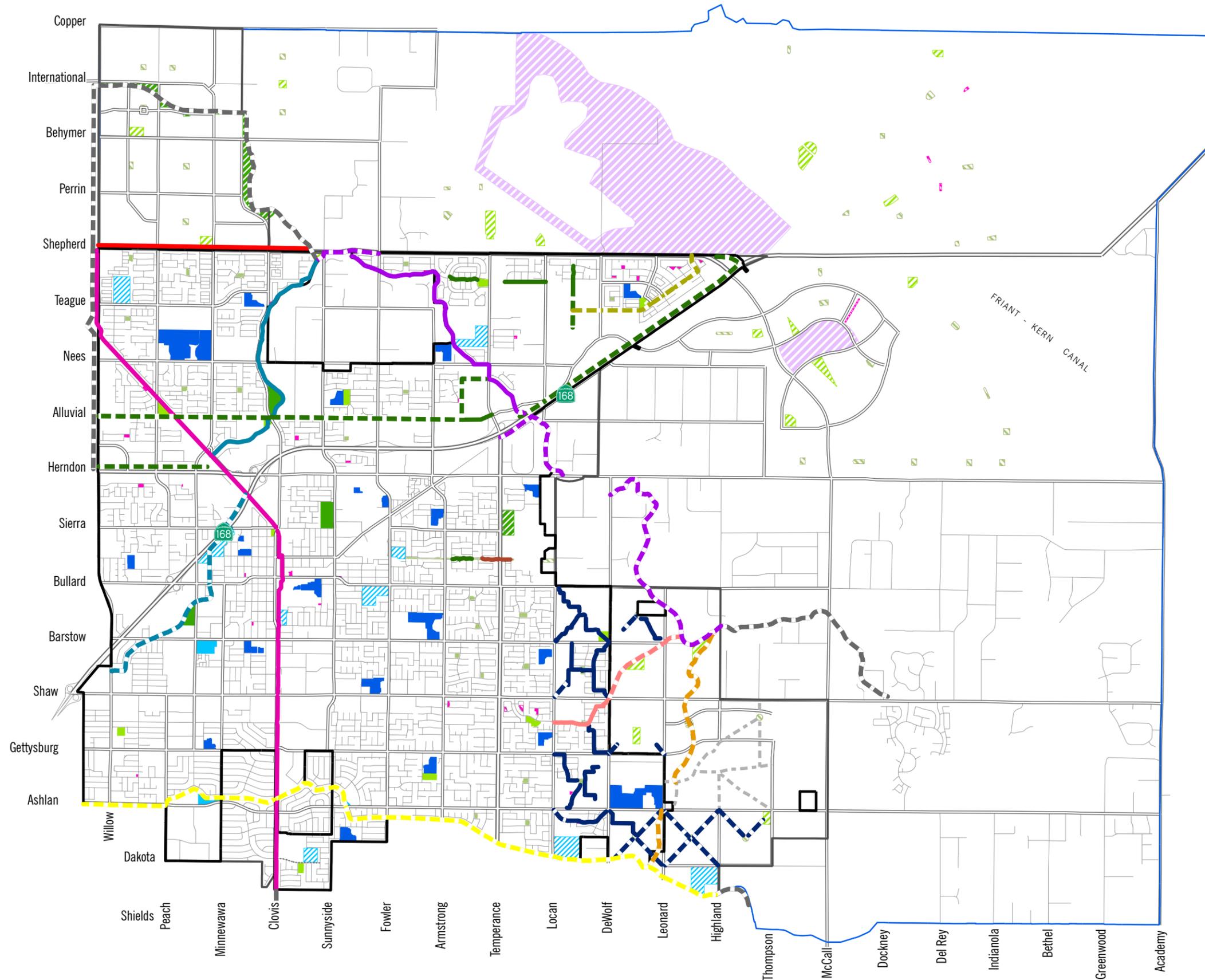
There are no trails in the non-SOI Plan area aside from the Loma Vista Paseos, which extend in diagonal crisscross directions throughout Loma Vista, connecting existing and future parks.

Proposed trails in the SOI and non-SOI Plan Area include further extension of the Enterprise Trail connecting the Northwest Urban Center down toward Loma Vista; the extension of Jefferson Trail into Loma Vista; the continued extension of the Loma Vista Paseos; and Dog Creek Trail, also in Loma Vista (see Figure 5.15-1, *Parks and Trails*).

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Figure 5.15-1

Parks and Trails



- Trails**
- Clovis Old Town Trail
 - Dry Creek Trail
 - Enterprise Trail
 - Jefferson Trail
 - Gould Trail
 - PGE Trail
 - Dog Creek Trail
 - Loma Vista Paseos
 - Harlan Ranch Blvd. Path
 - Shepherd Ave. Path
 - Greenbelt Paths
 - County Trail
 - - - Planned/Future Trails
- Park Type**
- Pocket
 - Future Pocket
 - Neighborhood
 - Future Neighborhood
 - Area
 - Future Area
 - Community
 - Future Community
 - Future Regional
 - Dual Basin
 - Future Dual Basin
 - School Park/Playfield
 - City Boundary
 - Sphere of Influence Boundary
 - Plan Area Boundary

Note: All planned/future trails are depicted as dash lines on the map



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These trails are not included in the parkland inventory table, above, and are not credited toward the City's parkland standard. Nevertheless, the trails provide additional recreational use for Clovis residents and provide multimodal connections between the City's various neighborhoods and communities.

Joint-Use School Parks

The City has a long-standing joint use agreement with Clovis Unified School District (CUSD) for use of district school recreational facilities by the public. CUSD maintains an "open gate" policy for CUSD land and facilities available for recreational use. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools. While these facilities are mainly for educational purposes during school hours, they are open to the public after hours, during the summer, and on the weekends for recreational use. These school facilities are best suited for youth athletic facilities for both the CUSD- and community-based recreational programs (Clovis 2010). Locations of these joint-use school parks are shown on Figure 5.15-1, *Parks and Trails*. Although not owned or maintained by the City, the recreational areas of the CUSD schools are also applied to meeting the City's park standard. Thus, half of the 271 acres of CUSD school playfields, approximately 135 acres, is credited toward meeting the City's parkland standard.

Nearby Regional Recreation Areas

The following regional recreation areas are near the Clovis Plan Area and accessible to its residents and visitors.

- **Woodward Park**, three miles west of the City's western limits, is at 7775 N. Friant Road in the City of Fresno. This regional park and bird sanctuary is approximately 300 acres and includes amenities such as a 2,500-person multiuse amphitheater, an authentic Japanese garden, fenced dog park, exercise par course, playgrounds, a lake and small ponds, picnic areas, mountain bike courses, and five miles of multipurpose trails that are part of the San Joaquin River Parkway's Lewis S. Eaton Trail. In addition, there are six shelters located throughout the park. Private events and wedding reservations are available at the Shinzen Japanese Garden (Fresno 2011).
- **Millerton Lake State Recreation Area**, 6.6 miles north of the SOI and beyond the non-SOI Plan Area boundary, spans over 6,800 acres of land; Millerton Lake, a reservoir, spans an additional 4,900 acres when full. The land portion of the recreation area is operated by the California Department of Parks and Recreation. Millerton Lake is managed by the US Bureau of Reclamation. Recreational facilities include boat launch ramps, picnic areas, hiking and mountain biking trails, campgrounds, and boating campsites (CSP 2012).
- **Lost Lake Recreation Area**, a Fresno County facility on the San Joaquin River 4.5 miles north of the SOI, includes a 38-acre lake, campground, group picnic area, softball field, volleyball courts, hiking trail, nature study area, playgrounds, and restrooms (Fresno 2013).

In addition, the future Dry Creek Basin in the non-SOI Plan Area would be developed as a regional park and provide a number of amenities, including a lake, nature center, playgrounds, multiuse sports fields, shelters, benches, picnic areas, etc.

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Sierra Nevada Access

SR-168 is the main access highway to part of the west slope of the Sierra Nevada, including Shaver Lake and Huntington Lake, both in the Sierra National Forest. The community of Shaver Lake is 27 miles northeast of the Plan Area boundary, and the community of Lakeshore at Huntington Lake is 52 miles northeast of the Plan Area boundary. The Sierra National Forest spans over 1.3 million acres, ranging from 900-foot elevations in the Sierra Nevada foothills to peaks of nearly 14,000 feet (USFS 2013).

City of Clovis Parkland Standard

The existing City of Clovis General Plan Parks and Recreation Element establishes a standard of 4.9 acres of parkland per 1,000 residents (Clovis 1993). Parkland is defined as all existing park space in the City. Combining the City’s 160 acres of parkland and 135 acres of CUSD facilities, the City has a total of 295 acres of developed parkland that go toward meeting the parkland standard. Note that this does not include trails, paseos, greenways, or private parks owned and maintained by homeowner associations.

Based on the 2013 estimated population of 115,000 for the Clovis Plan Area, the Plan Area has approximately 2.57 acres of parkland for every 1,000 residents in the City. This is 1,268 acres short of meeting the 1993 General Plan standard. Table 5.15-4 quantifies the existing and additional acreage needed to meet the standard.

Table 5.15-4 Existing vs. Required Parkland Acreage

	Clovis Plan Area 2013 Population	1993 Parkland Standard (Acres/1,000)	Required Acreage	Existing Acreage	Existing Deficiency
Developed Parkland	115,000	4.9	564 acres	295 acres	268 acres

Facility Funding

Over half of Clovis’ park acreage maintenance is funded by the City’s General Fund, which is made up of general revenues. The majority of the revenue comes from sales and property tax revenues. In addition to general revenue, Chapter 3.4 of the City’s municipal code, “Park Acquisition and Development”, outlines the fee imposed on all residential developments, hotels, motels, assisted living facilities, commercial, professional, and industrial buildings. The fee is determined by the City Council and is reviewed on an annual basis. The fee for each land use type is outlined in Table 5.15-1, above. The monies generated from this park acquisition and development fee are to be used solely for the acquisition of land for parks and recreational areas, master planning, and design and construction of such lands already acquired or in the City’s possession.

In addition, funding for park and landscape maintenance is provided by LMD No. 1. Each annexation to the district is required to go through an individual assessment so that the cost of maintenance of landscape or park areas will be borne entirely by the benefit area that is being annexed. The annual Engineer’s Report consists of a full description of improvement needs; a description of assessable lots and parcels in the LMD; a diagram for LMD No. 1 showing the boundaries of the district; the estimated costs of improvements; and the proposed assessments (Clovis 2013). These assessments are then collected on property tax bills and used for park and landscape maintenance in the district.

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Federal grant sources in the past included the Land and Water Conservation Fund, Community Development Block Grants, and components of various transportation funding acts. Grant sources are available to the City, but they are highly competitive and usually under budgetary constraints.

5.15.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- R-1 Would 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.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.15.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Population increases forecasted within the Plan Area for the 2035 Scenario and full buildout of the proposed General Plan are shown below in Table 5.15-5.

Table 5.15-5 Comparison of Existing Conditions to Proposed Buildout Statistics

Scenario	Units	Household	Clovis Plan Area Population
Existing Conditions (2013)	42,000	40,500	115,000
2035 Scenario	67,200	63,900	184,100
<i>Increase over Existing</i>	<i>25,200</i>	<i>23,400</i>	<i>69,100</i>
Full Buildout	107,100	101,800	294,300
<i>Increase over Existing</i>	<i>65,100</i>	<i>61,300</i>	<i>179,300</i>

Impact 5.15-1: Implementation of the General Plan Update would allow for substantial population growth and increased use and demand on existing parks and recreational facilities. [Threshold R-1]

Impact Analysis: The projected increase in population from the proposed project would lead to additional demands on parks and recreational facilities in both the 2035 and full buildout scenarios. The General Plan Update proposes a new parkland standard of four acres per 1,000 residents (Policy 1.1 of the Open Space and Conservation Element). Using the newly proposed parkland standard, Table 5.15-6 outlines the existing and proposed park acreages.

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Table 5.15-6 Existing and Proposed Parkland

	Clovis Plan Area Population	Proposed Parkland Standard ¹	Existing/Proposed Parkland ²	Parkland Deficiency	Total Acres/ 1,000 residents
Existing Conditions (2013)	115,000	460 acres	295 acres	(164 acres)	2.57 acres
2035 Scenario	184,100	736	745 ³	+9	4.05
Full Buildout	294,300	1,177	2,328	+1,151	7.91

Notes:

¹ Proposed parkland = Population * (4 acres/1,000 persons)

² Parkland = Existing/proposed traditional parks + dual use basins + 50% school playfields

³ Future park locations cannot be accurately determined by a 2035 and full buildout timeline. However the proposed 745 acres of parkland are assumed to serve the 2035 population.

2035 Scenario

As shown in Table 5.15-6 the City would require 736 acres of parkland to meet the needs of the 2035 scenario population.

A total of 745 acres of parkland are designated and assumed to develop within the City and SOI in the 2035 Scenario. It should be noted that park development could occur anywhere within the Plan Area. However, it would generally occur in areas closer to existing development and where there is demand (i.e., in the City and/or SOI boundaries). Further, the 2035 Scenario assumes that the majority of development would occur within the City and SOI. Assumed development also encompasses a portion of the area east of Harlan Ranch and SR-168. The statistical analysis also assumes a limited amount of development beyond these focused areas of development.

The 745 acres of proposed parkland includes existing and proposed developed parks, dual use basins, and 50 percent of school playfield acreages, which surpasses the required 736 acres under the proposed parkland standard of four acres per 1,000 residents (see Table 5.15-7). The proposed parkland would equate to 4.05 acres per 1,000 residents under the 2035 scenario, which achieves the City's proposed parkland standard.

Note, the extent to which the City can plan and implement future planned parks, trails, and other recreational facilities is related to the availability of funding. Thus, as stated above, the Quimby Act establishes a funding mechanism for parkland acquisition for all local jurisdictions. Under the Quimby Act and Section 3.4.03 of the City's municipal code, developers of residential developments, hotels, motels, assisted living facilities, commercial, professional, and industrial buildings must dedicate parkland or pay in-lieu fees to enable the City to acquire a ratio of 4.0 acres of parkland per 1,000 residents. Table 5.15-1 show the City's current park acquisition and development fees. Future parkland dedications from residential developments would assist in achieving the proposed 745 acres of designated parkland per the proposed land use plan.

All future parks are expected to be funded through the City's General Funds, the Clovis LMD No. 1, state and federal grants, and development impact fees, as outlined in the City's Park Acquisition and Development Fee Program, per Section 3.4.03 of the City's municipal code.

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RECREATION

The General Plan Update also proposes future trails and green belt paths along SR-168 towards Harlan Ranch, throughout Loma Vista (Dog Creek, Jefferson, and Enterprise Trails, and the Loma Vista Paseos), along the City's southern boundary (Gould Trail), and in the Northwest Urban Center to connect to the existing Dry Creek Trail (see Figure 5.15-1, *Parks and Trails*). Additionally, policies under the proposed General Plan Update address maintenance and improvement of park and recreational facilities that are environmentally and fiscally sustainable to meet the needs of Clovis' growing population (see Open Space and Conservation Element Policies 1.1 through 1.8, listed at the end of this section).

Assuming the parks, dual use basins, and school playfields designated under the proposed General Plan Update are developed and adequately maintained, these recreation facilities would satisfy and accommodate the needs of the anticipated increase in population, and impacts to existing parks and recreational facilities would be less than significant.

Full Buildout

The projected full buildout would result in an estimated population growth of up to 294,300 additional residents. According to the proposed parkland standard, the City would require 1,177 of parkland at full buildout to meet the needs of the larger population.

As shown on Table 5.15-7, the General Plan Update would designate 2,328 acres of parkland at full buildout. This would equate to 7.91 acres per 1,000 residents, which substantially surpasses the City's parkland standard, satisfying the recreational demands of the projected full buildout population.

Furthermore, as stated above, future development in accordance with the General Plan Update would be required to dedicate land or pay in-lieu impact fees per Section 3.4.03 of the City's Municipal Code. Collected park development impact fees would fund future park acquisition and development and assist the City in achieving the parkland standard of four acres per 1,000 residents. As a result, under the General Plan Update, designated parklands (including developed parks, dual use basins, and school playfields) would keep pace with the anticipated increase in population at full buildout, and impacts would be less than significant.

Impact 5.15-2: Development in accordance with the General Plan Update could result in environmental impacts from the provision of new and/or expanded recreational facilities. [Threshold R-2]

Impact Analysis:

2035 Scenario

The proposed General Plan Update guides growth and development within the City and is not a development project. However, the General Plan Update designates 745 acres of parkland assumed to serve the 2035 population. As the population of the City grows, portions of undeveloped land would be improved as parks, dual use basins, recreational facilities, and school playfields to provide residents with new recreational opportunities and to meet the City's parkland standard of four acres per 1,000 residents. Parks are also a permitted use under other land use designations (e.g., residential land uses), which could result in the development of recreational facilities outside of park-designated parcels.

5. Environmental Analysis

RECREATION

Development and operation of new or expanded recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. Environmental impacts associated with the construction of new and/or expansions of existing recreational facilities in accordance with the proposed land use plan are addressed separately. Although the proposed locations of many parks in the Plan Area are known (e.g., Dry Creek Basin Regional Park), addressing the site-specific impacts of these parks at this time would be beyond the scope of this programmatic EIR. Furthermore, potentially adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and multiuse trails pursuant to buildout of the proposed land use plan would be less than significant upon the implementation of the General Plan Update's goals, policies, and actions and existing federal, state, and local regulations. Consequently, impacts from the General Plan Update relating to new or expanded recreational facilities would be less than significant.

Full Buildout

Similar to the 2035 scenario, potentially adverse impacts to the environment that may result from the construction of new and/or expansion of existing recreational facilities at full buildout would be less than significant with the implementation of the General Plan Update's goals, policies, and actions and existing federal, state, and local regulations. Subsequent environmental review for individual park developments further out into the SOI and non-SOI Plan Area would also be required. Thus, the General Plan Update would not result in adverse impacts related to new and expanded facilities.

5.15.4 Relevant General Plan Policies and Development Code Sections

The following are relevant policies of the proposed Clovis General Plan and Development Code Update that would reduce potential impacts to recreation from future development in the Plan Area.

General Plan

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.

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- **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.

5.15.5 Existing Regulations

- California Government Code Section 66477 (Quimby Act)
- City of Clovis Municipal Code Section 3.4.03 (Park Acquisition and Development Fees)

5.15.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impacts would be less than significant for the 2035 Scenario and Full Buildout: 5.15-1 and 5.15-2.

5.15.7 Mitigation Measures

No significant impacts were identified and no mitigation measures are necessary for the 2035 Scenario and Full Buildout.

5.15.8 Level of Significance After Mitigation

Impacts would be less than significant for the 2035 Scenario and Full Buildout.

5.15.9 References

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