



CITY *of* CLOVIS

1033 FIFTH STREET • CLOVIS, CA 93612

September 5, 2017

Jean M. Rousseau, Fresno County Administrative Officer
2281 Tulare Street, Suite 304
Fresno, CA 93721

Re: City of Clovis Northeast Sphere of Influence Expansion Request

Dear Mr. Rousseau:

In September 2014, and November 2016, Clovis City Council provided direction to staff to move forward with a Sphere of Influence (SOI) change to include the unincorporated area generally bounded by Highway 168 to the north, east of DeWolf Avenue, generally north of the Nees Avenue alignment on the southern boundary, and approximately halfway between McCall and Del Rey Avenues to the east referred to as the Northeast Expansion Area. Work was delayed due to the County and City renegotiating the Tax Sharing Memorandum of Understanding (MOU) in 2015 through 2017. The MOU was approved by both parties in 2017.

The City of Clovis is requesting the Fresno County Board of Supervisors consider the attached draft First Amendment to MOU. Also attached are letters on the same subject dated November 17, 2016, and June 27, 2017. Clovis City Staff has begun meeting with your staff on the subject item and will work concurrently with your staff as well as the Local Agency Formation Commission (LAFCo) in moving this request forward.

The expansion of the SOI provides for the orderly development in this area. This area has a high potential to be a major job producing center for Fresno County as a large portion is designated in the General Plan for a large business park campus including industrial uses, is well positioned to leverage Highway 168, and has large parcel sizes and consolidated ownership. Approximately 70% of the proposed developable acreage SOI change in the northeast is job generating Mixed Use Business Campus/Village (MU-BC, MU-V) and Open Space/Park/School (OS, PK, S), with the remainder being Residential. The proposed sphere area in the northeast is approximately 1,000 acres and is primarily made up of commercial/industrial acreage that could provide up to 10,000 jobs when fully built out. This request came about at a joint meeting between the City and the County where one of the items

Jean M. Rousseau, Fresno County Administrative Officer
September 5, 2017
Page 2

discussed was economic development and the lack of any large acreage in the region where a major employer could land. Approval of the amended SOI would reduce the amount of time required should a major employer be interested in the region.

The City of Clovis appreciates your efforts and continued partnership. If you have any questions, please feel free to contact John Holt at (559) 324-2072 or johnh@cityofclovis.com.

Sincerely,



Luke Serpa
City Manager

cc: Steven White, Director, Department of Public Works and Planning
Bernard Jimenez, Assistant Director, Department of Public Works and Planning

Encs: 1) Draft First Amendment to 2017 Amended and Restated MOU
2) November 17, 2016, letter from City Manager to CAO, same subject
3) June 27, 2017, letter from City Manager to CAO, same subject