COMMUNITY PROFILE SCREENCHECK DRAFT


CLOVIS RODEO
LAST WEEKEND IN APRIL
LITHIA

COMMUNITY PROFILE

CLOVIS...
a way of life

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INTRODUCTION

For over 15 years the Clovis General Plan has embodied the City's commitment to thoughtful planning. Through strategic investments, respect for its heritage, and effective and stable leadership, the entire Clovis community has, not surprisingly, enjoyed the benefits of well-organized growth. And Clovis surely has grown—from a population of approximately 56,500 in 1993 to 94,289 now.

As one of the fastest developing communities in the San Joaquin Valley over the past decade, Clovis is increasingly intertwined with the Fresno metropolitan area. Despite the City's proximity to the Valley's urban center, though, the Clovis community still exhibits small town charm and a rural sensibility. An appealing Old Town, distinguished educational system, top-ranked public safety departments, and spectacular views of and quick access to the Sierra Nevada are but a few of Clovis' notable features that have solidified the City's position as one of the Valley's most desirable communities.

MOVING FORWARD

However, Clovis faces a number of challenges to sustain its reputation and implement its vision as a City committed to the Clovis Community Family. The civic assets which support this vision—high quality schools and facilities, distinct and well-kept neighborhoods, abundant natural resources will be subjected to increasing stresses as the city matures. How will Clovis meet a growing demand for quality services and deliver them efficiently? How will Clovis expand and diversify its economic base while preserving its small-town character? How will Clovis take a leadership role in the region and work cooperatively with its jurisdictional neighbors? How will Clovis best put its demographics and geography to work?

This General Plan Update process represents an opportunity to refine the community vision for the next 20 years within the context of new regulatory requirements, environmental pressures, and economic considerations.

THIS DOCUMENT

The Community Profile provides a basic framework for understanding the broad range of issues in community planning, how Clovis stacks up in these areas, and what the City may face in the future. The document contains three distinct parts:

I. COMMUNITY SURVEY

Where we are now. This part describes where Clovis stands today. An important piece of the community planning puzzle, the local economy, will be covered separately in more detail in an Economic Analysis.

II. FORECAST

Where we are headed. This part provides projections for key community indicators.

III. ENVIRONMENTAL SCAN

What is in our way. This part describes national, state, and regional trends that may affect the approach to, and implementation of, the General Plan.

Community Survey: *The community survey quantifies and describes where the Clovis community stands today. For major issues, it compares and contrasts Clovis to the San Joaquin Valley region, Fresno County, or the state.*

COMMUNITY SURVEY

HUMAN AND SOCIAL CAPITAL

Human capital is the community's production and distribution of knowledge. It includes the stock of skills and technical knowledge that people can contribute to solving community challenges. Social capital refers to the supportive networks that serve a collective good and foster personal and communal achievement. Cultural institutions, community organizations, local gathering spots, and democratic involvement opportunities all work together to build a community's social capital.

High volumes of human and social capital, such as education, health care, and social services, contribute to creating productive and cohesive communities. A community's existing and projected demographic characteristics and social problems, however, influence the types and scales of social infrastructure (e.g., educational facilities and civic organizations) that build such capital.

PEOPLE

Demographic factors, such as the relationships between income, household composition, age, race and ethnicity, and birth rates affect current and future demands for housing, educational and recreational facilities, and community-serving programs.

Population

The City of Clovis is one of 15 cities in Fresno County, and the second most populous. From 2000 to 2008 Clovis' population grew by 37.6%, significantly higher than the growth that occurred in the county and state (16.5% and 12%, respectively). The City's growth represents 19.6% of the County's growth over the eight year period.

Clovis' population growth is examined in more detail in the Forecast section of this document; please refer to "Population Forecast" for further information.

Table 1. Clovis and Fresno County Population Increase, 2000–2008

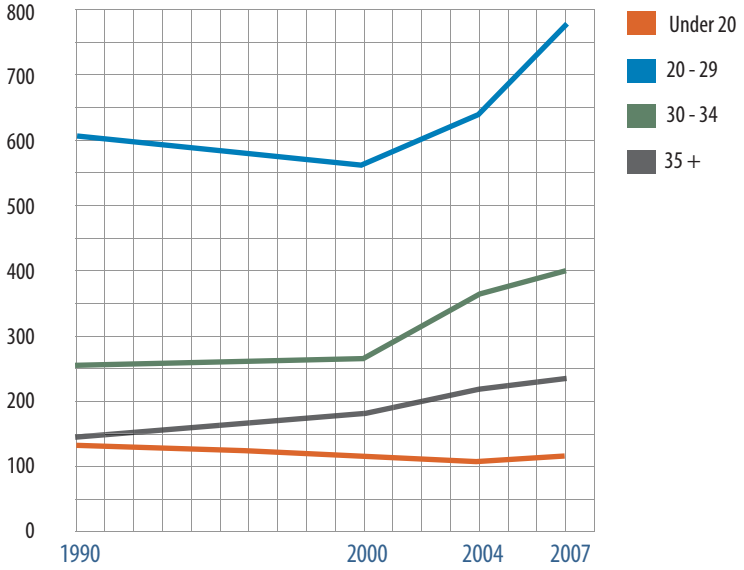
Location	2000	2008	Increase	
			Number	Percent
Clovis	68,516	94,289	25,773	37.6%
County of Fresno	799,407	931,098	131,691	16.5%

Source: CA Department of Finance, 2000 and 2008

Birth Rates

Between 1990 and 2007 the number of births by age of mother has increased for all age categories except for the youngest mothers, who are giving birth at a lower rate than in 1990. The largest increase in births occurred for women age 20–29, with women age 30–34 and 35+ experiencing a smaller increase. More than half of all births in 2007 were to mothers age 20–29. This indicates a rising number of new young families in Clovis.

Figure 1. Clovis Live Births by Age of Mother, 1990 - 2007

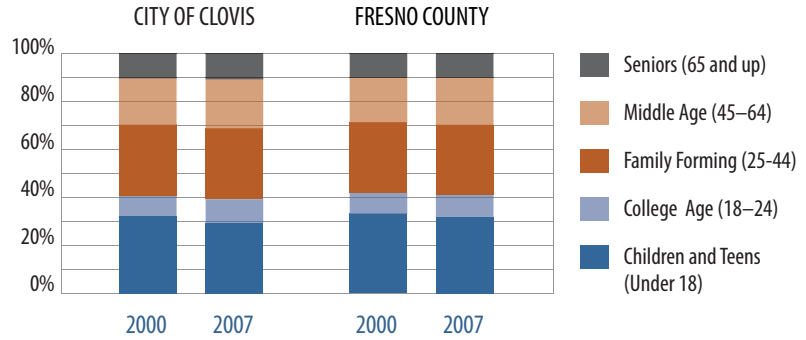


Source: CA Department of Public Health, 2007

Age Distribution

Age composition is an important factor in determining demand for types of housing, health care, and community facilities. From 2000 to 2007, the City of Clovis maintained a consistent age distribution structure. The median age of Clovis residents in 2000 was 32.5, and 32.7 in 2007. Fresno County had a similar age distribution structure with a slightly younger median age (30.1 in 2000 and 30.2 in 2007).

Figure 2. Clovis and Fresno County Age Distribution, 2000 and 2007

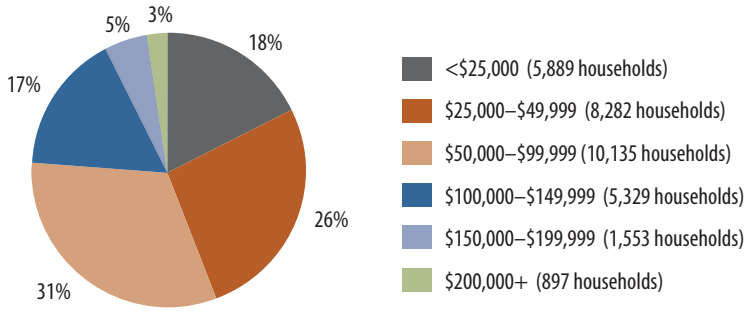


Source: US Bureau of the Census, 2000 and 2007

Household Income Distribution

In 2007, Clovis median household income exceeded the county median by approximately 26% ($59,825 to $47,298, respectively). The majority of Clovis households (56%) earned more than the 2007 Fresno County median income. However, according to thresholds established by the state for 2007, and assuming a household size of four persons, approximately 33% of Clovis households are lower income households. Lower income households earn less than 80% of the 2007 Fresno County median and typically face challenges to homeownership and other large expenditures.

Figure 3. Clovis Income Distribution by Income Group, 2007



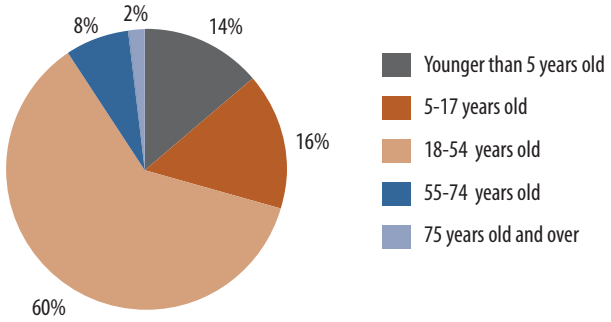
Source: US Bureau of the Census 2007

Poverty

Impoverished households lack the economic resources necessary to meet fundamental needs such as quality food and adequate housing. In 2007, 10% of the City's total population lived below the poverty level. Poverty affects all age groups of Clovis residents. While the majority of Clovis residents below the poverty level were adults 18–54 years old, a quarter of individuals below the poverty level were 17 or younger.

Persons in poverty need special assistance meeting everyday needs, and a strong social service network is an important tool in reducing the number of people living below the poverty level.

Figure 4. Clovis Residents Below the Poverty Level by Age, 2007

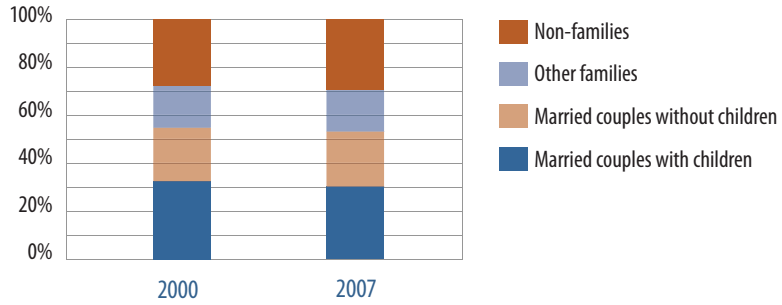


Source: US Bureau of the Census 2007

Household Composition

The relationship of household members contributes to the types of housing and services needed. For example, single person and nonfamily households create demand for adult education and recreation programs, and may be served well by rental housing, whereas family households with minor children create demand for K–12 school facilities and playgrounds, and may increase demand for single-family homes. From 2000 to 2007, Clovis experienced a decrease in the proportion of family households, and, conversely, an increase in the proportion of nonfamily households. Nonfamily households are those where a householder lives alone or with unrelated persons. Unrelated persons may be cohabitating to afford housing. Based on absolute numerical change, more nonfamily households were added to Clovis than married couples with children under 18 from 2000 to 2007.

Figure 5. Clovis Household Composition, 2000 and 2007

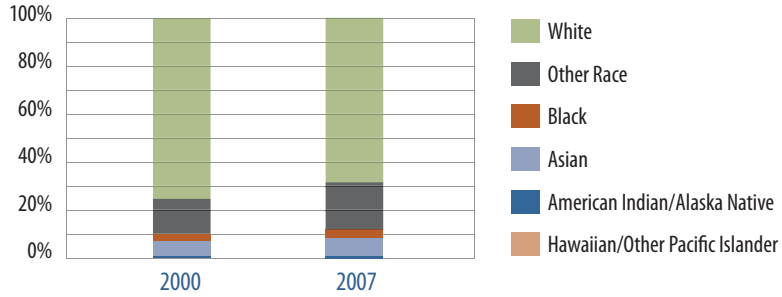


Source: US Bureau of the Census 2000 and 2007

Racial and Ethnic Diversity

Historically, the City's racial composition has consisted of a significant majority of white residents, accounting for 84% of the population in 1990. From 2000 to 2007 Clovis experienced a decline in its proportion of white residents, from 76% to 69%. The proportion of American Indian/Alaska Native, Asian, and black residents remained constant. The only significant increase occurred in the Other Race category, which increased from 9% in 2000 to 21% in 2007. Due to Census measuring methods, persons of Hispanic descent may identify themselves as Other Race, so an increase in Other Race persons may indicate an increase in Clovis' Hispanic population.

Figure 6. Clovis Racial Diversity, 2000 and 2007



Source: US Bureau of the Census 2000 and 2007

DEVELOPING HUMAN CAPITAL

Because people cannot be separated from their knowledge, skills, health, or values, they inherently possess various levels of human capital. Schooling, higher education opportunities, health care, general social services, and age-specific programs all develop human capital.

Measuring School District Performance

School district performance indicators provide a basis for understanding and comparing student achievement. Three school districts serve the Clovis community; while Clovis residents primarily attend Clovis Unified School District (CUSD), some households are served by Sanger Unified School District or Fresno Unified School District. CUSD, well known for being a leader in student education, measures student achievement through Standardized Testing and Reporting (STAR) results and the Academic Performance Index (API). Additional indicators developed by Standard and Poor's presented here supplement the understanding of student achievement by adjusting raw test scores based on special circumstances districts face, such as types and number of special needs students and location. These measurement tools, identified below, describe what each measure offers, how they are related, and what they can reveal about school district performance.

STAR is the umbrella program for some of California's standardized tests. The tests include the California Standards Tests, the California Alternative Performance Assessment, the California Alternate Performance Assessment, and the Standards-Based Test in Spanish. Some of these tests play a part in determining various performance/achievement measures for schools and districts, including a district's API score.

A school's or district's **API** score measures academic performance and school growth. It is a measure unique to California and is reported on a numeric index from 200 to 1,000, with higher numbers indicating higher performance. The federal No Child Left Behind Act (NCLB) requires each state to define Adequate Yearly Progress (AYP) goals, or targets for state test proficiency and other academic indicators. In California, API scores are used as one academic indicator. To demonstrate a school or district has achieved AYP the school or district must increase their API score by 1 point or meet a target designated by the state. By 2014 all schools must achieve an API of 800. The API is calculated by weighting the results of various state assessments.

Reading and Math Proficiency (RaMP) indicates the percent of students in a school or district who are proficient in reading/English and language arts and math. NCLB has a goal for 100% of students to become proficient in both reading and math (combined) by the year 2014; therefore, RaMP indicates how close a school, district, or state is to reaching this NCLB goal, in the aggregate.

Return on Spending Index (RoSI) measures the average number of RaMP points that a school district or state achieves per $1,000 spent per student on core operations. RoSI is a proxy for exploring the relationship between achievement and spending but cannot be used to predict performance based on spending. Often, higher RoSI values are more favorable than lower RoSIs when comparing school districts that have similar demographic challenges and per pupil core spending levels.

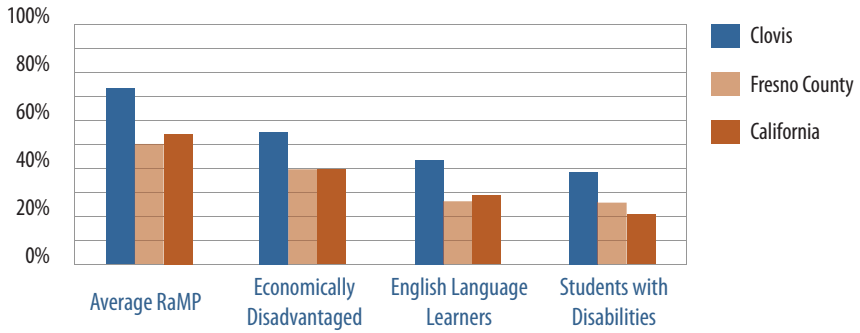
Clovis Unified School District Performance

CUSD is known throughout the state, and especially the region, as a leader in education. With 41 traditional schools, 4 alternative schools, and 2 charter schools, CUSD provides area residents with a wide assortment of high-quality educational opportunities. CUSD schools have been honored consistently with national and state awards. Most recently, Clark Intermediate and Buchanan High School were named California Distinguished Schools (2009), Clovis East High was named a National Blue Ribbon School (2008).

CUSD has a very low dropout rate. During the 2007-2008 school year, 8.6% of CUSD students dropped out of school, compared to 28% in Fresno Unified, 21.6% in Madera Unified, 16.7% in Visalia Unified, and 20.1% in the state (California Department of Public Education, 2009).

CUSD has already met and exceeded the 2014 NCLB API target of 800 points and has consistently met AYP goals set by the state. In 2008, CUSD had an API score of 841 points, an increase of 14 points from 2007. While all CUSD schools met their overall AYP targets, not all schools met their targets for all student subgroups (i.e., ethnicity, economic status, ESL, students with disabilities). Of the 38 CUSD schools with valid API scores for 2007 and 2008, 31 schools (82%) met all their AYP targets in 2008, 4 schools grew their API but did not meet all their targets, and 3 schools did not grow their API and did not meet all their targets. While they do not have an API score as high as CUSD, the county and the state have promising API scores in the 700s (722 and 741, respectively) and they both met their overall AYP goal for the 2007–2008 period.

Figure 7. RaMP Scores, Clovis, Fresno County, and California, 2008



Source: Standard and Poor's 2008

The District's average and subgroup RaMP scores are well above the county and state averages. Across the geographies, special needs students perform below the RaMP average. Students with disabilities have the lowest RaMP scores, followed by English language learners and economically disadvantaged students. The District's average and subgroup scores improved year-to-year, meaning each year a higher proportion of CUSD students are proficient in reading and math than the year before.

CUSD's overall RoSI is higher than the county's and the state's, meaning CUSD achieves more RaMP points per $1,000 spent per student on core operations than the other two geographies. Clovis' RoSI has diminished over the past three years, indicating that additional spending on core operations correlates to a lower RaMP point return than previous years.

A district's RoSI indicator can be adjusted based on geographic difference in purchasing power and the type and number of special needs students (because educating students with special needs may require additional investment). When CUSD's RoSI is adjusted based for geographic differences and special needs students the score increases, indicating Clovis is getting even more RaMP points per $1,000 spent per student on core operations given the purchasing power of a dollar in Clovis and the type and number of special needs students in the district.

Higher Education Opportunities

Located just west of the City border in Fresno, California State University, Fresno is a four-year university available to Clovis residents who would like to stay close to home. As of Fall 2008, Fresno State had 19,245 undergraduate and 3,368 postgraduate students enrolled. CUSD high schools represented four of the top five high schools Fresno State freshmen attended prior to enrollment (the fifth is Sunnyside High School in Fresno). In 2006, 15% (397 students) of first-year students were from CUSD high schools.

Several nationally affiliated higher education programs have facilities in Clovis. Maric College offers allied health (dental, medical, assistant medical office specialist) and criminal justice training, and ITT Technical Institute offers training in information technology, electronic technology, drafting and design, and criminal justice. In addition to these technical schools, Clovis is home to the San Joaquin College of Law which operates out of the original Clovis High School facility in downtown Clovis.

Area residents also have the opportunity to enroll at local community colleges including Clovis Center Community College, Willow International, and Fresno City College. The new 110-acre Willow International Center, opened in the fall of 2007 with a capacity of 10,000 students, was developed in response to the tremendous growth in the northeast Fresno and Clovis areas.

Adult Education

Clovis Adult Education (CAE), part of Clovis Unified School District, has been working with Clovis and surrounding community residents since 1968. Each year the program enrolls approximately 15,000 students. The school works with adults 18 years of age and older and nonimmigrant alien students. CAE offers classes in academia, English as a Second Language (ESL), career technical education (vocational training), nurse education & health center, family literacy, older adult, and community education programs. CAE administers the Community Technology Center in southeast Fresno which provides computer instruction, free English classes, Even Start classes for pre-schoolers, and information on local job opportunities.

Youth Programming

The City provides its youth with a variety of programs to keep them active and involved in the community. There is a cheerleading clinic for youths 7–12 years old, a creative movement and dance program, and a fitness boot camp. Teen Time, a free program for students in the 7th through 12th grades that encourages social and recreational growth, meets once a week at the Clovis Area Recreation facility. Attendees participate in sports (e.g., basketball, soccer, pool) and special events, including the annual haunted house and the Clovis rodeo parade. Teen Time averages 25–30 participants per week. Teen Adventures, facilitated by Clovis Area Recreation, meets once a week to teach Clovis youth skills and information needed for a variety of outdoor activities.

Youth sports are also available in and around Clovis; among others, two baseball little leagues are easily accessible for Clovis residents (one in Clovis and one in the West Clovis/Fresno area) and the American Youth Soccer Organization is organized out of Fresno.

Youth Employment Services is a program that provides year-round youth services to low-income or disabled youths 14–21 years old who live in or attend school in CUSD and who face one of six specific barriers to employment. The purpose of the program is to promote and improve employment job retention, earnings, and occupational skills of the program's participants.

The Clovis Police Department runs the Police Activities League (PAL), a program committed to providing recreational, educational, and social activities for the purpose of developing the belief within youth that they can be successful. PAL has a minimal enrollment fee of $5 per year and is open to students between the ages of 5 and 17.

Senior Programming

Senior Services Programs in Clovis include leisure activities, educational opportunities, advocacy services, nutritional lunch and homebound meals, health/wellness/fitness programs, information and assistance, transportation, volunteer opportunities, tax and forms assistance, and social events. Most senior activities take place at the Clovis Senior Center (within the City's Civic Center) which features a multipurpose room, a classroom/exercise room, and a kitchen. Free educational programing for adults 50 and over is facilitated by Clovis Adult Education. Examples of adult education topic areas include written communication, personal history and genealogy, health and fitness, technology, the arts, and world study.

The Clovis Committee on Aging
Source: The City of Clovis 2009

Social Services

Clovis does not have a city-managed social services department. Residents receive social services from Fresno County's human services departments, including the Department of Behavioral Health, the Department of Children and Family Services, the Department of Employment and Temporary Assistance/Adult Services, and the Department of Public Health.

The Department of Behavioral Health provides mental health and substance abuse services to adults in Fresno County. Using an integrated approach, the Department of Children and Family Services supports, protects, and strengthens children and families by providing assessment, intervention, prevention, placement, and mental health treatment services for infants, children, youth, and families of Fresno County. The Department of Employment and Temporary Assistance/Adult Services focuses on providing temporary and supportive services to individuals and families in need, while assisting them to achieve financial self-reliance. This department also administers and oversees services for seniors, dependent adults, and people with disabilities. The Department of Public Health administers a wide variety of programs, including environmental health services and emergency preparedness and response services.

In addition to county programs, the United Way of Fresno County has assisted Fresno County residents with obtaining social services since 1924. In 2009, the United Way of Fresno County emphasized the importance of funding for local nonprofits and developed a program to assist nonprofits obtain grants, understand sustainability, and talk to each other in an open-format setting.

Health Care

Clovis Community Medical Center, one of three Central Valley facilities operated by Community Medical Centers, is the City's major medical facility and serves the health care needs of 742,681 area residents (24% of which are uninsured). Clovis Community Medical Center opened in 1965 with only 35 beds, and expanded its facilities to meet the needs of Clovis residents and now has 109 licensed beds. Clovis Community is especially well known for its premier labor, delivery, and women's services facilities. For the 2006–2007 fiscal year, Clovis Community admitted 9,046 patients, treated 26,087 persons at the emergency room, and performed 10,321 surgical procedures.

Clovis Community is centrally located in Clovis and easily accessible via SR-168. Expansion plans are underway for Clovis Community Medical Center; over the next five years the hospital plans to expand its emergency room facilities from 13 to 36 exam/treatment rooms, create a women's and infant pavilion, build a new five-story bed tower that would double the number of beds, add 24 beds to ICU, double the number of operating rooms, and build a three story parking structure.

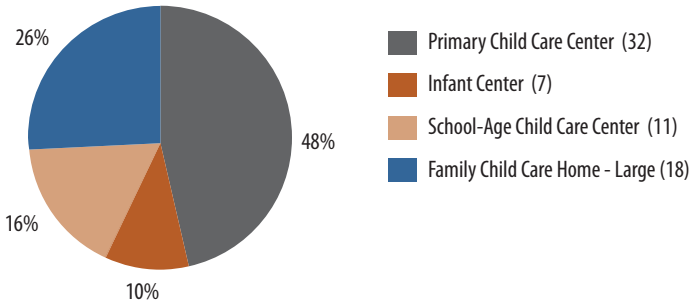
One-half mile west of Clovis Community, Kaiser Permanente has a facility that offers a full range of services.

Clovis Community Medical Center
Source: Community Medical Centers, 2009

Child Care

In 2005, 6,323 persons under the age of 5 lived in Clovis. The City has 68 licensed child care locations with the capacity to care for 2,573 children. Primary child care centers for infant through school-age children provide 1,659 spots (all outside of private residences), 65% of the total. School-age child care centers provide 465 spots (17%), large family child care homes provide 252 spots (10%), and infant centers provide 197 spots (9%).

Figure 8. Clovis Child Care Centers by Facility Type, 2009



Source: CA Department of Social Services, 2009

BUILDING SOCIAL CAPITAL

Social capital is an intangible resource community members can draw upon to solve collective problems. It consists of social trusts, norms, and networks that can alleviate societal problems. Civic engagement encourages feelings of reciprocity between community members and facilitates coordination, communication, and collaboration. A community's social capital is only as strong as its civic life.

Community Events

Clovis is known throughout the Valley for its community events. From Big Hat Days in April to the Children's Electric Christmas Parade, Clovis hosts events suitable for all ages and interests. All events have a sponsoring organization and most are held in Old Town Clovis.

Clovis' three largest events, Big Hat Days and the Clovis Rodeo (both in April) and ClovisFest (in September), are exciting events for Clovis residents and visitors alike. Big Hat Days kicks off springtime with a two-day festival in Old Town Clovis with over 420 food and craft booths, garden shows, and live entertainment. The event can draw 140,000 attendees and is the largest event in the Central Valley. The Clovis Rodeo is a four day event (Thursday–Sunday) held the last weekend in April. In addition to rodeo activities, the event features live entertainment and the Clovis Rodeo parade. At the two-day ClovisFest, hot air balloons float across the Valley and 250 craft and food booths set up shop in Old Town. There is also a family carnival, an all-Valley car show, and live entertainment.

Clovis also hosts a variety of professional sporting events, including the Amgen Tour of California (in February) and the North American Pole Vaulting Championships (in August).

The following list displays a snapshot of Clovis events in 2009 (with attendance totals as available):

Easter Egg Hunt
Big Hat Days (140,000 attendees)
Clovis Rodeo (30,000 attendees)
Clovis Motorsports Jamboree
Cinco de Mayo Fest
Peach Party
Hot August Daze Car Show
Friday Night Farmers Markets
ClovisFest, Hot Air Balloon Fly (70,000 attendees)
Antique and Collectible Fair
Motorcycle Show
Trunk or Treat
Santa's Horse Drawn Carriage
Children's Electric Christmas Parade
Old Town Open House
Tree Lighting Ceremony

Civil Society Organizations

Civil society refers to the sphere of voluntary associations and informal networks of a community in which individuals and groups participate. Faith-based and neighborhood organizations, cooperatives, charities, unions, clubs, and social movements are all components of a strong civil society. Based on information collected by GuideStar, a database of nonprofit organizations, there are approximately 387 nonprofits registered in Clovis, including the Business Organization of Old Town, the Clovis-Big Dry Creek Historical Society, and the Clovis Community Foundation. The Salvation Army operates a Family Store in Clovis and has an additional drop-off location. Based on 2008 population figures, that averages out to 4 nonprofits per 1,000 Clovis residents; the City of Fresno has a higher average of 5.6 nonprofits per 1,000 residents.

Informal civil society organizations for Clovis residents are also facilitated by the digital world, with Clovis residents meeting together in online groups, chat rooms, and blogs. For example, the online networking site Facebook lists approximately 11 Clovis-specific groups, and Yahoo! Groups has 4 active groups in Clovis.

Voter Registration and Voting Rates

In 2008, Clovis had 49,363 registered voters, approximately 78% of the total eligible population. This is significantly higher than the proportions for the City of Fresno and Fresno County, which both have approximately 61% of their adult populations registered to vote. In Clovis, 52% of registered voters identified themselves as Republican and 30% identified themselves as Democrat. By contrast, the City of Fresno has a larger proportion of registered Democrats than Republicans.

In the latest Clovis municipal election on March 3, 2009, there were 49,022 registered voters and 16,359 ballots cast. This is 33.37% of registered voters and 26% of the total eligible Clovis population.

Library Branches and Holdings

Clovis residents rely on the 34-branch Fresno County Library system and the San Joaquin Valley Library System, a cooperative network of 10 public library jurisdictions, for access to books, periodicals, and other materials. The Fresno County Library operates a branch in Clovis, within the Civic Center, and several more branches nearby (including Sunnyside, Mosqueda, Cedar-Clinton, Politi, and Woodward Park). There are 1,132,500 books, 1,950 current periodical subscriptions, 1,241,334 government publications, 76,566 video materials, and 111,495 audio materials in the entire Fresno Library collection. Friends of the Clovis Library meets once a month to help the branch and works to build a new library in Clovis.

Public Art

Public art is featured throughout Clovis. The Old Town Trail, the walking/biking trail that runs parallel to Clovis Avenue, is home to several statues, including "The Tie that Binds" by Dedecker and the bronze "Bronco Buster" by Frederick Remington. The military inspired "On Behalf of a Grateful Nation," which stands outside the Clovis Veterans Memorial Building, features military figures for each of the country's wars. The City also displays local artists' work, including a metal piece by Greer and "Walking Doctor," a statue dedicated to William C. Pendegrass and his sons. A statue of Ken Curtis, who played Festus Haggen on the CBS western "Gunsmoke" from 1964 to 1975, is in Old Town, on Pollasky Avenue between Fourth and Fifth Streets. Old Town Clovis also features several colorful murals of the City's history.

SOCIAL PATHOLOGY

Potential social problems, including homelessness and crime, result from a range of factors that generally foster individual instability and societal disorganization. To prevent and combat social problems, governments and private organizations provide local communities with a variety of resources and service programs.

Homelessness

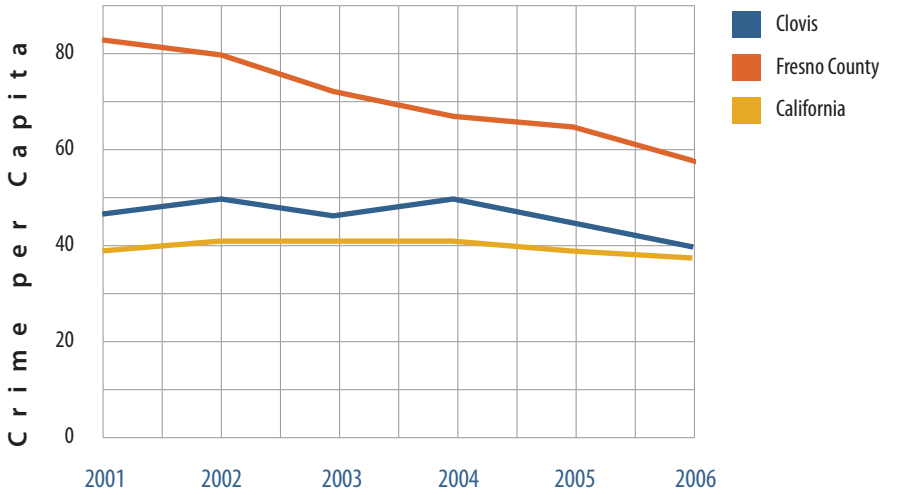
Homeless persons and families are those who lack a fixed and adequate residence. The homeless typically have a primary nighttime residence in a refuge not designed for human habitation or in a supervised temporary living environment such as an emergency shelter, welfare hotel, or transitional housing facility for those with special needs (drug and alcohol rehabilitation, mental health treatment, childcare, etc.). There are no shelters or other services available for homeless persons or families in Clovis; the closest are in Fresno. The City, however, is a member of the Fresno-Madera Continuum of Care, which seeks federal funding for the region to tackle homelessness issues.

The number of homeless persons in Clovis varies, ranging anywhere from a low of 3 persons to a high of 20 persons. As identified in the City's Housing Element, the number of homeless persons in Clovis fluctuates with the weather, with homeless persons present in the City during the cold winter and hot summer months. While the current number of homeless persons in Clovis may not financially warrant a shelter, deteriorating economic conditions and the rapid rate of foreclosures in the Central Valley may increase the number of persons without a fixed residence.

Crime Rates

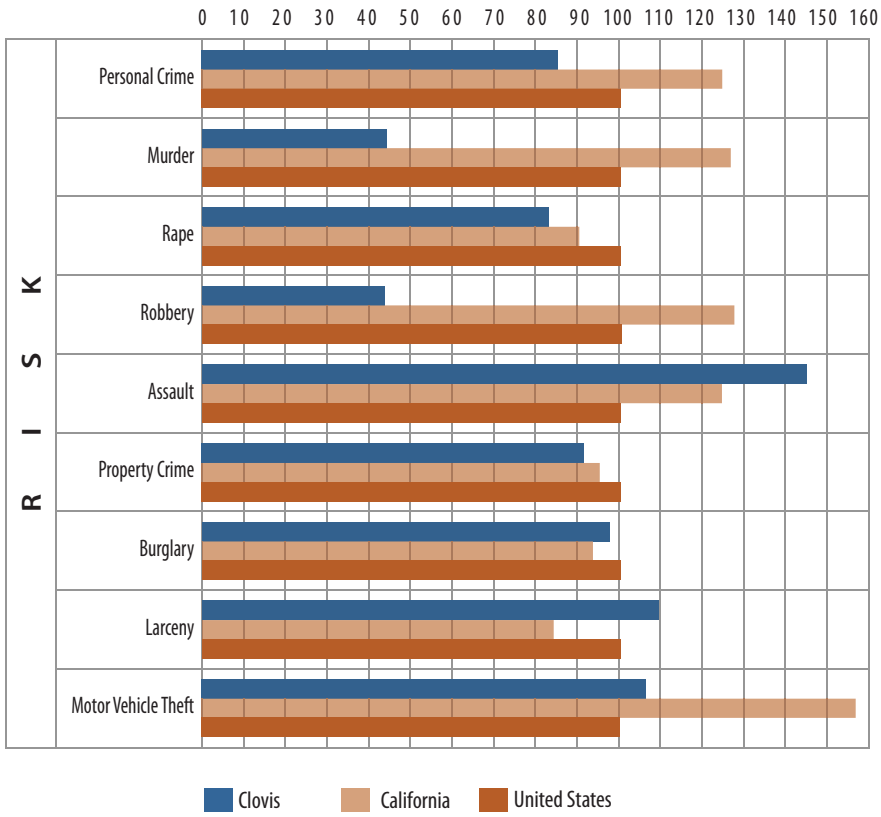
Clovis prides itself on being a safe city. Crime rate measures the occurrence of crimes committed each year, expressed per 1,000 persons (per capita). As indicated in the figure below, which includes both violent crime (murder, aggravated assault, etc.) and property crime (burglary, motor vehicle theft, etc.), Clovis experienced a level amount of criminal activity from 2001 to 2004 before the crime rate declined in 2005 and 2006. Fresno County had a much higher crime rate per capita in 2001 than Clovis, but has shown consistent signs of decrease in following years, significantly narrowing the crime rate gap between the county and Clovis from 2001 to 2006.

Figure 9. Crime Rates per Capita in Clovis and Fresno County, 2001–2006



Source: Federal Bureau of Investigation, 2000 through 2005

Figure 10. Crime Risk Index, Clovis, 2007



Source: OnBoard Informatics, using information from the Uniform Crime Report, FBI 2007

KEY FINDINGS

Household Composition

There is no doubt that Clovis is a city on the move. The size of the community is not the only thing that has changed over the past 15 years; shifts in the City's household composition reveal subtle but important details about what type of community Clovis is becoming.

From 2000 to 2008 the proportion of nonfamily households increased in Clovis, from 26.7% to 30%. Nonfamily households are described as either a person living alone or a householder who is not related to any of the other persons sharing their home. An increase in nonfamily households, coupled with increasing housing costs, may indicate that nonrelated persons are cohabitating to afford housing in Clovis. Alternatively, it could mean more college-age students are choosing to make Clovis their home while in school. It could also indicate a trend in a growing proportion of single person households, perhaps due to individuals waiting longer to get married.

Each scenario presented above could influence the housing types the City should provide in the coming years. If families are cohabitating to afford housing, the City needs to develop programs to increase affordable housing options for Clovis residents. If more college-age students are moving to Clovis, the City should learn how to harness the energy of student residents and develop residential and commercial projects that suit the needs and wants of young adults.

School District Performance

Served by Clovis, Sanger and Fresno Unified School Districts, the City of Clovis is well known for its access to quality education. A variety of educational performance indicators demonstrate that CUSD consistently outperforms Frenso County and California averages. Based on the District's excellent API scores, achievement of AYP targets, improving RaMP points, and favorable RoSI totals, CUSD is well positioned to maintain its status as a leader in education. To be sure, CUSD's outstanding reputation is a commonly cited reason why families move to Clovis. Future success, however, will require broad support and continued investment by the larger community, not just by the parents of school-age children.

Community Events

Clovis hosts a wide range of community events throughout the year, most of which occur in Old Town. Arguably, it has the strongest programming calendar in the San Joaquin Valley. While these festivities primarily attract attendees from within the region, some of the biggest events such as Big Hat Days, the Clovis Rodeo, and ClovisFest draw tens of thousands of visitors from throughout the state and the country.

While Clovis already has a strong base of visitors who come regularly for the community's craft, car, and sporting events, the City has an opportunity to further expand its tourism constituency. By developing plans and programs aimed at increasing tourism, Clovis can capitalize on its year-long event calendar and improve the community's economic base.

Crime Rates

Clovis is a very safe community. Its crime per capita rates are well below the average for Fresno County. From 2001–2007 the gap between Clovis and the county's crime rates has narrowed; Fresno County's crime rates have significantly declined year to year. Clovis' rates have also declined, but at a lower rate than the county's.

In 2007 Clovis had a significantly lower risk of murder and robbery than the state or country as a whole. However, at the same time Clovis had three crime risk categories over the state average; Clovis residents are at a higher risk for assault, burglary, and larceny than the average California resident. Given that Clovis is adjacent to the City of Fresno, crime rates remain at the forefront of public consciousness and should continue to be monitored.

BUILT ENVIRONMENT

The built environment provides the setting for human activity—it makes up the places where residents live, work, play, and learn. It consists of buildings, roads, fixtures, parks, and all other infrastructure that forms the physical character of a community.

Residential and nonresidential development, mobility, public facilities, and overall community design all contribute to Clovis' well-planned built environment. Together, they create a place that fosters a shared sense of community.

HOUSING

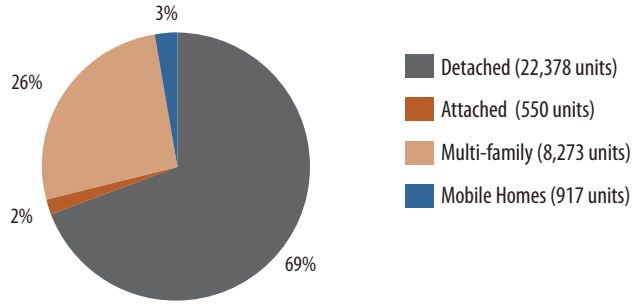
Housing characteristics—types of housing, tenancy, vacancy rates, affordability, and new construction—affect those who live in Clovis now and, in part, determine who will be able to afford adequate housing here in the future.

Types of Housing

A mixture of housing types provides a range of amenities, options, and housing costs that serve a variety of incomes and lifestyles. In 2000, 64% of the housing stock in Clovis consisted of single-family detached homes. The remainder of housing consisted of multifamily units (29%), single-family attached units (2%), and mobile homes (3%).

Since 2000, Clovis and the county have experienced changes to their housing stocks. By 2008, the proportion of Clovis' housing stock that was single-family detached units increased by almost 7%, significantly more than the county's increase of 2%. The share of the housing stock consisting of multifamily units decreased in Clovis and the county (–5.3% and –1.4% respectively). Single-family attached units and mobile homes decreased slightly in both geographies from 2000 to 2008.

Figure 11. Number Housing Units by Unit Type in Clovis, 2008



Source: CA Department of Finance 2008

Tenancy

Tenancy refers to whether a household owns or rents its current home. Rental units provide housing for new households not ready for homeownership, lower income households, newly relocated households, households uninterested in moving or unable to maintain a home, and households with credit difficulties that impede obtaining a mortgage.

In 2007, owners accounted for 56% of Clovis' households and renters 44%. In Fresno County, 60% of units were owner-occupied and renters only made up 40%.

Residential Vacancy Rates

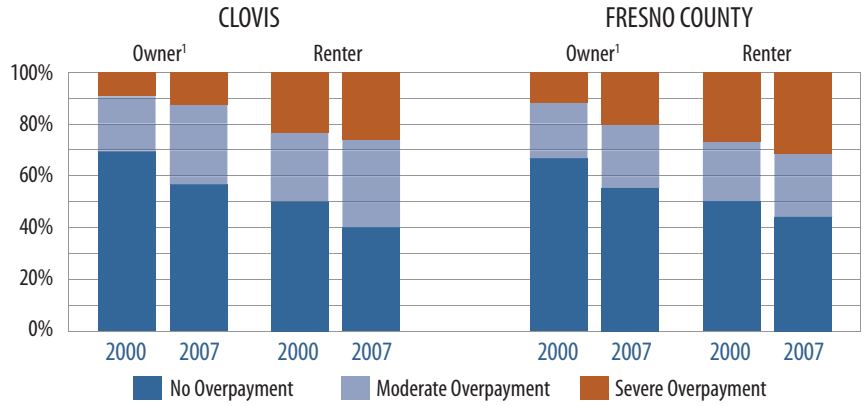
The housing vacancy rate measures how the supply of available housing meets the demand for different types of housing. Housing policy analyses usually consider vacancy rates of 5 to 6% for rental units and 1.5 to 2% for ownership housing as reasonable. These vacancy rates provide residents a choice between various rental opportunities, incentives for developers, and adequate price options for consumers. Clovis' housing vacancy rate is low compared to Fresno County (3.5% to 6.5%, respectively) reflecting the City's reputation as a choice residential community in Fresno County.

Affordability

Overpayment is when renters and homeowners must pay more than 30% of their gross incomes for housing. Moderate overpayment is spending between 30% and 49% of the household's income for housing; severe overpayment is spending 50% or more for housing. Housing costs for homeowners include mortgage payments, utilities, insurance, property taxes, and home association fees. Housing costs for renters include rent and utilities.

From 2000 to 2007 housing for both owners and renters in Clovis became more unaffordable. By 2007, 60% of Clovis renter households and 40% of owner households were overpaying for housing. Renters are particularly vulnerable to severe overpayment. Fresno County owner and renter households are more likely to pay 50% or more for housing than Clovis households, although both Clovis and the county have the same proportion of households paying 30% or more for housing.

Figure 12. Housing Affordability, Clovis, 2000 and 2007



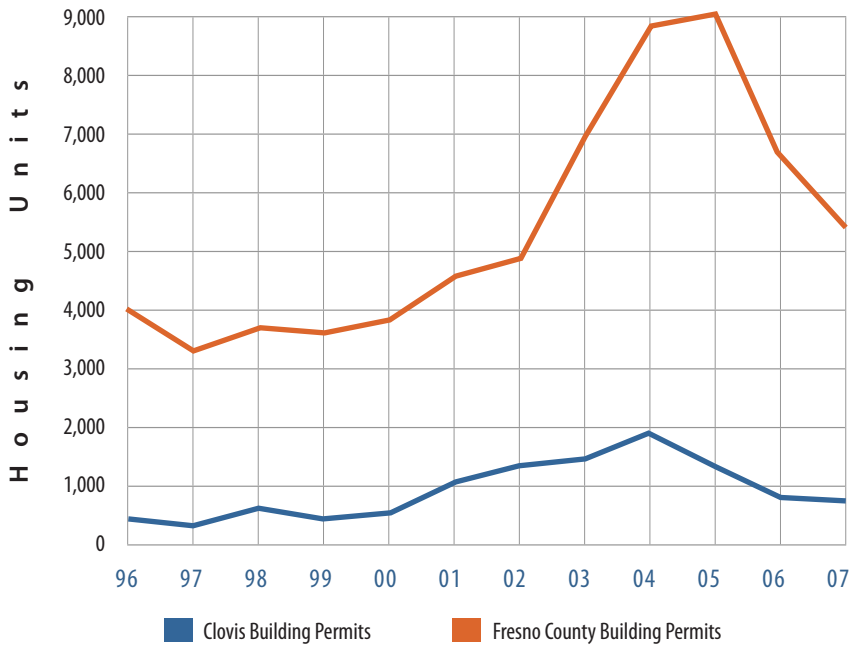
Source: US Bureau of the Census 2000 and 2007.

[1] Owner households with a mortgage

Construction

Clovis is a rapidly growing community; building permit data collected from 1996–2007 showed a steady increase in the number of permits issued from 1996 through 2004. The number of permits peaked in 2004 with the construction of Harlan Ranch and then fell in 2005 and again in 2006. From 1996 through 2002 Fresno County exhibited a similar permit pattern as Clovis, but the county saw a more dramatic increase in 2002 through 2005 and a more dramatic decrease in 2006 and 2007.

Figure 13. Building Permits in Clovis and Fresno County, 1996–2007



Source: US Bureau of the Census 2007

NON-RESIDENTIAL DEVELOPMENT

Four types of development comprise the non-residential category: retail, non-retail commercial, office, and industrial. Retail development includes building space that is used primarily for retail sales and services, such as supermarkets, shopping malls, hair salons, and restaurants. Commercial development includes commercial activities not otherwise included as retail sales and services, such as entertainment, accommodation, auto sales and services, banks, mini-storage, daycare, and religious and civic organizations. Office development includes both general office uses and professional/medical offices. Finally, industrial development includes light industry, manufacturing, warehousing, and freight and distribution.

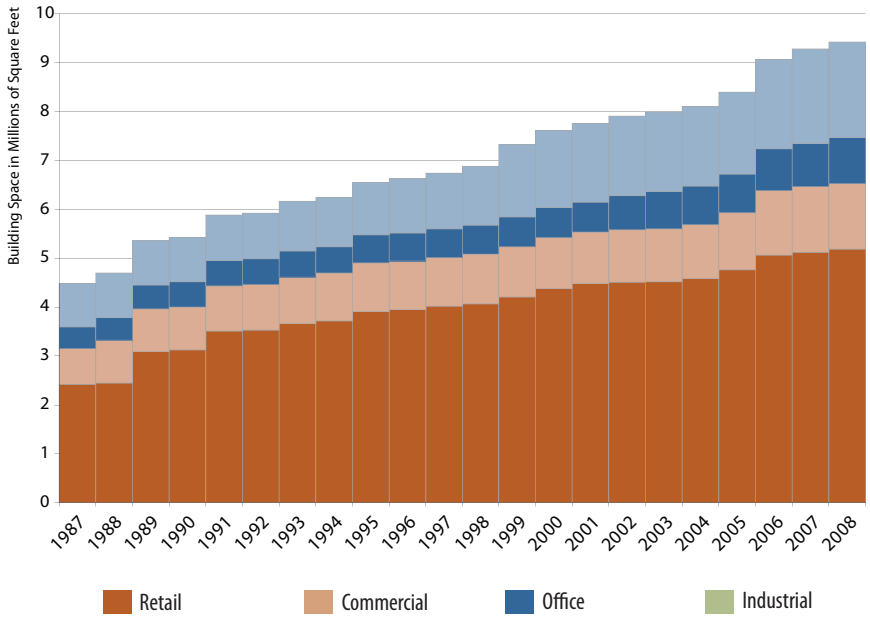
Figure 14 shows the total amount of non-residential building space, by type, in each year from 1987 through 2008. The following table indicates the total increase in building space by type and the annualized growth rate over the 22-year period from 1987 through 2008.

Table 2. Increase in Building Space in Clovis, 1987 to 2008

Development Type	Increase from 1987 to 2008	Annual
Retail	2,803,000 sq ft	3.6%
Commercial	6,222,000 sq ft	2.8%
Office	493,000 sq ft	3.4%
Industrial	1,064,000 sq ft	3.9%

Source: Fresno County Assessor 2008

Figure 14. Total Non-Residential Building Space Square Footage, 1987 to 2008



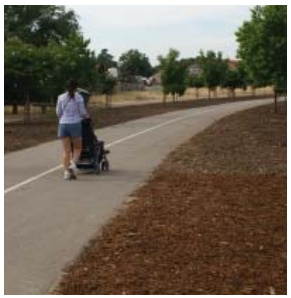
Source: Fresno County Assessor 2008

MOBILITY

The availability and affordability of transportation options shapes not only the way in which people navigate the physical environment, but also the environment itself. Encouraging alternative modes of transportation can yield positive impacts to individual physical health, reduces environmental impacts, and increase social connectivity.

Pedestrian and Bicycle Circulation/Trails

Clovis has an extensive network of pedestrian and bicycle trails. The Old Town Trail is the first phase in a 4.6-mile walk along Clovis Avenue, through Old Town, to Herndon Avenue. The trail connects to Sugar Pine Trail and Woodward Park. Old Town Clovis also connects to regional motor/bicycle trails leading to Yosemite, the Sierra National Forest, and Shaver Lake, taking travelers through the Central Valley, Fresno County, Kings Canyon and Sequoia National Park. Other trails in the City include Dry Creek Trail, which starts and stops along a natural creek bed, and the Enterprise Trail, a wide trail meandering along an historic agricultural irrigation canal. The community of Loma Vista, located in Clovis' southeast area, provides an additional network of trails and paseos to faciliate access to its walkable community centers.



Transit

Clovis is directly served by two transit lines: Stageline and Round Up. Stageline is a fixed-route transit system with five routes crisscrossing the City and connecting major destinations to each other and to residential areas. Stageline operates seven days a week with varying hours depending on the route. Stageline links riders to Fresno along the Fresno Area Express route 28. For the 2009 fiscal year, Stageline ridership was 121,860, up 22,953 trips from 2008. The largest ridership increases were on routes 10 and 50, while ridership on route 70 decreased from 2008 to 2009. Route 10 is the busiest route, accounting for nearly 50% of all Stageline rides.

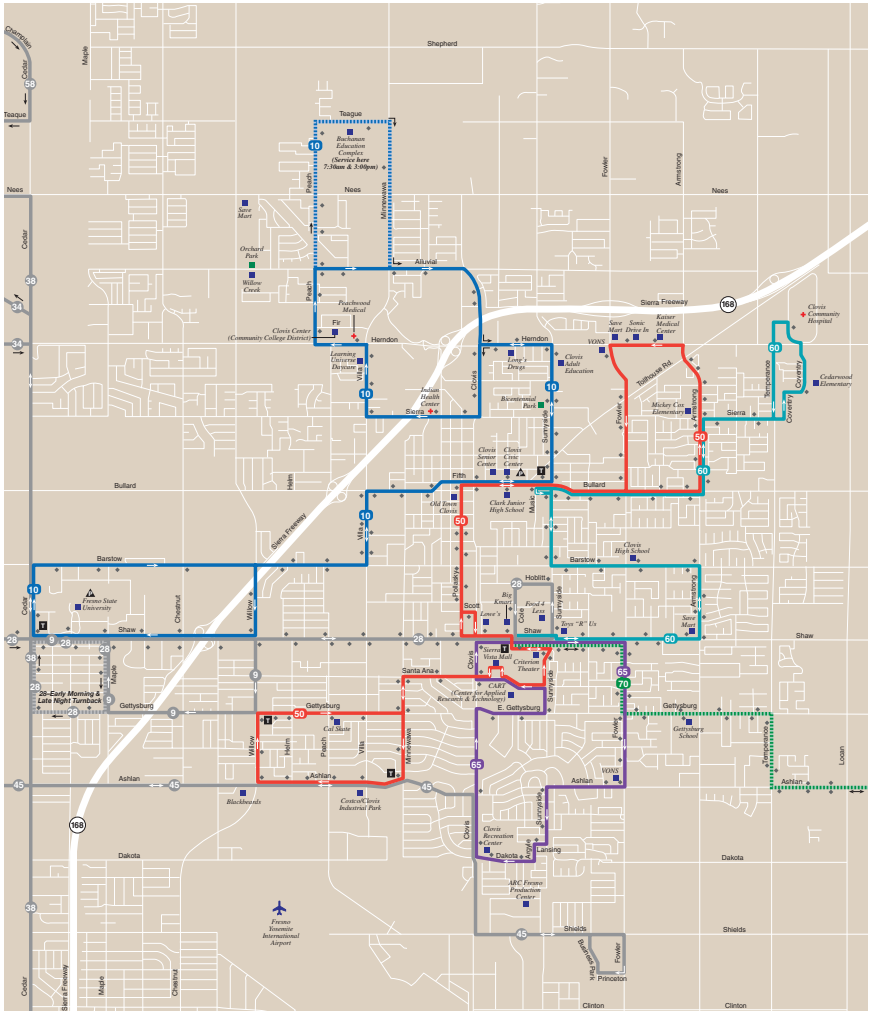
Round Up is a demand-response service for riders who call in advance to schedule trips. Rides need to be scheduled 14 days to 24 hours in advance and cost $1 per ride for service within Clovis. For the 2009 fiscal year, Round Up ridership was 33,404, up 1,959 trips from 2008. Nearly all of the new rides (87%) were to destinations in Fresno. All Stageline and Round Up buses are ADA accessible and are being replaced with compressed natural gas and clean-burning diesel vehicles.

Table 3. Stageline and Round Up Ridership, 2008 and 2009

Stageline	Route 10	Route 50	Route 60/65	Route 70	Total
2008	49,084	15,066	25,012	9,745	98,907
2009	58,310	26,239	28,889	8,422	121,860
Change	9,226	11,173	3,877	-1,323	22,953

Round Up	Fresno	Clovis	Total
2008	11,597	19,848	31,445
2009	13,302	20,102	33,404
Change	1,705	254	1,959

Source: The City of Clovis 2009



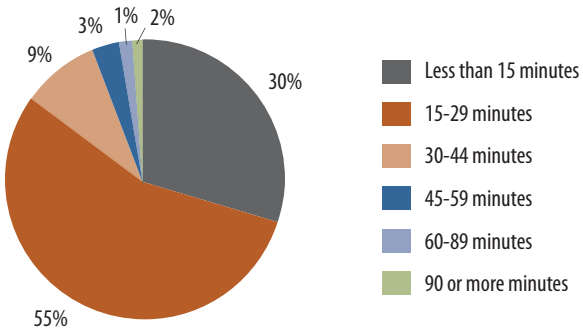
Stageline Route Map
Source: The City of Clovis, 2009

Commute Times and Patterns

Travel time to work affects quality of life; long commutes detract from the time one can spend with family and friends, and can be an unproductive time, especially for those commuting by single-occupancy vehicle. In 2005, most Clovis residents not working from home commuted between 15 and 29 minutes to work. Approximately 30% of employed Clovis residents traveled less than 15 minutes to work and 6% traveled 60 or more minutes to work. Clovis residents have shorter commute times than California residents on whole; only 25% of California residents traveled less than 15 minutes to work and 10% traveled 60 or more minutes to work.

Commute patterns did not change for City residents from 2004 to 2006. During this period, 54% of Clovis residents with a job worked in Fresno, 18% worked in Clovis, and 28% worked outside of these two areas.

Figure 15. Commuting Patterns for Clovis Residents by Travel Time to Work, 2007

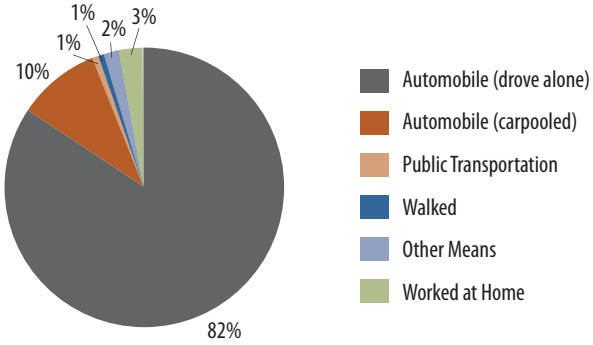


Source: US Bureau of the Census 2007

Means of Transportation to Work

Ninety-two percent of all working Clovis residents travel from home to work by automobile (compared to 85% statewide), of which 10% traveled in a carpool of two or more people. Walking, bicycling, public transit, and other modes account for 4% of the total work trips by Clovis residents (compared to 9% statewide), while 3% of people work from home. Given the large percentage of residents who drive to work alone, it is not surprising that Clovis residents own 61,207 vehicles (about .66 vehicles per person).

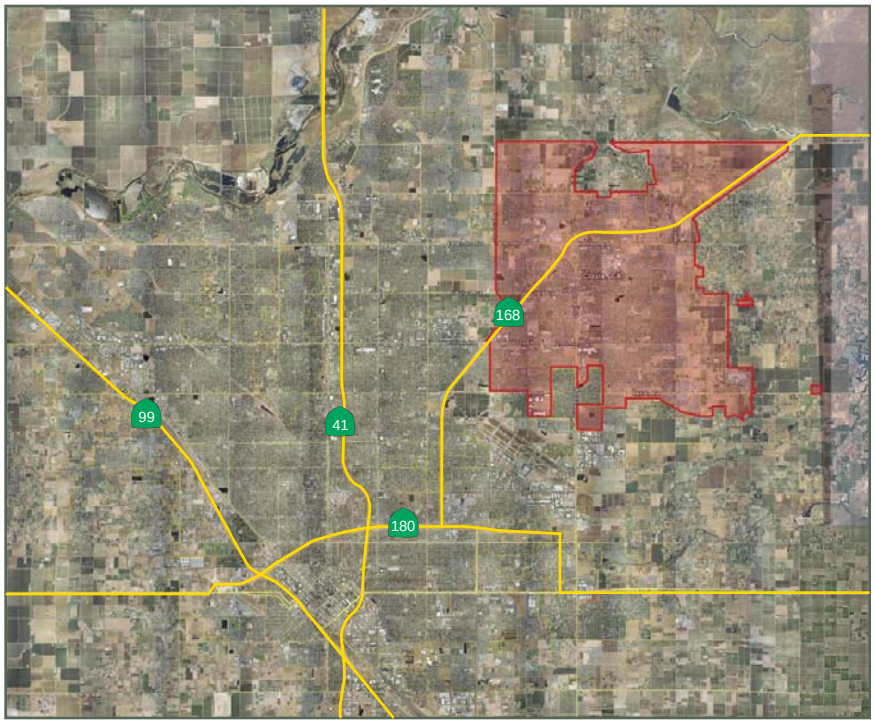
Figure 16. Means of Transportation to Work for Clovis Residents, 2007



Source: US Bureau of the Census 2007

Interstate Highways

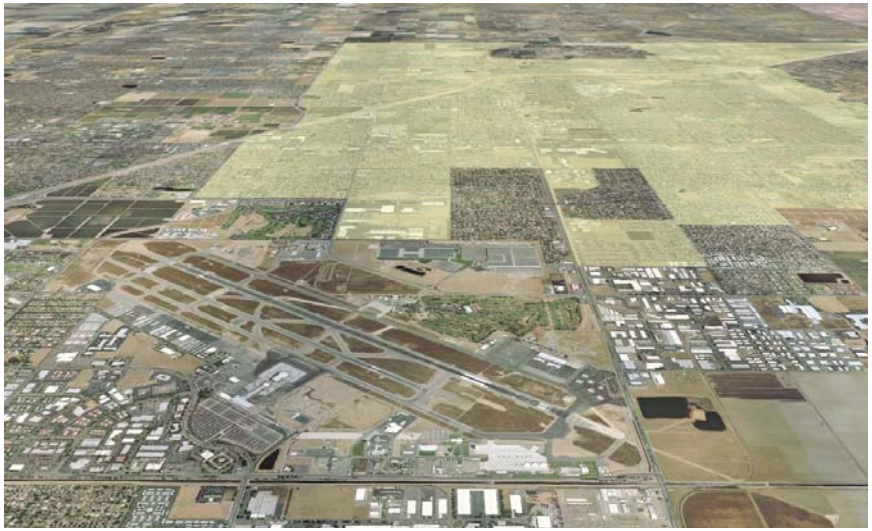
California State Route 168 runs through Clovis. SR-168 begins in southeast Fresno, at the interchange with SR-180, and continues northeast into the Sierra Nevada and ends at Huntington Lake. State Routes 41 and 99 also provide indirect access to Clovis.



Airport

Three miles southwest of Clovis, Fresno Yosemite International airport is easily accessible to Clovis residents for their air travel needs. The airport covers 2,150 acres, has two runways and one helipad, and is the major air transportation center for the San Joaquin Valley. While nine carriers offer service to Fresno with 48 daily nonstop departures, the majority of air traffic in and out of the airport is private (87%). Only 7% of the air traffic is commercial and the remaining 6% is military.

In July of 2008, the airport covered 9.5 acres of its property with solar panels, which was the largest installation of its kind at a commercial airport in the United States. The solar system can generate 40% of the power supply required to run the day to day needs of the airport such as lighting, air conditioning, controls, and tower communications.



COMMUNITY FACILITIES

Quality public facilities provide Clovis residents with a variety of opportunities and amenities. The City's cultural, educational, and recreational facilities, coupled with its historic resources and notable community design elements, are the foundation for a strong built environment.

Cultural Facilities

Clovis has two performing arts theatres, both of which are on CUSD campuses. The Mercedes Edwards Theatre is on the Clark Intermediate school campus and is the facility for Center Stage Clovis, a community theatre group. The Clovis North High School campus is home to the Paul Shaghoian Concert Hall and Dan Pessano Black Box. The concert hall has 750 seats, and the black box has 150 seats.

The Clovis Museum, home to the Clovis-Big Dry Creek Historical Society, displays Clovis artifacts and hosts oral history discussions with long-time Clovis residents. A special area of the museum is dedicated to Clovis veterans.

The Clovis Memorial Building, part of the Clovis Memorial District (a special district to commemorate the veterans of the Clovis area), is also a Clovis cultural facility. The District makes the building available to veterans organizations and residents who live within the district boundaries. Eligible nonprofit groups, organizations, service clubs, and churches also are frequent users, along with the Chamber of Commerce, schools and governmental agencies.

In addition to the facilities in the City, Clovis residents can easily access performing arts centers and museums at the Fresno State campus and other facilities in Fresno.

Educational Facilities

The City of Clovis is served by Clovis, Sanger and Fresno Unified School Districts. CUSD, the primary education provider for Clovis households, is a K–12 public school system that serves the cities of Clovis and Fresno, some unincorporated areas of Fresno County, and the rural community of Friant. The District covers approximately 198 square miles and has a student population approaching 38,000. CUSD has 31 elementary schools, 5 middle schools, 5 high schools, and offers alternative education programs. All schools operate on a traditional schedule, which runs from late August/early September through June. The District's schools and facilities are used in the evening and on weekends as locations for community events and organizations.

CUSD has three alternative education programs: Community Day (elementary and secondary education), Gateway (a continuation high school), and Enterprise (independent study). The District also has two charter schools: the Center for Advanced Research and Technology (CART) and CAL Online. Through a joint powers agreement, CART is open to junior and senior high school students from Fresno and Clovis Unified School Districts. The school collaborates with higher education institutions, governments, and businesses to develop and implement a curriculum aimed at diversifying the local economic base. CAL Online is an online high school education program scheduled to begin in August 2009 for freshmen and sophomore classes.

Active Recreation Facilities

Clovis has various active recreation facilities for its residents. The Clovis Recreation Center located on Clovis Avenue between Ashlan and Dakota includes a fitness room, basketball courts, and activity rooms. The City and Clovis Area Recreation own and operate the Clovis Batting Range at Sierra Bicentennial Park. The 27,000-square foot Clovis Rotary Skatepark, in Letterman Park, is open 365 days a year. Clovis Unified schools provide sports fields for public use, which account for a majority of the athletic facilities in the community.

Passive Recreation Facilities

The City's passive recreational facilities include civic space and public open space that offer visitors and the community areas for relaxing outdoor activities. This includes the City's civic center, located on Fifth Street, the Veterans Memorial Park managed by the Memorial District, and the Basin S Park, which has wildlife viewing opportunities. Other passive recreational facilities include Fifth Harvard, Helm Holland, Kiwanis, and Music Avenue pocket parks. In addition, the Clovis Botanical Garden offers the community a water-wise demonstration garden with trees, shrubs, and perennials native to the Central Valley.

Historic Structures

Founded in 1891, Clovis has strong roots in agriculture, ranching, and the commercial use of the area's abundant timber resources. Home to the terminus of the 42-mile flume from Shaver Lake, lumber mill for processing, and a key stop along the Minarets and Western Railroad, the City flourished in the early part of the 20th century and was incorporated in 1912. Today's Clovis community demonstrates great respect for its historical resources, as is evidenced by its commitment to preserving and enhancing Old Town.

The Clovis-Big Dry Creek Historical Society maintains the Clovis Museum, located in the 1912 First State Bank Building in Old Town Clovis (which was robbed in 1924). The museum displays pictures and information regarding key people such as Clovis M. Cole, Marcus Pollasky, and over 250 Clovis area families. It also contains important Native American artifacts as well as a tribute to the veterans of the World Wars, Korean War, and Vietnam War.

The City also boasts two notable historical buildings that have been adaptively reused. The former Clovis High School Building, built in 1920 by William Weeks, is currently home to the San Joaquin Valley College of Law. This unique building had Churrigueresque arches, patterned after the detailed baroque architecture of Spain in the late 17th and early 18th centuries. The arches were taken down by state mandate after the 1952 Bakersfield earthquake for safety reasons.

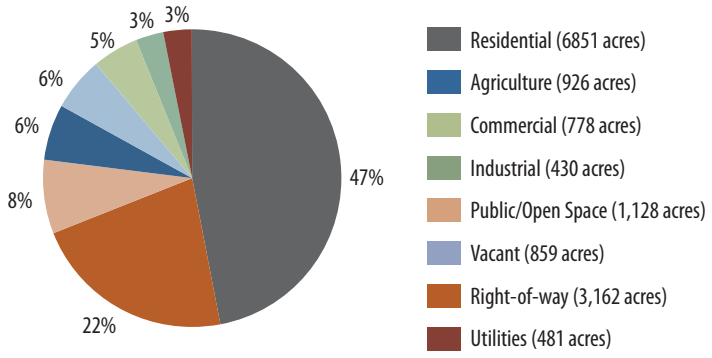
Tarpey Depot, the last remnant of the 26-mile Minarets and Western Railroad that ran between Fresno and present-day Friant, houses the City's Vistor's Center. The small Victorian structure was relocated to Clovis from Fresno and carefully restored by the City.

COMMUNITY DESIGN ELEMENTS

Undeveloped Land

At 14,615 acres, Clovis is Fresno County's second largest city. Residential uses occupy almost half of the land within the current City boundaries, accounting for 6,851 acres. The majority of the remaining land, approximately 24.9% of the City's total, is used for infrastructure (including rights of way, water drainage basins, and utilities). Although the City has 5.9% vacant land, many of these properties are sufficiently sized and well positioned to be developed as infill projects. Moreover, there are a number of significant properties in or near the community core that are underutilized and ripe for redevelopment.

Figure 17. Clovis Existing Land Use Distribution by Type, 2009



Source: Field Survey 2009

Redevelopment Projects

Clovis, through its Community Development Agency, has established two redevelopment project areas—Project Area 1 and the Herndon Project Area—to encourage economic development, eliminate blight, and improve and increase the stock of housing affordable to low and moderate income families. The City employs a number of financing methods, including tax increments, federal Community Development Block Grants, assessment districts, and tax allocation redevelopment bonds, to implement specific redevelopment projects.

Project Area 1, created in 1982, totals approximately 1,300 acres and covers the City's central business district, industrial areas in the center and northwest, and the Shaw Avenue and Clovis Avenue corridors. City efforts have focused on revitalizing Old Town and other areas by acquiring strategic properties, providing financial support, and assisting projects through the development process.

Established in 1991, the Herndon Project Area encompasses 424 acres straddling Herndon Avenue from Minnewawa Avenue (west) to Fowler Avenue (east). Under its redevelopment plan, the City assists in constructing needed public improvements, facilities, and utilities, conducting planning studies, and providing various types of financial assistance.

The housing stock in the two redevelopment project areas is some of the most affordable housing in the City, and is also some of the oldest. Challenges include renovating existing housing to preserve it as affordable, replacing housing that is beyond rehabilitation with new affordable housing stock, and improving neighborhoods as a whole to keep them viable. In these areas the Community Development Agency has purchased property for new home construction, assisted nonprofit organizations to construct low and moderate housing (single and multi-family) and develop transitional housing, and initiated programs to provide property rehabilitation assistance to rental property owners.

Forest Coverage

An urban forest is the tree population in an urban setting. Urban forests provide numerous benefits, including shade, privacy, softening the aesthetic of the built environment, gas exchange for cleaner air, and wildlife habitat. The forest coverage in Clovis includes trees that line City streets and offer shade at the community's 59 parks and other public and private properties. Street trees and plants are regulated by municipal code (Chapter 10.1) and managed by the City's public utilities department. The public utilities department and parks division have established a tree list for deciduous, evergreen, and conifer trees. In 2008, the City maintained approximately 1,218 trees, replaced approximately 429 trees and shrubs, and planted 167 new trees.

The Tree Fresno organization also plays a role in maintaining the City's forest coverage. Tree Fresno advocates and participates in the revitalization of Fresno County cities by planting trees, creating trails, and educating the public. It has planted trees at Cottonwood Park in Clovis and continues to remain an active community organization in the Clovis area.

Green Buildings

Within Clovis there are three projects listed with the US Green Building Council (USGBC) that have achieved or are seeking Leadership in Energy and Environmental Design (LEED) certification. The new, 12,405 square foot California DMV office at 2103 Shaw Avenue is designed to be more energy efficient and is LEED Silver certified. The Buchanan High School Energy Center is a 12,393 square foot facility that will feature several energy efficient and resource conserving building practices, including insulated concrete forms, photovoltaic panels, and radiant floor heating. And the Institute of Technology has built a new, 25,000 square foot culinary building at 564 W. Herndon Avenue. Each of these buildings is registered with the USGBC and pursuing certification under the LEED for New Construction rating system.

KEY FINDINGS

Types of Housing

In 2000, 64% of the housing stock in Clovis was single-family detached units (Fresno County has the same percentage). In 2007, Clovis' proportion of this building type jumped to 71%. Communities generally need a variety of household options to satisfy the different tastes and demands of their current and future residents. If Clovis is going to be competitive as an attractive and balanced community, it may need to provide a wider array of housing choices for its changing demographics.

Housing Affordability

Like many other communities, Clovis has witnessed the impacts of the current recession, particularly in the housing market. In 2000, only about 25% of Clovis homeowners (with a mortgage) and 50% of Clovis renters overpaid for housing. These percentages increased to 50% and 60%, respectively, in 2007. Having a wide range of housing types with varying costs of ownership (or rental) enables a community to better weather such economic conditions.

Pedestrian and Bicycle Circulation/Trails

Clovis has a rich network of local and regional trails available to pedestrians and bicyclists. Any plans to extend the trails and increase their connectivity (to parks, schools, and other trails) should seek to create activity nodes to encourage gathering and socialization. These nodes, which may include local serving retail (e.g., coffee shops or restaurants with outdoor dining), can serve as hubs for the various trails. More activity near and along the trails will increase their use, for recreation and potentially for commuting to and from work.

Historic Structures

The preservation and revitalization of Old Town, the City's historic core, is one visible reason why Clovis enjoys a reputation as a desirable community in which to live. If Old Town seeks to increase its presence and develop more economic viability, the City may explore a concentrated branding effort combined with structured programming for the area. Again, with more hotel rooms coming online in and around Old Town, there is the potential to attract more activity and tourism dollars beyond that generated by major community events.

Educational Facilities

While Clovis, Sanger, and Fresno Unified School Districts serve the City of Clovis, most households are served by CUSD. In addition to academic and athletic excellence, CUSD's reputation extends to its history of designing and developing high-quality school facilities. The school campuses not only have shaped the surrounding neighborhoods, but also have furnished many of the amenities which make Clovis desirable. Athletic fields, concert halls and theaters, and other facilities available to the public are well used and maintained.

Airport

Clovis' proximity to the region's major airport is an opportunity to be exploited. The airport is considerably closer to the City's downtown than that of Fresno, which represents a key marketing opportunity for Clovis. With the significant increase in the number of hotels in the City, Clovis has more assets to draw both business travelers and recreational tourists directly from the airport. Generally, these markets represent untapped potential for the City and its businesses.

THE NATURAL ENVIRONMENT

The natural environment plays a critical role in sustaining a desirable and livable community as cities throughout the San Joaquin Valley face the increasing demands of population and economic growth. Open space, groundwater, farmland, and other systems serve as essential infrastructure. The health of these natural systems, often besieged by the process of urbanization, indicates the importance cities place on the provision of basic services—clean air, available potable water, and on-demand electricity. Safeguarding these resources provides additional stability for communities that may be at risk to environmental hazards.

This section describes Clovis and the surrounding area's natural resources and how the City manages these resources that contribute to the health and wellness of its citizens.

NATURAL LAND RESOURCES

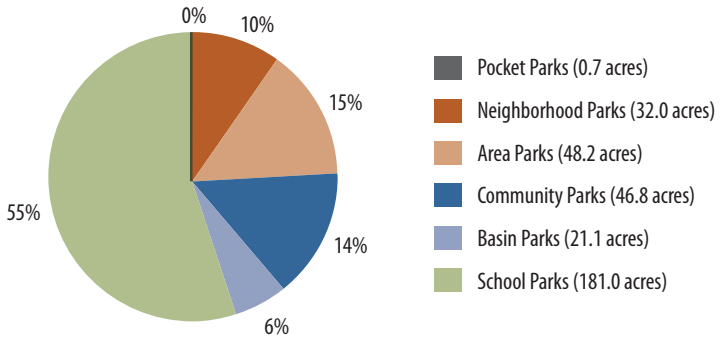
Clovis occupies a unique position in the agriculturally rich San Joaquin Valley—it is tied to the region's burgeoning, major metropolitan area, but is also historically and visually linked to the natural wonders of the Sierra Nevada. The Clovis community offers residents and visitors well-distributed parks and open space, a network of walking and bicycling trails, and quick access to its rural surroundings. Preserving and enhancing these amenities and natural land resources enriches Clovis' neighborhoods and demonstrates a commitment to the Clovis way of life.

The following sections provide a snapshot of the city's natural land resources. This includes parks and open space, wildlife habitat, farmland, viewsheds, access to regional recreation, water, air, waste, and energy.

Parks and Recreational Open Space

The Clovis community offers a variety of parks and open space to its residents and visitors. These parks vary from small pocket parks to neighborhood and school parks to larger area and regional parks. Including water basins and school parks, Clovis has 59 parks containing approximately 330 acres of recreational facilities and open space that provide residents with a broad range of activities. Residents can reserve and use City park amenities for social gatherings, sports, and other special events. Some of the park amenities include covered seating areas, picnic tables, barbecues, skate-parks, playgrounds, and walking trails. With approximately 55% of the City's parkland in school parks, the willingness and capability of CUSD to permit public access and maintain these spaces is critical to ensuring their enjoyment by the community at large.

Figure 18. Clovis Park Acreage by Park Type, 2009



Source: The City of Clovis, 2009

Wildlife Habitat

Wildlife, including threatened or endangered species, may make their homes in urbanized areas, agriculturally productive areas, and open space areas such as Clovis' water basins. These areas contain both native and nonnative wildlife habitats. A search of the California Natural Diversity Database reveals few threatened or endangered species within the City's boundaries. However, a handful of species—California Tiger Salamander, Vernal Pool Fairy Shrimp, Sanford's Arrowhead—may be found in the General Plan project area.

Each development project that requires environmental review under the California Environmental Quality Act, such as a new housing subdivision, is analyzed for potential impacts to wildlife habitat. Mitigation measures, such as protecting certain trees or clustering development away from a riparian corridor, may be employed to preserve wildlife habitat. For example, the City is committed to monitoring the construction of a new water transmission main north of Shepherd Avenue because vernal pool habitat, critical to the San Joaquin Kit Fox and California Tiger Salamander, is in the project area. As part of the City's commitment to preserving critical habitats, it has restored the sensitive area to preconstruction conditions.

Farmland

Located in the nation's leading agricultural county, Clovis has a rich and celebrated farming history. Agriculture was once the backbone of the local economy and today is an important part of the community's cultural identity. As of 2001, the General Plan project area contained 1,211 acres of Prime Farmland, 363 acres of Farmland of Statewide Importance, 45 acres of Unique Farmland, and 959 acres of Farmland of Local Importance. Although rapid urban expansion over the past few decades has resulted in significant loss of farmland in the City limits, some farms remain.

Many of these farms are conserved through the California Land Conservation Act, known as the Williamson Act. Property owners commit their land to farming for a minimum of 10 years and in return receive tax benefits based on their agricultural production rather than the property's market value. The termination of Williamson Act contract can be initiated by the property owner or the jurisdiction. In the City and its sphere of influence there are 9,040 acres of lands under Williamson Act contracts, of which approximately 35% have filed not to renew their contracts upon completion of their ten-year commitment.

Viewsheds

Known as the "Gateway to the Sierra," Clovis is south of Yosemite National Park and west of Kings Canyon and Sequoia National Parks. Many areas of Clovis offer spectacular views of the Sierra Nevada. Poor air quality, however, often obscures views of the surrounding mountain range, especially during winter when particulates and ozone are trapped by a dense layer of hot air close to the San Joaquin Valley floor. Views of the Sierra Nevada occasionally improve in the summer months when strong winds push some pollutants to the south of the Valley. On clear visibility days the mountains provide Clovis residents and visitors with a beautiful backdrop and orienting features that physically and culturally define the community.

Access to Regional Recreation

At the base of the Sierra Nevada foothills, Clovis provides convenient access to major regional recreation areas including Millerton, Shaver, and Huntington Lakes. The lakes and environs provide opportunities for scenic swimming, windsurfing, fishing, boating, sailing, hiking, biking, and camping. The giant sequoia trees and breathtaking views at Sequoia and Kings Canyon National Parks, east and southeast of Clovis, make these two parks major tourist attractions for hikers and general outdoors enthusiasts. Visitors enjoy hiking, rock climbing, cave exploration, wildlife viewing, horseback riding, skiing, snowshoeing, snowplay, and expert-level kayaking. A major attraction at Sequoia National Park is the Trail of 100 Giants, a hike among sequoias over 200 feet tall. Yosemite National Park, a 1 1/2 hour drive north of Clovis, is one of the first wilderness parks in the country and is a destination for travelers from all over the world. Celebrated sites include Half Dome, Yosemite Falls, El Capitan, Bridalveil Fall, Glacier Point, and Tuolumne Meadows. Activities in the park include hiking, rock climbing, rappelling, skiing, snowshoeing, snowplay, kayaking, river rafting, mountain biking, and base jumping. Lodging options range from camping to cabins to resorts.

WATER RESOURCES

California is experiencing one of the most severe droughts in the last 30 years. To compound the situation, a recent federal court decision that protects endangered species in northern California is likely to significantly reduce the water supplies from the San Francisco Bay-Sacramento River and San Joaquin River Delta system to agricultural producers in the San Joaquin Valley. Decreasing water supplies will have wide-ranging impacts on the Valley's agribusinesses, potentially increasing unemployment and the conversion of farmland to urban development.

To meet the water demands of its community, Clovis relies on groundwater, local surface water, banked water, and recycled water. The Fresno Irrigation District draws the majority of its water from the Kings Groundwater Subbasin, which is generally considered to be overdrafted. The water is delivered it to the City's Public Utilities Department for distribution to Clovis consumers. Another locally important water resource is reclaimed water. The Fresno-Clovis Regional Wastewater Treatment Plant and Clovis' Surface Water Treatment Plant provide water for nonpotable water uses and recharging the groundwater basin, respectively.

Partnerships with other cities and water districts have allowed the City to become an active participant in water resource planning, creating regional domestic water, flood management, and wastewater management plans. Developing more partnerships, new facilities, increasing recycled water supplies, and conserving current supplies are strategies Clovis may need to employ to ensure a sustainable water management system.

Water Supply

Clovis uses a combination of groundwater, surface water, and recycled water resources to serve the City's residents, businesses, and public facilities. The City's primary water supply is drawn from over 30 groundwater wells. The Fresno Irrigation District (FID) draws water from the Kings Groundwater Subbasin from which it is distributed to Clovis consumers by the City's public utilities department. Not all of the wells are used year-round; most of the groundwater supply is received between March and September when dry weather results in peak water demands. In 2008, the City's public utilities department served approximately 92,000 residential, business, and industrial customers, delivering over 37,000 acre-feet of potable water and recycled water. Up to 7.06 million gallons of water may be stored in two elevated tanks and three ground-level tanks.

Groundwater

Groundwater was Clovis' sole water supply from 1913 to 2004. It is still the City's primary water source, but is supplemented by reclaimed water and treated surface water. Still, the City's groundwater wells are overburdened, dropping over 100 feet in the last 50 years. Groundwater wells are not expected to grow as Clovis develops; rather, new wells will only be established to replace dilapidated existing wells. In 2005, approximately 18,000 acre-feet were drawn from 35 wells for domestic use.

Surface Water

Since 2004, FID has provided surface water to Clovis, primarily from the Kings River. The City uses this resource to supply the Surface Water Treatment Plant to develop potable water, directly irrigate City parks, and recharge groundwater.

Banked Water

The City is participating with FID in the financing of a dedicated water banking facility, the Waldron Pond Banking Facility. Under its agreement with FID, Clovis would be entitled to 90% of the estimated 10,000 acre-feet per year produced at the 225-acre percolation facility. According to the City's Urban Water Management Plan (2005), Clovis will take water in short years to augment supply, and receive from FID additional water should the yield be less than the amount needed by the City.

Recycled Water

Recycled water is former wastewater that has been treated to remove solids and impurities before it is reused for nonpotable uses or is filtered back into the groundwater system. To reduce its consumption of groundwater and maintain a healthy water supply, Clovis obtains recycled water from two facilities: the Fresno-Clovis Regional Wastewater Treatment Plant (RWTP) 16 miles southwest of the City, and the City's recently constructed Sewage Treatment/Water Reuse Facility (ST/WRF) at Ashlan and Thompson Avenues. FID operates the RWTP, which receives an average of 68 million gallons per day (mgd) of wastewater and has the capacity to treat 80 mgd. Water is treated to the secondary level and then some is used directly on nonfood crops and some is transferred to percolation ponds where the water slowly works its way back into the water table. Clovis has an agreement with FID for one acre-foot of treated water for every two acre-feet of wastewater pumped into the plant.

The City developed the ST/WRF to produce tertiary treated (more pure) water, and it will primarily serve the City's new growth areas in the southwest, northeast, and northwest. At full capacity, the ST/WRF is designed to treat 8.4 mgd of wastewater.

Wastewater

Clovis provides sewer collection service to residents and businesses within the City limits. Most of the properties in rural residential and agricultural areas rely primarily on individual septic tanks and leach fields. The City-owned sewer system has the capacity to serve 9.3 mgd (2009). The average daily flow in January 2009 was 7.5 mgd, 81% of capacity. Future growth will necessitate expanded sewer collection and treatment facilities. As noted above, wastewater is the primary source supplied to local treatment facilities to produce recycled water.

Water Quality

A safe water supply is critical to public health and quality of life. In addition to maintaining adequate water supply and water distribution networks, the City's public utilities department also monitors water quality to ensure compliance with state and federal standards. To satisfy legal requirements under the federal Safe Drinking Water Act, the department conducted approximately 326 water quality tests in 2008 of the City's groundwater, surface water, and recycled water supply (Public Facilities Report, March, 2009).

According to the Urban Water Management Plan (2005), the quality of the City's water supply is generally good. Water supplied by the Fresno Irrigation District is low in contaminants and usually easy to treat. In addition, the delivery of water from Kings River via Enterprise Canal is monitored by City staff six days a week and once a day by a Fresno City staff member. Aside from three City wells occasionally shut down and treated for high levels of iron, manganese, and the pesticide dibromochloropropane, groundwater is safe and consistent. The City's program for unregulated contaminant monitoring discovered that some of the City's older wells also had 1,2,3-Trichloropropane, a synthetic chemical used in industrial solvents and degreasers. Treatment at these wells and replacement of old wells will improve water quality.

Storage

Clovis has one water storage reservoir with a total capacity of 2 million gallons. This reservoir is used during peak dry seasons to provide an additional source of water. The City's future water production methods may impact the need for additional storage capacity.

Conservation

The City actively promotes water conservation initiatives, such as residential plumbing retrofits, water system audits and repairs, water metering, large landscape conservation programs, high efficiency washing machine and ultra low-flow toilet rebates, and educational programs. The City collaborates with FID, County of Fresno, and a variety of organizations to spread the conservation message. For example, the City's urban conservation unit partners with the Central Valley Water Awareness Committee and Tree Fresno to teach water conserving gardening techniques to local elementary school students.

Stormwater

Historically, Clovis provided its own drainage control facilities for most of the City. In 1991, Clovis entered into an agreement with the Fresno Metropolitan Flood Control District (FMFCD) to provide all storm drainage services within the city limits. Presently, FMFCD is the single agency providing flood control in the urban and rural areas in the Clovis General Plan project area. The FMFCD Urban Storm Drainage Management Plan proposes to develop of a system of storm drainage collection inlets and pipeline facilities that discharge to retention/recharge basins for the disposal of collected runoff during storm periods.

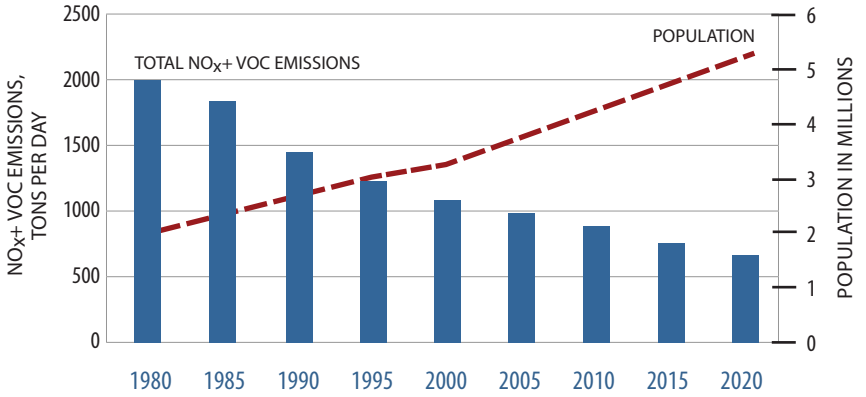
AIR QUALITY

Clovis sits within the San Joaquin Valley Air Basin, which is defined by the Sierra Nevada Mountains (east), Coast Ranges (west), and the Tehachapi Mountains (south). These topographic features restrict air movement through and out of the basin, thereby impeding dispersion of pollutants from the basin. The resulting inversion layer—where a mass of warm air sits on top of the cold air, trapping pollution below—contributes to the Valley's historically poor air quality. Local activities such as construction, diesel irrigation pumping, cattle ranching, and dairying; and mobile sources, like commercial trucking, increase the amount of contaminants trapped close to the Valley floor. Air quality in the San Joaquin Valley and Clovis is further degraded by winds that push polluted air from the San Francisco Bay Area into the Valley throughout most of the year where it, along with locally produced air contaminants, becomes trapped by the inversion layer. According to 2006 estimates by the San Joaquin Valley Air Pollution Control District (SJVAPCD), approximately 11% of the southern Valley's air pollution comes from the Bay Area.

SJVAPCD, the regional agency that oversees and regulates air quality in eight counties, works with local, state, and federal government agencies, and businesses and residents to reduce harmful emissions. According to SJVAPCD's 2008 Annual Report, air pollution has been significantly declining over the past 25 years. In fact, as Figure 19 illustrates, emissions during this period have been reduced by 50% while the Valley's population has doubled. Despite this improvement, air quality in the Valley remains one of the poorest in the nation. The American Lung Association's 2009 State of the Air report ranked Fresno County the second worst county in the nation for short-term small particulate matter pollution, eighth for year round particle pollution, and sixth for ozone pollution. The same study concluded that the Fresno-Madera Metropolitan Statistical Area ranked second, seventh, and fourth worst for the same categories, respectively. Overall the San Joaquin Valley Air Basin is a nonattainment area for state and federal Clean Air Act standards for ozone and particulates.

The impacts of poor air quality on public health are significant and well documented by the American Lung Association in its State of the Air 2009 report (among other sources). Respiratory problems are prevalent throughout the Valley and a major concern in Fresno County, in particular. Air contaminants, such as ozone and suspended particulates, can cause asthma and other chronic breathing disorders. Pollens and dust related to agricultural operations are also potential respiratory irritants. According to the California Health Interview Survey, approximately 31% of Fresno County children from infant to age seventeen have been diagnosed with asthma, compared to only 16% statewide (2005). Fresno County adults fared better, with 15% diagnosed with asthma in comparison to 13% across the state.

Figure 19. San Joaquin Valley Population Increases and Emissions Decreases



Emissions reflect ARB Almanac (2007) estimates and do not include emissions reductions from planned control measures.

Source: San Joaquin Valley Air Pollution Control District 2008 Annual Report

Asthma and other respiratory conditions affect public health in several ways. Children sufferers are more likely to miss school than their nonasthmatic counterparts, adults may miss work or experience a decrease in productivity due to symptoms, and medical treatment is costly for the sufferer and the public. According to the Office of Statewide Health Planning and Development, approximately 52% of asthma-related hospitalizations in Fresno County are paid for by Medi-Cal and 17% are paid for by Medicare. The Clovis Unified School District is combating health-related absenteeism by providing on-site health centers able to give basic pediatric services, such as asthma treatments, to students who lack adequate health insurance.

Ozone

Produced by chemical reactions involving nitrogen oxides and reactive organic gasses triggered by sunlight, ozone is a colorless gas with a sharp odor. It naturally exists in high concentrations in the stratosphere. It is beneficial to the atmosphere as it helps filter out potentially damaging ultraviolet radiation. However, through its reaction with organic materials, ozone can adversely impact plant and animal life by attacking the respiratory system, which can lead to the damage of lung tissues and induce asthma, bronchitis, and other respiratory ailments. High ozone in Clovis is a seasonal problem between April and October, when more photochemical reactions occur. In 2007, the Clovis air quality monitoring station reported ozone levels exceeding the state's 8-hour standard for 30 days and exceeding federal standards for 58 days. Clovis, Fresno County, and the San Joaquin Valley are ozone nonattainment areas, meaning they exceed the health and safety standards for ozone.

Nitrogen Dioxide

Nitrogen dioxide (NO^2) is a reddish-brown gas with bleach-like odor that can be seen as a brownish haze in the air. Like ozone, NO^2 is a respiratory irritant that reacts with sunlight to form nitric oxide (NO), and through several chemical reactions, produces ozone. Domestic and commercially used vehicles are a local mobile source of NO^2 and other air contaminants. Over the period of 2005 to 2007, NO^2 in Clovis is either in attainment or unclassified, as no records show that it has exceeded standards at monitoring sites.

Particulate Matter

Particulate matter consists of tiny particles with dry solid cores and liquid coatings. These particulates vary in size, shape, and chemical composition. Particulate matter (PM^{10} and $PM^{2.5}$) is suspended matter less than 10 or 2.5 microns, respectively, in diameter and is inhalable. Formed by chemical reactions, soil erosion, abrasion, or fuel combustion, these particles can accumulate in the respiratory system and contribute to asthma, bronchitis, and other lung related ailments. Agricultural operations, including dairying and grazing, contribute to the disruption of topsoil and the release of fine particulates into the air. According to Clovis air quality monitoring station reports, in 2007 $PM^{2.5}$ levels exceeded federal 24-hour standards for 51 days. Data for Clovis PM^{10} levels was not available, but a nearby Fresno station reported exceeding state 24-hour standards for 63 days that year.

SOLID WASTE

California law requires cities and counties to develop solid waste diversion and recycling programs to meet gradually increasing performance standards. With decreasing capacity in local landfills, cities recognize that recycling and reusing waste materials becomes more cost effective than traditional disposal practices. Recycling of construction and demolition debris, curbside recycling, green waste collection, and other creative programs also translate into cost savings for manufacturers and consumers.

The City's solid waste department provides collection and disposal services within City limits, private haulers provide contracted service to residents and businesses in unincorporated areas of the City's sphere of influence. City recycling and green waste services are contracted with Allied Waste. Residential and commercial solid waste produced in the City is transported to the Clovis Landfill.

The City has exceeded the California Integrated Waste Management Act's current diversion goal of 50% through recycling and green composting programs. As the population continues to grow, more diversion efforts may be necessary to reduce dependence on the landfill.

Generation and Disposal

In 2006, over 160,000 tons of waste material was generated in the City, but only 66,216 tons was disposed of in landfills. Unless it can be recycled, all residential and commercial waste is transported to the Clovis landfill located 13 miles north of the City.

The City's solid waste department estimates that landfill capacity is adequate through 2047. To efficiently use the landfill, the City has begun sifting dirt from each solid waste dump—a landfill reclamation process to mitigate environmental impacts from unlined landfill areas for expansion. This excavation project is expected to be completed by the summer of 2009.

Recycling and AB 939 Compliance

Like all municipalities, Clovis must meet the solid waste diversion mandates established by the California Integrated Waste Management Board under state Assembly bill 939 (AB 939). For 2006, the City diverted approximately 94,520 tons of waste from the landfill, representing a 59% diversion rate.

To reduce the volume of waste disposed into the City's landfill, Clovis offers a recycling and greenwaste removal program. The greenwaste program uses green carts, whereby residents can recycle grass clipping, pruning, wood, and other organic landscape materials. In addition to green waste, the City will collect up to one gallon of used motor oil per week per single-family residence.

In 2008, approximately 51% of the residential recycling containers were used, diverting 7% of non-green residential waste from the landfill. This curbside recycling program utilizes the source-separated method, where two 18-gallon tubs are used to separate paper and glass from metal and plastic recyclables. Most recently, the City has implemented a pilot program to make recycling more convenient for residents by using one 96-gallon cart for all recyclables. The City expects to convert all of Clovis residences to this new, single-container system by 2010.

ENERGY

Whether it is fuel to operate automobiles or electricity to light, heat and cool buildings, energy is constantly being used to meet our daily needs. Generating the energy to meet California's increasing demand calls for sustainable energy resources. In addition, with the passing of state legislation to decrease fossil fuel reliance and mitigate the impacts of global climate change, cities must act accordingly to address energy management issues.

Electricity

Pacific Gas and Electric Company (PG&E) provides electricity and maintains a distribution network for Clovis. There are four main substations, in central, north, and southeast Clovis, and northeastern Fresno. Changes in electricity usage and future development may prompt PG&E to reassess the capacity of these substations to provide adequate power. Because of this, PG&E constantly sites new substation locations and electric power lines in Clovis, so that they have the potential to meet future electric demands.

Natural Gas

Natural gas in Clovis is also provided by PG&E. According to the 2008 California Gas Report, there are three natural gas storage projects planned in northern California. PG&E is developing natural gas storage with Gill Ranch Storage, LLC, west of Fresno, which is expected to be operational in 2010.

Conservation

In 2006, the Legislature passed and the governor signed two significant pieces of legislation that spearheaded California's action to reduce greenhouse gas emissions and mitigate the impacts of climate change. The landmark Global Warming Solutions Act (AB 32) sets an aggressive goal to reduce greenhouse gas emissions to 1990 levels by year 2020. The other piece of the climate change legislation was Senate Bill 1368, which requires public utilities and energy commissions to implement emission performance standards for all retail providers.

KEY FINDINGS

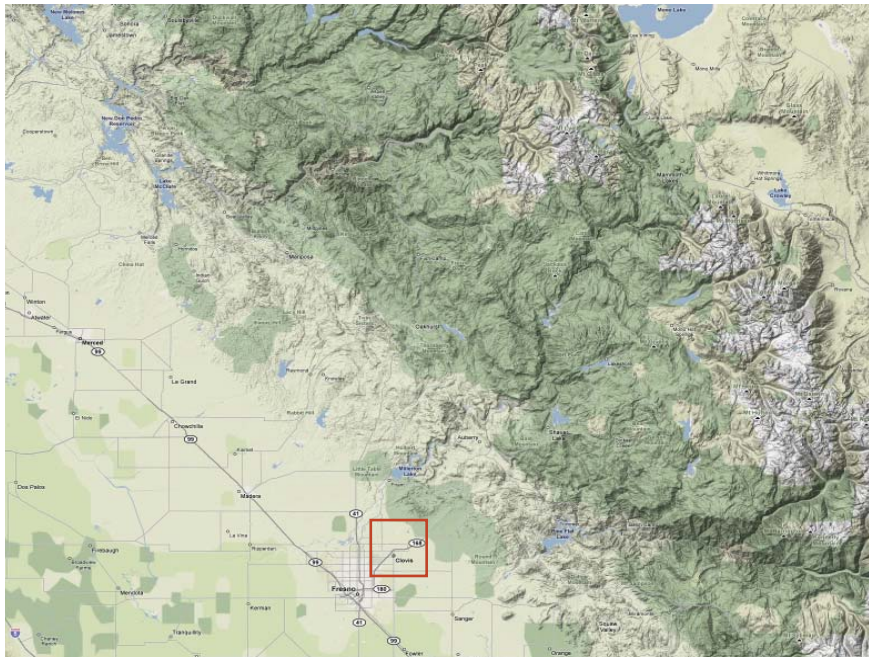
Parks

Approximately 55% of the City's parkland is located in school facilities. Joint use agreements and other contracts may bind the schools to permit public access, but as the population increases the ability of school facilities alone to meet the public's needs may be challenging. For example, school recreation activities and public sports leagues could compete for the same play space or, should the demographics shift to a more adult population, the number of persons in need of parkland could outpace the development of new schools. The cost of construction and maintenance of parkland will continue to be an issue that may be addressed through school grants and other funds, City funds, or development impact fees.

And because of Clovis' substantial growth, it could support the development of a regional park. Specific locations for a park that would provide sufficient access to the larger community should be explored.

Access to Regional Recreation

Clovis is ideally situated for accessing several areas of unique natural beauty and outdoor recreation. How Clovis supports and serves these areas is an important factor in determining whether or not the City can attract new residents and businesses that are interested in what the lakes, parks, and other wilderness areas have to offer. As the gateway to the Sierra, Clovis could provide more goods and services—furnish the outfitters, supplies, tour guides, and lodging—for trips into the mountains. This is an opportunity for the City to benefit economically from its strategic location.



Farmland

Not surprisingly, agricultural lands have been decreasing as development surged in the past few years. Within Clovis' 5,599-acre sphere of influence, however, the predominant existing land use is agriculture (approximately 3,287 acres). As a community that is not dependent on agriculture for economic growth but nonetheless has a rich farming history, Clovis may choose to address its remaining farmland (and land within the sphere of influence) in several ways. Areas of the City could be set aside for intensive agriculture, or such uses may be better performed in a rural setting outside of the City limits. Carefully planned open spaces and rural residential areas under Williamson Act contracts could create corridors that provide visual relief and physical buffers between farmlands and more developed, urban uses. By concentrating urban development in less agriculturally significant areas, the conflict between suburban neighborhoods and commercial agricultural operations may be diminished and the pressure to urbanize prime agricultural lands could be minimized. Two regional planning efforts, the Model Farmland Conservation Study (Fresno County) and the San Joaquin Valley Blueprint Planning Process (a joint initiative of the region's councils of government and other agencies representing each of the Valley's eight counties), aim to protect prime farmland in the San Joaquin Valley. Both of these efforts may impact new development in Clovis, particularly within any future expansion of the City's sphere of influence.

Water Supply

Water is an increasingly critical issue in California, and is particularly acute in the San Joaquin Valley. Clovis' fairly recent effort to reduce its dependence on groundwater is a prudent first step toward guarding against the impacts of ongoing drought conditions. By focusing on increasing local, reclaimed water supplies and building the necessary infrastructure, the City has set the stage for managing its growth carefully. With the completion of the new Sewage Treatment/Water Reuse Facility, Clovis is poised to secure an abundant supply of reclaimed water for nonpotable uses and safe infiltration into the groundwater system.

Air Quality

For several years the San Joaquin Valley and the Fresno metropolitan area have been recognized as one of the worst parts of the nation for air pollution. Poor air quality not only threatens public health and the environment, but also impedes potential economic growth in Clovis. Much of Clovis' air quality problems stem from regional activities and physical and meteorological issues beyond the City's control. However, how the City has the power and authority to make land use decisions that impact local air quality. Where the City places its sensitive receptors (land uses that serve people for extended periods of time like residential neighborhoods, hospitals, and schools) in relationship to major stationary and mobile sources of air contaminants is an important consideration for improving community health. The City and other community partners could also reduce emissions pollution by focusing on strategies to measure and reduce air contaminant production. In 2003, for example, Clovis Unified School District was recognized by the Environmental Protection Agency for retrofitting dozens of buses so they could run on low-emission alternative fuels and reduce particulate emissions by several tons. Considering the complex combination of geographic features, weather patterns, economic activity, and sensitive receptor locations, Clovis does have tools available to reduce air pollution and ameliorate public health.

Forecast: *The forecast provides projections for key community indicators.*

FORECAST

Projections typically use the phrase, "If present trends continue, then X will happen." The key to a projection, then, is the current trend. Understanding trends and projections will inform the General Plan Update process and provide context for the direction in which Clovis is heading. If the community does not like that direction, questions should be asked—Can Clovis change directions? If so, how? What will it take to make change happen?

The community also needs to recognize that not all trends will continue as anticipated. The final chapter, Environmental Scan, discusses several topics that might change the factors underlying current trends.

POPULATION

The forecast of future population is important not just for determining the community's housing needs, but also for planning municipal services. To forecast housing, we prepared a cohort component model that projects future population by age group, accounting for births, deaths, and migration. We also compared projections based on forecast increases in employment and forecast housing construction.

Based on our analysis, the City is forecasted to add 66,843 total residents, growing from 97,413 in 2010 to 164,256 in 2030. While the total increase in population from 2010 to 2030 would exceed the total growth from 1990 through 2008, the annualized growth rate would be lower, 2.6% in the future compared to 3.5% in the past.

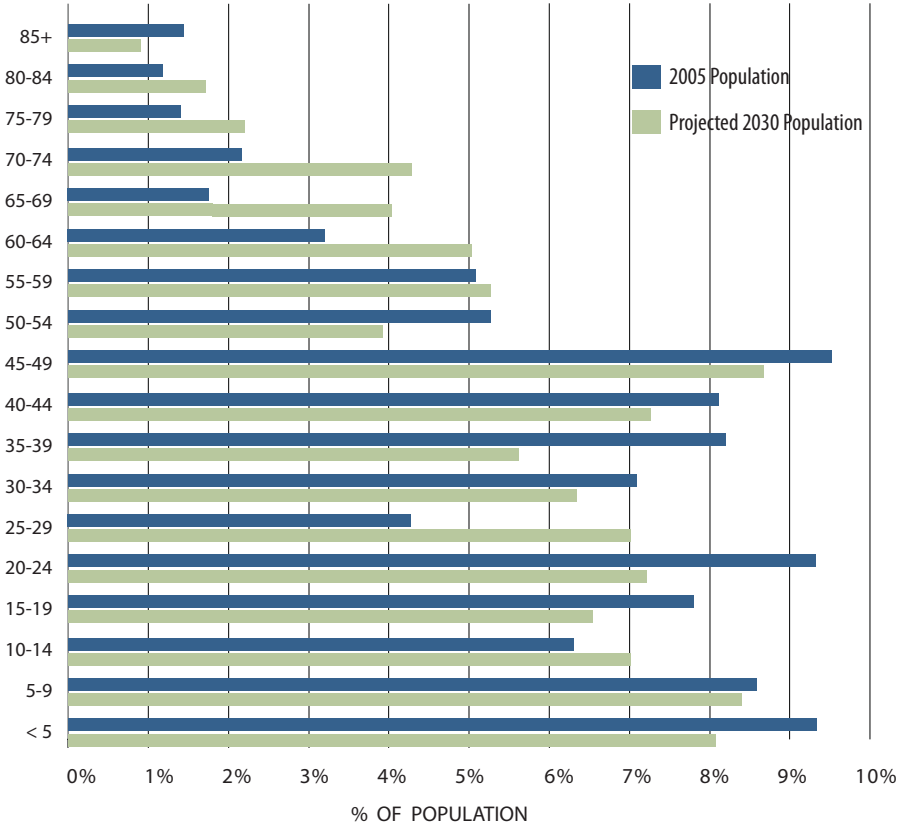
Table 1. Population Forecast, Clovis 2010-2030

	Population
2008	94,289
2010	97,413
2015	111,273
2020	127,518
2025	144,826
2030	164,256
2010 to 2030 Increase	66,843

Source: CA Department of Finance, 2008, The Planning Center, 2010-2030 (forecast)

In addition to the total number of residents, the City should be concerned with the age distribution of the population to which it will provide services. The following chart illustrates the age distribution in 2005 and the forecast for 2030. Unlike some other communities, the age distribution might not change drastically in Clovis. If present trends persist, the continuing in-migration of families with parents in the middle-age brackets will balance the aging of the current residents.

Figure 1. Population Age Distribution, Clovis 2005 and 2030



Source: The Planning Center, 2009, using data from the US Census Bureau's American Community Survey 2005.

EMPLOYMENT

If present trends continue, the Clovis General Plan area could add over 10,000 jobs from 2009 through 2030, a 29.4% increase, or a 1.3% per year growth rate in total employment.

The largest job increases would come in construction (assumes job growth after substantial job declines from 2007 through 2009), retail trade, accommodation and food services, educational services, health care and social assistance, and public administration. Indeed, these sectors would account for 84% of all new jobs in the Clovis area. Construction accounts for a large portion of the projected increase in jobs over the next 20 years. Most of the projected construction job growth, however, is making up for jobs lost in this sector since 2007. The projection does not surpass the 2006 high in construction employment until 2024.

Little in these sectors, however, represents base or export industries—those who export their good or service outside of the region, thereby bringing new dollars into the local economy. Thus, present economic trends may not be sustainable for Clovis. A key issue facing this General Plan Update is to what extent the current economic trends, and the future economy they portend for Clovis, satisfy the community's vision. To the degree that the community envisions a different future economy, the General Plan Update should incorporate the necessary economic development goals and strategies to realize that future vision.

Table 2. Employment Forecast - Clovis General Plan Area 2009-2030

	2009 Employment Totals	20 Year Employment Change	Portion of Total Growth	Annualized Growth Rate
Natural Resources and Mining	789	-162	-1.6%	-1.2%
Utilities	119	-7	-0.1%	-0.3%
Construction	2,688	1,979	19.6%	2.7%
Manufacturing	2,819	268	2.7%	0.5%
Wholesale Trade	334	53	0.5%	0.7%
Retail Trade	5,095	1,819	18.0%	1.5%
Transportation and Warehousing	337	77	0.8%	1.0%
Information	230	-9	-0.1%	-0.2%
Finance and Insurance	570	129	1.3%	1.0%
Real Estate and Rental and Leasing	352	49	0.5%	0.6%
Professional, Scientific, and Technical Services	1,293	479	4.7%	1.6%
Management of Companies and Enterprises	43	24	0.2%	2.2%
Admin/Support/Waste Mgmt/Remediation	965	525	5.2%	2.1%
Educational Services	6,131	1,254	12.4%	0.9%
Health Care and Social Assistance	2,830	1,100	10.9%	1.6%
Arts, Entertainment, and Recreation	212	44	0.4%	0.9%
Accommodation and Food Services	3,072	1,280	12.7%	1.7%
Other Services (except Public Administration)	794	174	1.7%	1.0%
Public Administration	5,748	1,036	10.2%	0.8%
TOTAL JOBS	34,421	10,111		1.3%

RETAIL SALES

Proposition 13 and subsequent state-wide initiatives have forced California municipalities to increasingly rely on sales tax revenues to fund general services. Clovis is no exception to this rule. The City competes well in Fresno County, capturing a larger share of retail store sales per capita than the City of Fresno, Fresno County, and the state as a whole.

Looking just at the data from 2000 through 2006, the City was on a trend of increasing per capita retail sales in real (inflation-adjusted terms). Figuring in the most recent data, though, the City's future looks like one of decreasing per capita retail sales. Fresno, the County and the state all show a long-term trend of increasing per capita retail sales regardless of the most recent data.

It is too early to determine how the current economic recession might change long-term buying habits. Over the short- to mid-term, total retail spending will likely be somewhat depressed relative to the preceding seven or eight years as reduced housing values and tightened lending standards limit the ability of homeowners to use home equity financing to fund consumer spending. Beyond this, though, there is nothing in current data to suggest that the current recession will cause Americans to change their established spending patterns.

The unsettled long-term trend for Clovis warrants careful attention. From 2006 to 2007 Clovis' real per capita retail sales fell at nearly twice the state's decline. To the degree that Clovis' merchants regain their market share after the recession fades, the future could be beneficial: Clovis could return to a long-term trend of increasing real per capita retail sales which would equate to retail sales tax revenues growing faster than the combined claims of population growth and monetary inflation. The most recent data, however, suggests the possibility that the City might have to adjust to sales tax revenues that fall behind the growth in population and the effects of inflation.

Table 3. Per Capita Retail Sales in Constant 2009 Dollars, Clovis and Comparison Jurisdictions, 2000 through 2007

	Clovis	Fresno	Fresno Co.	California	Clovis' Share of County Sales
2000	14,904	10,629	9,086	10,324	14.1%
2001	14,791	10,658	9,029	10,149	14.2%
2002	14,717	11,083	9,279	10,082	14.0%
2003	14,410	11,580	9,659	10,337	13.5%
2004	14,850	12,158	10,100	10,814	13.8%
2005	14,850	12,725	10,584	11,070	13.7%
2006	15,007	12,714	10,695	11,047	14.0%
2007	13,765	11,823	9,880	10,570	14.0%

Source: The Planning Center using retail sales data reported by the California Board of Equalization, population data reported by the California Department of Finance, and Consumer Price Index data reported by the US Department of Labor.

HOUSING

Because residential development occupies the majority of land in Clovis, the amount of new housing that the City should plan to accommodate has large implications for the General Plan. To forecast housing construction we considered past trends in

- building permits
- Clovis housing construction as a part of Fresno County housing construction
- total housing
- employment forecast and housing to jobs ratio

The housing construction forecast assumes that new housing construction remains depressed through the end of 2009, and begins to slowly increase from 2010 through 2019. From 2019 going forward, the forecast assumes that the market will produce a steady amount of housing each year, a total of 1,077 units annually. In actuality, various market forces will combine to alter the total amount of housing constructed each year. The more important numbers, however, are the total amount of housing to be constructed and how much land would be needed to accommodate that housing.

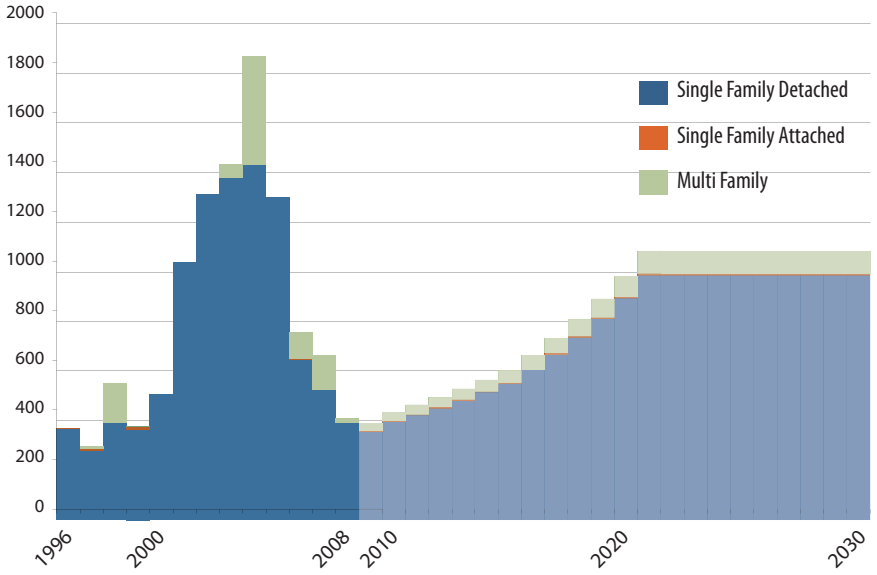
Table 4. Housing Construction Forecast, Clovis 2010-2030

	2010-2030
Single Family Detached	16,411
Single Family Attached	92
Multi Family	1,496
Total	17,999

If present trends continue, Clovis is forecasted to see the construction of 21,436 new housing units. The table below breaks the forecast down by type of unit:

A key planning issue for the General Plan update is to what degree the current trend (whereby 91% of housing would be single-family detached) can continue in light of new state mandates that seek to encourage denser housing patterns and mixed-use development as a means to reduce auto usage and limit greenhouse gas emissions. In addition, the community will need to decide if the past pattern of housing development would be sufficient to meet the housing needs of the future residents of Clovis.

Figure 2. Housing Construction trend and Forecast

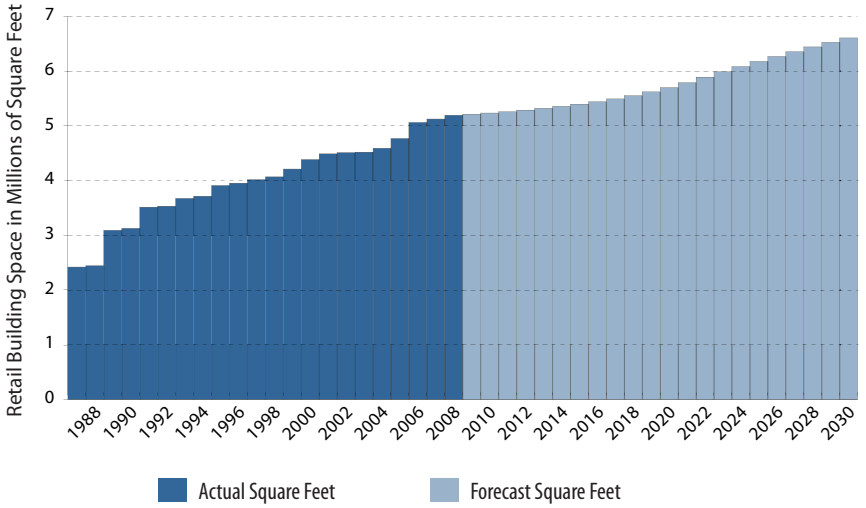


RETAIL DEVELOPMENT

Fresno County Assessor's records indicate that the total building space used for retail goods and services increased by more than 1.5 million square feet (a nearly 42 percent increase) from 1993 through 2008. During the same time period, though, the total number of housing units in the City increased by nearly 62 percent. Housing growth has outpaced retail growth, with the average square footage of retail space per households declining from 180 to 158. Typically, the spending of the average American household can support about 110 square feet of retail space. Thus, even with the decline, Clovis still captures retail spending from households living outside the City.

If present trends continue, the amount of retail building space per households would continue to decline. The projected increase in housing, however, would offset this downward trend, and Clovis would see about 1.4 million square feet of new retail building space from 2010 to 2030, a 26 percent increase. Figure 3 shows the total amount of retail building space in Clovis each year, from 1993 through 2008, and the project amount of total retail building space each year through 2030.

Figure 3. Total Retail Building Space Square Footage, Actual from 1987 through 2008 and Forecast from 2009 through 2030



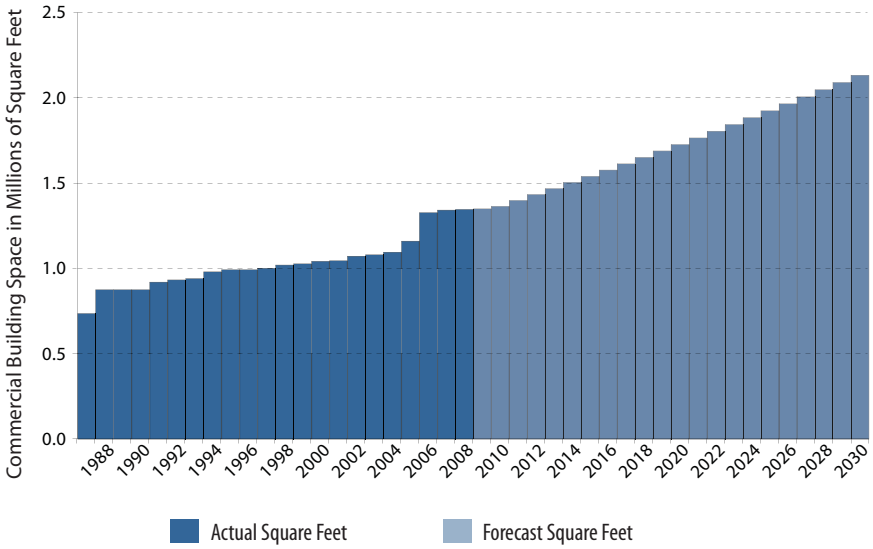
Source: The Planning Center, 2009, using 2008 data from the Fresno County Assessor

COMMERCIAL (NON-RETAIL) DEVELOPMENT

Commercial development includes other commercial activities not otherwise included as retail sales and services, such as entertainment, accommodation, auto sales and services, banks, mini-storage, daycare, and religious and civic organizations. Fresno County Assessor's records indicate that the total building space used for commercial activities increased by 622,000 square feet from 1987 through 2008, an annual growth rate of 2.8 percent.

If present trends continue (allowing for three years of dampened commercial development during the current recession), new commercial activity in Clovis would generate 787,000 square feet of new commercial building space, or 2.1 percent per year. Figure 4 shows the total amount of commercial building space in Clovis each year, from 1987 through 2008, and the projected amount of total commercial building space each year through 2030.

Figure 4. Total Commercial Building Space Square Footage, Actual from 1987 through 2008 and Forecast from 2009 through 2030



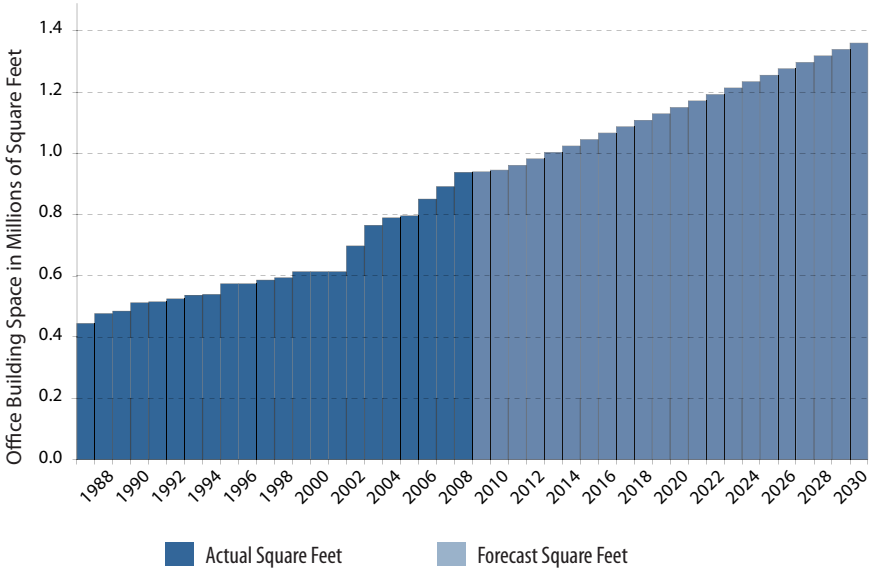
Source: The Planning Center, 2009, using 2008 data from the Fresno County Assessor

OFFICE DEVELOPMENT

Office buildings include both general office uses professional/medical offices. Fresno County Assessor's records indicate that the total office building space in Clovis increased from 445,000 square feet in 1987 to 938,000 square feet in 2008, a 3.4 percent per year growth rate.

If present trends continue (allowing for three years of dampened office development during the current recession), Clovis could expect 422,000 square feet of new office development through 2030 (1.7 percent per year growth). Figure 5 shows the total amount of office building space in Clovis each year, from 1987 through 2008, and the projected amount of total office building space each year through 2030.

Figure 5. Total Office Building Space Square Footage, Actual from 1987 through 2008 and Forecast from 2009 through 2030



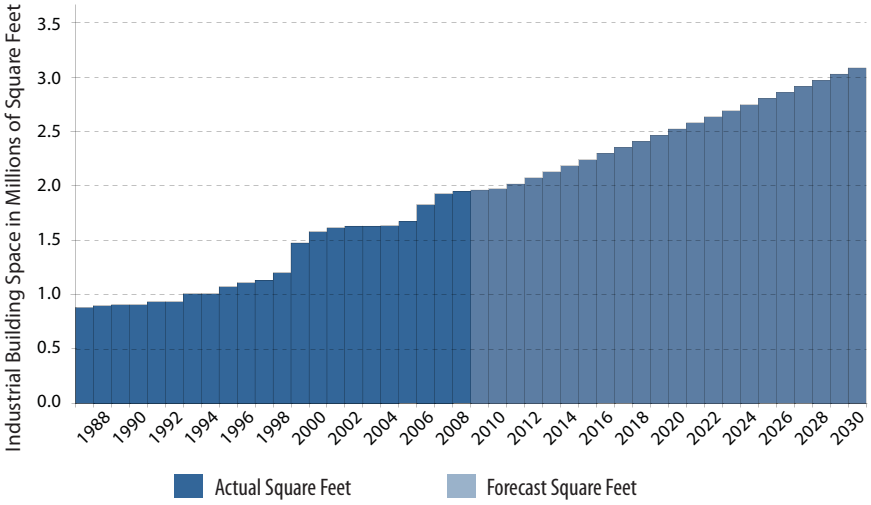
Source: The Planning Center, 2009, using 2008 data from the Fresno County Assessor

INDUSTRIAL DEVELOPMENT

Industrial development includes light industry, manufacturing, warehousing, and freight and distribution. Fresno County Assessor's records indicate that the total industrial building space in Clovis increased by 1,064,000 square feet, from 1987 through 2008 (an annual growth rate of 3.9 percent).

If present trends continue (allowing for three years of dampened industrial development during the current recession), industrial development would grow to 2,924,000 square feet of total industrial building space in 2030, adding over 1 million square feet of new industrial buildings (a 2.1 percent per year growth rate). Figure 6 shows the total amount of industrial building space in Clovis each year, from 1987 through 2008, and the projected amount of total industrial building space each year through 2030.

Figure 6. Total Industrial Building Space Square Footage, Actual from 1987 through 2008 and Forecast from 2009 through 2030



Source: The Planning Center, 2009, using 2008 data from the Fresno County Assessor

WATER RESOURCES

In 2005, the City adopted an Urban Water Management Plan to identify its water resources, service demands, and strategies to meet projected water needs. Projected normal year supply and demand comparisons in Table 5 indicate that increases in demand will continue to approach supply, but the percentage of the supply provided by groundwater will decrease. Other water resources will be necessary to ensure adequate water supply through buildout. For example, the City will draw supplies from the Surface Water Treatment Plant which captures and treats surface water before delivering it for public use. Wastewater recycling facilities and surface water treatment can increase water production for landscaping and other nonpotable water needs and recharging the City's groundwater supply.

Table 5. Projected Normal Year Supply and Demand Comparison (Acre Feet per Year)

	2010	2015	2020	2025	2030
Supply Totals	45,106	49,343	56,748	55,578	59,697
Demand Totals	28,662	32,897	37,783	42,603	48,057
Difference	16,445	16,446	18,965	12,975	11,640
Difference as % of supply	36%	33%	33%	23%	19%
Difference as % of demand	57%	50%	50%	30%	24%

Notes: 1) All values rounded to the nearest hundred.
2) Surface water includes water from the Kings and San Joaquin Rivers.

Source: The City of Clovis Urban Water Management Plan, 2005

Figure 7. 2005 Annual Supplies (Acre Feet)

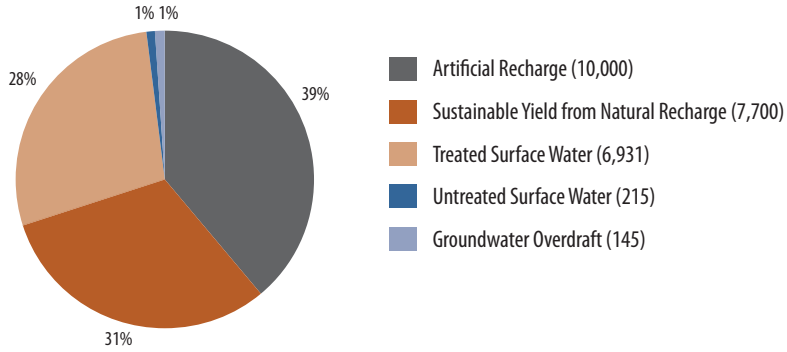
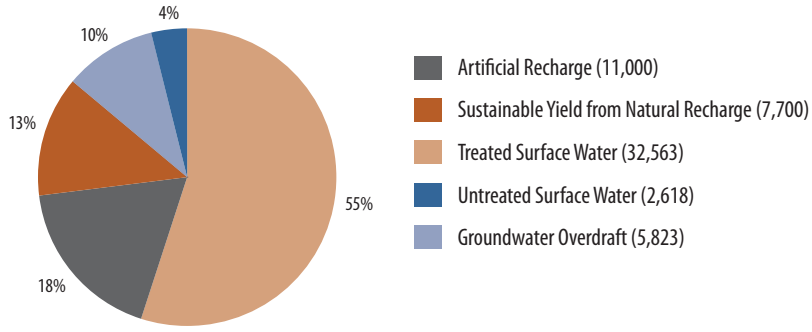


Figure 8. 2030 Projected Annual Supplies (Acre Feet)



Source: The City of Clovis Urban Water Management Plan 2005

ENERGY

Although PG&E will invest in its energy generation, transmission, and distribution infrastructure to meet service demand, managing the City's energy use will continue to be a key strategy to address the regulatory requirements of AB 32, the state's global climate change legislation.

Energy generation, which is primarily based on the combustion of fossil fuels, has a direct nexus to global warming. Therefore, reducing reliance on this type of energy will mitigate the consequences associated with climate change. Based on Figures 9 and 10, focusing on improving the energy performance of buildings (e.g., using energy efficiently to reduce heating, cooling, and lighting demands) is critical to reducing the City's dependence on fossil fuels.

There are a number of energy use strategies aimed at high building performance that are based on design, innovation, and technology. Among these are maximizing solar orientation of buildings, developing land on a compact footprint and increasing densities, and incorporating conservation methods (e.g., lighting retrofits with compact fluorescent lights and light emitting diodes, programmable thermostats, energy efficient appliances, high R-value insulation). On the supply side, energy generation in the future will look increasingly to alternative, renewable sources, including wind, solar, biomass, and geothermal power.

Figure 9. US Energy Consumption

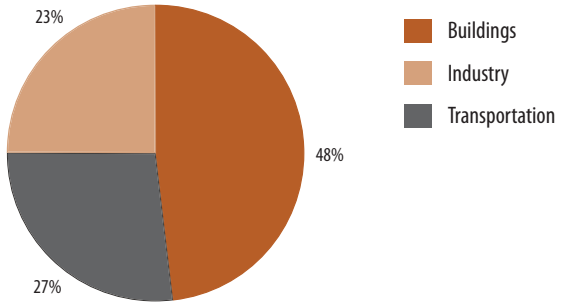
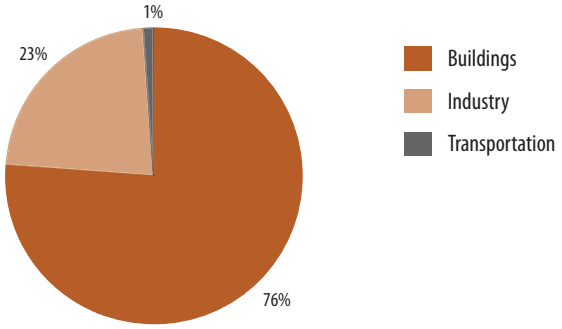


Figure 10. US Electricity Consumption



Source: US Energy Information Administration, 2009

Environmental Scan: *The environmental scan describes regional, state, and national trends that might affect how the City can implement the updated General Plan.*

ENVIRONMENTAL SCAN

The General Plan will guide decision making to achieve the Clovis community's goals. Many trends and issues beyond city hall's control will affect how and what the community can accomplish. This chapter discusses the aging and retirement of the baby boom generation, the national economy, and global climate change.

DEMOGRAPHIC AND BABY BOOMERS

After World War II, the number of births in the US increased substantially above its long-term norm, peaked around 1957, and showed a sharp decline from 1964 to 1965. Starting in 1976, the number of births then began to climb once again as the baby boomers began starting families, although the actual fertility rate has, since 1973, remained at historical lows of under 70 live births per 1000 women age 15 to 44.

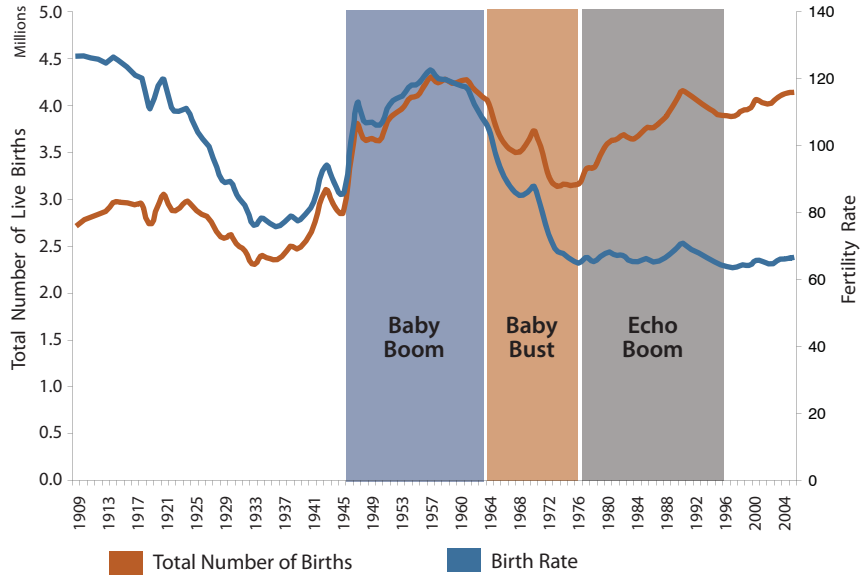
Although many commentators and academics debate whether or not the baby boomers represent one or more social generations, the 20-year period does create a population bubble. The subsequent ten-year period, when the birth rate dipped below the long-term average (down to the depression-era rate), produced significantly fewer people. This period is often referred to as the baby bust, or, more commonly, as generation X. Finally, the generation born from 1977 to 2000, with more total births than during the previous baby bust period, is often referred to as the echo boom, or generation Y. Although the basic fertility rate has not changed much since 1973, the increasing number of women in the child-bearing years has resulted in the increase in total number of births in the echo boom. The US currently produces slightly more babies than the replacement rate, thus the nation's population would continue to grow even without immigration.

This demographic pattern of baby boom, baby bust, and echo boom poses several challenges for the US, the state, the region, and the city of Clovis. Some of these important challenges are the aging of the baby boom generation, the coming labor shortage, and, for the Central Valley, the challenge of employing echo boomers.

Aging Baby Boomers and Retirement

In 2008, the first baby boomers became eligible for early retirement. Just as this demographic group has shaped every stage of life is has passed through, it will now put its own spin on retirement.

Figure 1. Total Number of Births and Generational Definitions, US, 1909–2005



Source: The Planning Center, 2008, using data from the US CDC, National Center for Health Statistics

Retirement

Current surveys suggest that boomers, on average, intend to work about 3 years longer than previous generations. Will boomers work much longer? Will they get up and move when they retire as some in previous generations did? Will they retire, only to open their own businesses? Will they swell the ranks of civic volunteers? No one really knows the answers to these questions. Even where survey research has been conducted, it is, at best, only a reflection of what the survey respondents felt they would probably do. But when the time comes to retire, baby boomers may change their minds and fool all of the surveyors. Current economics, mainly the 30% drop in stock-exchange indices, will likely encourage many baby boomers to stay employed longer to rebuild that part of their retirement nest egg.

Wealth Transfer

One key difference will be boomer's wealth. Their real earnings are higher than that of previous generations', even though savings rates are lower. More importantly, though, their parents' generation was the first in the US to, en masse, become homeowners and create widespread family wealth. As this generation passes on, many are leaving this wealth to their children and grandchildren. The baby boomers are becoming the recipients of the largest inter-generational transfer of wealth in history. No one really knows how this wealth will affect baby boomers' choices for and after retirement.

Medical Care

What is known is that this country is woefully unprepared to deal with the cost of medical care as baby boomers age. Although social security is often reported to be in jeopardy, it is much better funded than Medicare. More importantly, as this generation enters the ages that require the most medical care, the US will face an acute lack of skilled nurses, doctors, hospital beds, and most other things related to health care.

So, what does this mean for Clovis?

With a lower portion of its population in the baby boom and older generation (38.4%) than the US (44.9%), Clovis will be less affected by an aging population. Indeed, if present trends continue, Clovis' growth will consist predominantly of middle-aged parents with children, further mitigating localized effects of aging. On the other hand, with its quality of life and lower property values, Clovis may be well poised to capture a share of retirees relocating from the costs and congestion of the Bay Area and southern California.

The Coming Labor Shortage

Nationally, the 15-year segment of the population following the baby boom has 5.3 million fewer people (an 8.1% decrease) than the 15-year segment at the end of the baby boom generation. Even the entire echo boom has 2.8 million fewer people than the baby boom generation (and they are 20 years younger, 20 years less experienced). As boomers move into retirement, the US labor force does not have enough workers to fill their jobs.

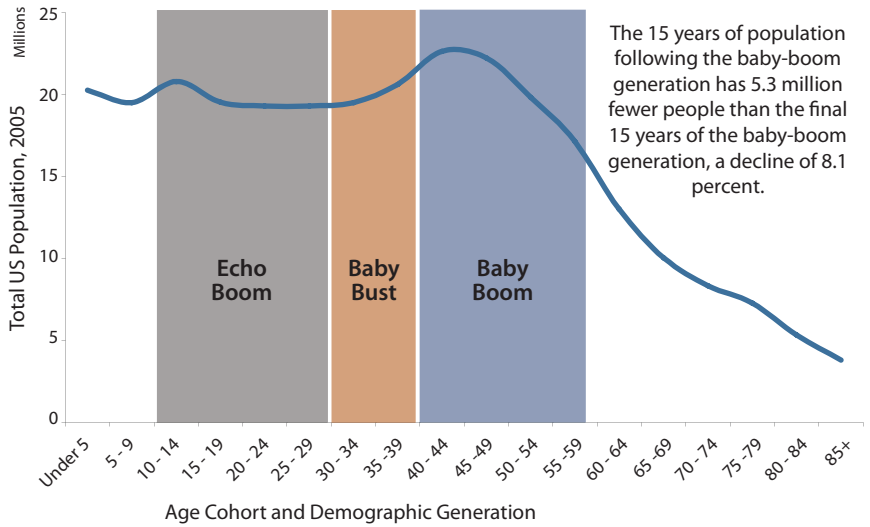
The US economy faces a monumental challenge over the next 20 years. The US will either have to bring in more skilled and educated immigrants, or the economy will have to become 8.1% more productive (just to maintain the status quo), or else more US jobs will be shipped overseas. As boomer retirement progresses, one can expect American jobs to chase American workers. Those communities that have the quality of life to attract the highest educated and highest skilled workers will also attract the jobs that need those highly skilled and highly educated workers. As in the late 1990s, proximity to available labor will be the most important factor for business location decisions, surpassing land costs, perceived business climate, or where company executives reside.

While the coming labor shortage will beset the nation and force businesses to compete nationally for workers, Fresno County's demographics position it well for the coming labor competition. The County actually has four percent more people following the baby boomers than it has in the baby boom generation. In Clovis, however, the fall off in population is even more pronounced than it is for the nation: 21 percent fewer residents following the baby boom generation than in the baby boom. Luckily for Clovis, the labor shed for businesses in the City extends outward, taking in a larger County area with a more balanced age structure.

Employing the Echo Boomers

The challenge, however, is assuring that the regional workforce has the skills and education needed to fill those positions that will be hunting for workers in the future. The jobs in question will require skills and education (most regions will have a ready supply of under-educated and low-skill workers, potentially a greater

Figure 2. Portion of the Population by Age Group and Generational, Definition, United States, 2005

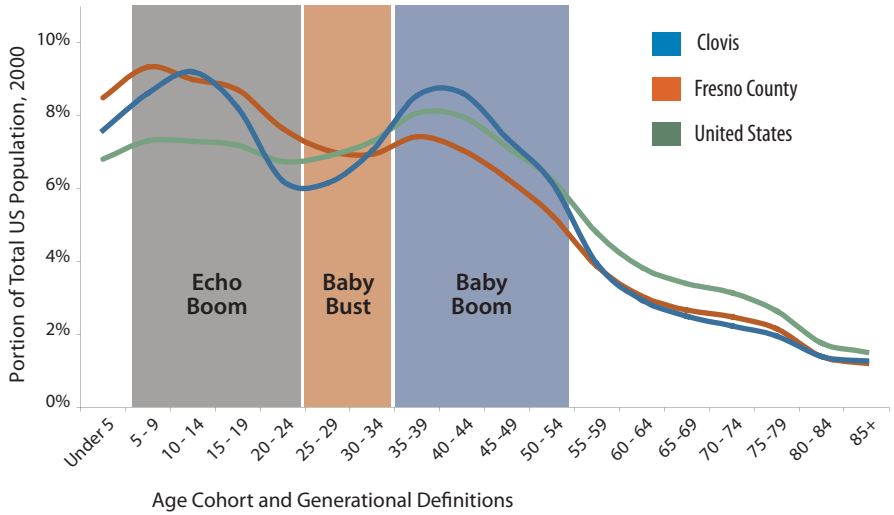


Source: The Planning Center, 2009, using data from the US Census Bureau's American Community Survey 2005.

supply than demand). In addition, the baby bust and echo boom generations have not generally pursued science and engineering education to the degree the nationally economy will need. Workforce development is and will continue to be one of the primary challenges for the region to address in order to capitalize on the shift from baby boom to baby bust.

It is during the teens and twenties when most individuals are best suited for education and learning skills, changing career tracks, and making life adjustments. During this time individuals are most able to significantly improve their earnings potential. As people age, start families, and generally settle down, they typically see less dynamic growth in their incomes. While the Fresno region has a pool of echo boomers, continuing to provide skills and education with life-long learning will help the region build on the economic growth and development it realizes from the transfer from one generation to the next.

Figure 3. Portion of the Population by Age Group and Generational Definition, Clovis, the Region and the United States, 2000



Source: The Planning Center, 2009, using data from the 2000 US Census

THE ECONOMY

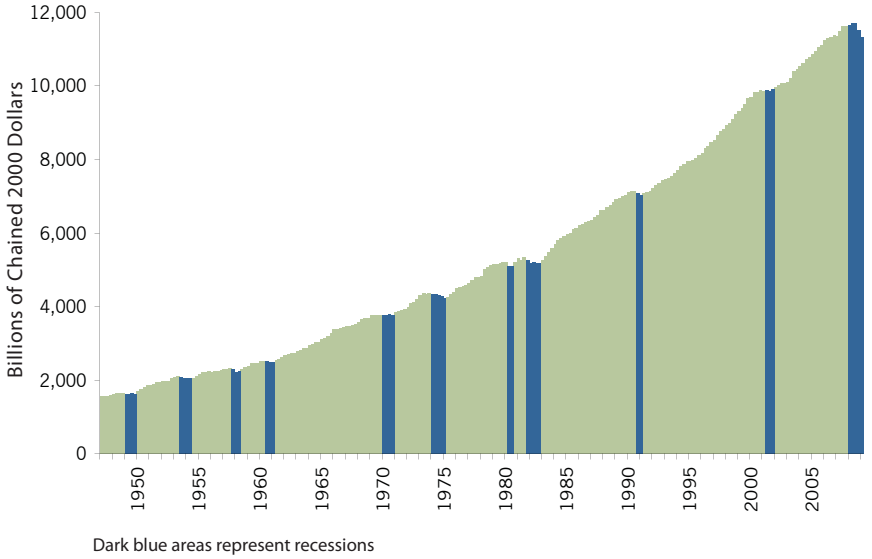
The performance of the economy may affect the goals of the General Plan Update and will definitely drive the City's ability to achieve those goals. It will also affect the phasing and pace of development that the community should expect.

The US economy is currently in a recession, which began in December 2007. Current economic thinking suggests that we may be at or near the bottom of the recession, but there is little expectation of any dramatic increase in economic growth for the remainder of 2009. While economic production should increase, currently high unemployment will likely remain with us into 2010.

A real concern for national economic policy makers is the threat of escalating inflation. The Federal Reserve has literally pumped trillions of new dollars into the economy to prevent a collapse of international finance. In addition, the federal economic stimulus will add hundreds of billions of dollars of new spending to the economy. The Federal Reserve and the Treasury Department have issued statements that make it clear we can expect monetary policy to result in progressively higher interest rates as the economy begins to climb out of recession (i.e., sooner rather than later). While these interest rate hikes will serve to balance overall economic performance, they will directly affect the housing market and will likely lengthen the time for the housing industry to recover. Housing is, perhaps, the industry most directly affected by interest rates. Higher interest rates will keep some potential homebuyers out of the market and will lower the total purchase price that other homebuyers can afford. In Clovis, where construction was a relatively important sector of the local economy, higher interest rates and a weak housing market could continue to dampen economic performance.

Over the long term, however, nationally, economic production, as measured by the gross domestic product (GDP), tends to grow at about 3 percent per year. In some periods it grows slower or faster, but over the long term the trend is about 3 percent per year. Spikes and dips in growth and recessions are part of our economic history and, for most, part of our memories. While we do not exactly when or in what form the economy will climb out of recession, the long term trend of about 3 percent growth will prevail.

Figure 4. United States Quarterly GDP in Real (Inflation-Adjusted) 2000 Dollars and Recessions, United States, 1947 through 1st quarter of 2009



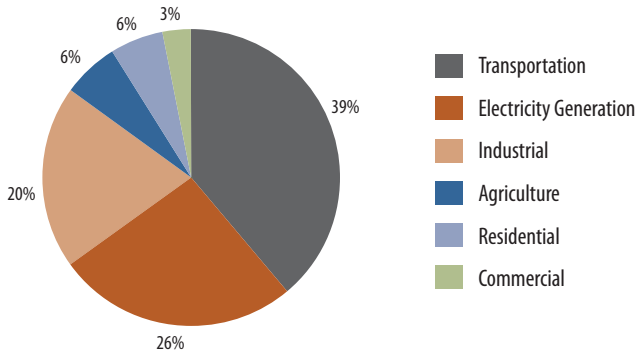
Dark blue areas represent recessions

Source: The Planning Center, 2009, using GDP data from the US Bureau of Economic Analysis and recession date data from the National Bureau of Economic Research.

GLOBAL CLIMATE CHANGE

Climate is changing as a result of human activities. The primary anthropogenic driver of climate change is the emissions of greenhouse gases (GHG), most directly associated with the combustion of fossil fuels. The documented and projected impacts of this and other activities are wide ranging: rising temperatures result in increased energy demand, changes in hydrologic cycles and precipitation patterns, and decreased Sierra snowpack leading to water supply shortfalls. Other adverse impacts include increased intensity of weather (e.g., extreme heat) leading to public health risks (e.g., exacerbated air quality), higher temperatures leading to the disruption of growing cycles and agricultural productivity, and loss of habitat for sensitive species.

Figure 5. California Greenhouse Gas Emissions Inventory, 2004



Source: California Air Resources Board

Regulatory Responses

While the consequences of global climate change affect society as a whole, cities have the authority and the tools to address the root causes. California cities, in particular, enjoy local land use authority to regulate for the health, safety, and welfare of their citizenry. In the absence of a nationwide initiative or federal regulatory framework, California has been leading the country's efforts to combat the consequences of global climate change, and has solicited the support of local municipalities to follow suit.

At the state level, the passage of AB 32, the Global Warming Solutions Act of 2006, and the issuance of the Governor's Executive Order S-3-05 brought global climate change to the forefront of the public policy debate. The landmark legislation, which calls for a reduction of the state's greenhouse gas emissions to 1990 levels by 2020, will require the state to cut emissions by 30% over projected levels. Led by the California Air Resources Board (CARB), state agencies are examining potential policies and programs to meet the reductions cap and developing strategies to implement CARB's Scoping Plan, a comprehensive emissions-reduction plan.

One small but important component of the Scoping Plan focuses on changes in land use activities to decrease the amount of vehicle miles traveled (VMT) by cars and light trucks. SB 375 (Steinberg), which connects the planning processes for transportation, land use, and housing, is the latest piece of legislation aimed at implementing the land use component. The statute's goal, stated simply, is to promote growth patterns that decrease GHGs by reducing driving.

Under SB 375, CARB will assign a GHG reduction target for each region in the state, and the representative metropolitan planning organizations (MPO)—for Clovis this is the Fresno Council of Governments, or Fresno COG—must create a Sustainable Communities Strategy as part of the Regional Transportation Plan to meet the target.

Since the Obama Administration took office in January 2009, there has been a renewed effort by the federal government to address climate change. While the United States Supreme Court set the stage two years ago for regulating the emissions of carbon dioxide and other GHGs under the Clean Air Act (Massachusetts et al v. Environmental Protection Agency, 2007), the EPA only recently determined that GHGs pose a danger to the public's health and welfare. This finding provides EPA with the foundation to issue rules and regulations that may impact a wide array of industries. Regardless of whether Congress intervenes and proposes a new legislative framework, the federal government is expected to take a more active role in climate change.

Legal Responses

Although the regulatory framework to implement AB 32 has yet to be fully established, it has not precluded the State's Attorney General and some environmental organizations from taking legal action against cities and counties which allegedly fail to adequately address global climate change impacts in their environmental review processes. Both development projects and public policy documents, such as general plan updates, have been the subject of this type of litigation. There is no indication that similar legal challenges will abate any time soon.

Implementation Measures to Mitigate the Impacts of Climate Change

Because of such scrutiny and the increasing prospect of more regulations, many California cities are examining their internal operations and development processes as a precautionary measure. With the passage of SB 375, some jurisdictions are looking closely at implementing land use planning strategies to reduce the impact of, and adapt to, global climate change. Focusing on smart growth principles, adopting green building policies, and promoting public transit and alternative modes of transportation, these cities recognize the value of implementing adaptation measures as a risk management strategy. Municipal governments are also joining efforts such as the US Mayors' Climate Protection Agreement and the Sierra Club's Cool Cities program to demonstrate their commitment to making changes at home.

The following are a sample of implementation measures employed to mitigate the impacts of climate change:

- Compact, multi-use development
- Infill redevelopment and adaptive reuse in built-up areas
- Green buildings (energy efficient design, water and resource conservation, recycled materials)
- Alternative modes of transportation (public transit, bicycling, walking)
- Alternative energy (solar, wind, geothermal, biofuels)
- Enhancing the urban forest, increasing tree canopy coverage to reduce heat island effect
- Preserving agriculture (especially prime farmland)

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