

CLOVIS CITY COUNCIL MEETING

June 19, 2023

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck
Flag Salute led by Councilmember Mouanoutoua

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

PUBLIC COMMENTS – 6:03

Brent Berdine, resident, invited the City Council to the Veterans Game Fest to be held from July 7-9, 2023, presented by Central Valley Veterans.

PUBLIC HEARINGS – 6:07

6:07 ITEM 1 - CONDUCTED A PUBLIC HEARING AND APPROVED WITH REVISED ENGINEER'S REPORT - **RES. 23-47**, A RESOLUTION DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOTING PROCEEDINGS AND APPROVING THE ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 95-1 (BLACKHORSE ESTATES) CONFIRMING THE ASSESSMENTS FOR THE 2023-24 FISCAL YEAR.

Sam Reed, resident, shared concerns regarding the financing for Benefit Area 1 and the cost of a Prop 218 election. He requested to remove certain line items for projects that are not necessary.

Paul Hsiao, resident, shared concerns about a scheduled meeting that did not happen and wants to see the details of where the money collected from the residents are being spent.

Brenda, resident, shared concerns about the assessment and lack of transparency and accountability in the process.

6:47 – The Mayor directed the City Clerk to tabulate the ballots and adjourned the meeting to a recess.

7:05 – The Mayor called the meeting back to order and the City Clerk announced the results.

For the Blackhorse Estates Benefit Area 1 property owner protest, a total of 29 ballots were received with 1 duplicate ballot not counted. Of the 28 ballots counted, there were 8 ballots voting in support and 20 ballots voting in opposition. The preliminary results showed that the proposed increase did not pass.

Motion to accept the ballots and approve the revised Engineer's Report by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried by unanimous vote.

7:12 ITEM 2 - APPROVED – **RES. 23-48**, 2023-24 CITY OF CLOVIS ANNUAL BUDGET, FIVE YEAR CAPITAL IMPROVEMENT PROGRAM, AND INFORMATION REGARDING THE CLOVIS SUCCESSOR AGENCY. (CONTINUED FROM THE MAY 15, 2023, AND JUNE 5, 2023, MEETINGS).

- A) FIRE DEPARTMENT (CHRIS EKK)
- B) PUBLIC UTILITIES DEPARTMENT (SCOTT REDELFS)
- C) PLANNING AND DEVELOPMENT SERVICES/COMMUNITY INVESTMENT PROGRAM (RENEE MATHIS)
- D) GENERAL SERVICES (SHONNA HALTERMAN)
- E) ECONOMIC DEVELOPMENT, HOUSING, AND COMMUNICATIONS (CHAD MCCOLLUM)

Motion for approval by Councilmember Bessinger, seconded by Councilmember Mouanoutoua. Motion carried by unanimous vote.

CONSENT CALENDAR – 8:41

Councilmember Mouanoutoua abstained from voting on item 21 as he owns property within 1000 feet of the project.

Councilmember Bessinger abstained from voting on item 24 as he is a member of the SJVAPCD board.

Motion by Councilmember Bessinger, seconded by Councilmember Pearce, that the items on the Consent Calendar, with the exception of items 21 and 24, be approved including the waiver of the reading of the ordinance. Motion carried by unanimous vote.

5. Administration - Approved - Minutes from the May 15, 2023, and June 5, 2023, Council Meetings.
6. Administration - Adopted – **Ord. 23-04**, An ordinance of the City Council of the City of Clovis adding Chapter 4.14 to Title 4 of the Clovis Municipal Code prohibiting spectators at vehicle sideshows in the City of Clovis. (Vote: 5-0)
7. Finance – Received and Filed – Investment Report for the Month of March 2023.
8. Finance – Received and Filed – Treasurer's Report for the Month of March 2023.
9. Finance – Approved – Selection of Hinderliter de Llamas & Associates (HdL) to Provide Short-term Rental Compliance and both Transient Occupancy Tax and Tourism Business Improvement District Assessment Collection Services in the Amount of \$37,000.
10. General Services - Approved – **Res. 23-50**, Authorizing Amendments to the City's Classification and Compensation Plans to Adopt the Deputy Public Utilities Director Classification with a FY 2023-24 Salary Range of \$13,690 to \$16,640 per month, and Approved – **Res. 23-51**, Amending the City's FY 2023-24 Position Allocation Plan.

11. General Services – Approved – **Res. 23-52**, Adopting the FY 2023-2024 Consolidated Transportation Service Agency (CTSA) Operations and Program Budget for Roundup Transit Services.
12. General Services – Approved – Bid Award for the Landmark Square Clovis Senior Activity Center Audio/Visual/Lighting System Installation and Integration in the Amount of \$146,562.11; and Authorize the City Manager to Execute the Contract on behalf of the City.
13. General Services – Approved - **Res. 23-53**, Adopting the California Air Resources Board Innovative Clean Transit Rule Zero-Emission Bus Rollout Plan.
14. General Services – Approved – **Res. 23-54**, Amending the City’s FY 2023-24 Classification and Compensation Plans by Adding a Deputy General Services Director Classification, Adding a Transit Manager Classification, and Revising the Transit Supervisor Classification within the General Services Department.
15. General Services - Approved – **Res. 23-55**, Amending the City’s FY 23-24 Classification and Compensation Plans to Adopt a Senior Management Analyst Classification with a FY 2023-24 Salary Range of \$8,517 to \$10,353 per month and Authorizing Amendments to the Management Analyst Classification.
16. General Services - Approved – **Res. 23-56**, Authorizing Amendments to the City’s Classification and Compensation Plans to Adopt the Senior Personnel Technician Classification with a Salary Range of \$7,002 to \$8,511 per month.
17. Planning and Development Services - Approved – **Res. 23-57**, Final Map Tract 6413, located at the northwest area of Shaw Avenue and Highland Avenue (Bonadelle Neighborhoods, BN6123, LP, a California Limited Partnership).
18. Planning and Development Services - Approved – **Res. 23-58**, Annexation of Proposed Tract 6413, located at the northwest area of Shaw Avenue and Highland Avenue to the Landscape Maintenance District No. 1 of the City of Clovis (Bonadelle Neighborhoods, BN6123, LP, a California Limited Partnership).
19. Planning and Development Services – Approved – Bid Award for CIP 19-19, Armstrong Avenue Street Improvements; and authorize the City Manager to execute the contract on behalf of the City with Dave Christian Construction Company in the amount of \$691,478.00.
20. Planning and Development Services – Approved – Final Acceptance for CIP 17-06 Old Town Clovis Streetscape 2021.
22. Planning and Development Services – Approved – Consultant List from which Professional Consultants may be selected for Fiscal Year 2023-2024.
23. Police - Approved - Purchase of Military Equipment (Force on Force Equipment) in the amount of \$7,159.96.
25. Public Utilities – Approved – First Amendment to Large Container Service Agreement with Industrial Waste and Salvage (IWS).
26. Public Utilities – Approved – Authorize the City Manager to Execute a Consultant Services Agreement with Provost and Pritchard Consulting Group to Review and Amend the 2017 Water Master Plan, for an Amount of \$188,200.
27. Public Utilities – Approved – Waive Formal Bidding Requirements and Authorize the Purchase of 2 Community Clean-Up Refuse Trucks and 2 Residential Refuse Trucks from Affinity Truck Center Using the Sourcewell Purchasing Contract in the Total Amount of \$1,676,257.14.

8:43 ITEM 21 - PLANNING AND DEVELOPMENT SERVICES – APPROVED – FINAL ACCEPTANCE FOR CIP 21-16 ASHLAN AVENUE STREET REHABILITATION. (COUNCILMEMBER VONG MOUANOUTOUA HAS A CONFLICT OF INTEREST ON THIS ITEM.)

Motion for approval by Councilmember Basgall, seconded by Councilmember Bessinger. Motion carried 4-0-0-1, with Councilmember Mouanoutoua abstaining.

8:43 ITEM 24 - PUBLIC UTILITIES – APPROVED – **RES. 23-59**, AUTHORIZING THE SUBMITTAL OF A VOUCHER APPLICATION UNDER THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (SJVAPCD) ZERO-EMISSION LANDSCAPING EQUIPMENT VOUCHER PROGRAM AND AUTHORIZING THE CITY MANAGER TO BE THE CONTRACT AUTHORITY. (COUNCILMEMBER DREW BESSINGER HAS A CONFLICT OF INTEREST ON THIS ITEM.)

Motion for approval by Councilmember Basgall, seconded by Councilmember Pearce. Motion carried 4-0-0-1, with Councilmember Bessinger abstaining.

PUBLIC HEARINGS – 8:44

8:44 ITEM 3 - APPROVED - **RES. 23-49**, APPROVING THE CITY’S UPDATED MASTER ADMINISTRATIVE FEE SCHEDULE RELATING TO TRANSIT AND SENIOR ACTIVITY CENTER FACILITY RENTAL FEES, AND APPROVING AN ANNUAL NON-CLOVIS RESIDENT SENIOR CENTER MEMBERSHIP FEE.

Motion by Councilmember Bessinger to approve the resolution updating the Master Administrative Fee Schedule relating to Transit and Senior Activity Center facility rental fees and approving an annual non-Clovis resident Senior Center membership fee, and for staff to return with an update on the impacts of the annual membership fee. Seconded by Councilmember Basgall. Motion carried 4-1, with Councilmember Mouanoutoua voting no.

9:04 ITEM 4 - APPROVED INTRODUCTION - **ORD. 23-05**, ORDINANCE AMENDMENT 2023-001, A REQUEST TO AMEND SECTIONS OF TITLE 9 OF THE CLOVIS MUNICIPAL CODE (“DEVELOPMENT CODE”) AS A SEMI-ANNUAL CLEANUP TO ADDRESS CHANGES, DELETIONS, AND CONTENT ERRORS AS A RESULT OF THE 2014 DEVELOPMENT CODE UPDATE. CITY OF CLOVIS, APPLICANT.

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

COUNCIL ITEMS – 9:21

9:21 ITEM 28 - APPROVED – CHANGE OF COUNCIL MEETING SCHEDULE.

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

CITY MANAGER COMMENTS – 9:22

COUNCIL COMMENTS – 9:23

Mayor Ashbeck adjourned the meeting of the Council to July 10, 2023

Meeting adjourned: 9:30 p.m.



Mayor

City Clerk

CENTRAL VALLEY VETERANS PRESENT

VETERANS GAME FEST



Sponsored by the
Vietnam Veterans of America



Event Proceeds Benefits Fresno/Clovis JROTC Program Scholarships



Fri, July 7th, 2023: Noon - 10:00 P.M.
Sat, July 8th, 2023: 9:00 A.M. - 10:00 P.M.
Sun, July 9th, 2023: 9:00 A.M. - 6:00 P.M.

at Clovis Veterans Memorial District Building
808 4th St., Clovis, CA 93612



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City of Clovis

Benefit Assessment District No. 95-1

Fiscal Year 2023-24

Final Engineer's Report

June 19, 2023

Prepared by

**FRANCISCO
AND ASSOCIATES**

Where Innovative Strategies
Fund Tomorrow's Communities

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**CITY OF CLOVIS
AGENCY DIRECTORY**

FISCAL YEAR 2023-24

City Council Members

Lynne Ashbeck
Mayor

Vong Mouanoutoua
Mayor Pro-Tem

Matt Basgall
Councilmember

Drew Bessinger
Councilmember

Diane Pearce
Councilmember

City Staff Members

John Holt
City Manager

Scott Cross
City Attorney

Karey Cha
City Clerk

Jay Schengel
Finance Director

Thad Avery
City Engineer

Sean Smith
Supervising Civil Engineer

Francisco & Associates
Assessment Engineer

ENGINEER'S REPORT

CITY OF CLOVIS
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 95-1

Fiscal Year 2023-24

The undersigned, acting on behalf of Francisco & Associates, respectfully submits the enclosed Engineer's Report as directed by the Clovis City Council pursuant to the provisions of the Benefit Assessment Act of 1982, Article XIII C and XIII D of the California Constitution and pursuant to the Charter and Municipal Code of the City of Clovis. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: June 9, 2023

By: Eduardo Espinoza
Eduardo Espinoza, P.E.
RCE # 40688

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the _____ day of _____, 2023.

Karey Cha, City Clerk
City of Clovis
Fresno County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was approved and confirmed by the Council of the City of Clovis, Fresno County, California, on the _____ day of _____, 2023, by adoption of Resolution No. _____.

Karey Cha, City Clerk
City of Clovis
Fresno County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed in my office in the County of Fresno, on the _____ day of _____, 2023.

Oscar J. Garcia, CPA, Auditor
Fresno County, California

By: _____

SECTION I

**INTRODUCTION
ENGINEER'S REPORT**

**CITY OF CLOVIS
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 95-1**

Fiscal Year 2023-24

Background Information

To ensure the proper flow of funds for the ongoing operation, maintenance and servicing of specific improvements benefitting properties within the boundaries of the Benefit Assessment District No. 95-1 ("District"), the City Council, through the Benefit Assessment Act of 1982 ("1982 Act"), previously approved the formation of the District which includes two (2) benefit areas as described in this Engineer's Report ("Report"). Benefit Area I is comprised of the Renaissance development and Benefit Area II is comprised of the Country View development. Street and landscaping Street and landscaping improvements, which may be constructed, operated, maintained and serviced by the District, include, but are not limited to:

Sidewalks, curb and gutters, drainage inlets, paved sections, valley gutters, four entrance control gates and landscaping located at the Birch Avenue, Chennault Avenue, Oxford Avenue and Dartmouth Avenue entrances, and streetlights located within the boundaries of the District.

Generally, Developers as part of their development conditions, are required to construct improvements which benefit their development. However, the ongoing operation, maintenance, servicing and capital replacement of these improvements are financed through the levy of assessments on parcels within the District. As new developments occur, benefit areas may be created within the District to ensure the operation, maintenance, servicing and capital replacement of the improvements are specifically paid for by those property owners who directly benefit from those improvements.

Current Annual Administration

This Report includes the following for the ensuing fiscal year: (1) a general description of the improvements to be constructed, operated, maintained and serviced by the District, (2) an estimated budget to construct, operate, maintain and service the improvements, (3) the method used to distribute the costs to the benefiting property owners within the District, (4) a diagram of the District and associated benefit areas, and (5) listing of the proposed Fiscal Year 2023-24 assessments to be levied upon each assessable lot or parcel within the District.

For FY 2023-24, the City Council proposed an increase to the maximum annual assessment rate for parcels located within Benefit Area I (Renaissance). The purpose

of the proposed assessment rate increase is to keep up with significant increases in maintenance costs and accumulate funds to complete future sidewalk repairs and collect funds to perform future street maintenance projects.

The proposed increase in the assessment rate required the City to conduct Proposition 218 property owner proceedings. The City mailed notices and ballots to property owners within Benefit Area I (Renaissance), a minimum of 45 days prior to the Public Hearing set for June 19, 2023. At the Public Hearing, the City provided an opportunity for any interested person to provide testimony. After conclusion of the public input portion of the Public Hearing, City Council asked if there are any remaining ballots to be turned in or if anyone wants to change their vote. The ballots were then tabulated. A majority of the ballots returned were in opposition to the proposed assessment increase. The result of the ballot tabulation was presented to City Council on June 19, 2023, and City Council subsequently adopted a resolution confirming the Fiscal Year 2023-24 levy and collection of assessments for both benefit areas with no increase from prior fiscal year.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
BENEFIT ASSESSMENT ACT OF 1982
SECTION 54703 THROUGH 54720
OF THE CALIFORNIA GOVERNMENT CODE**

Pursuant to the Benefit Assessment Act of 1982 (Part 1 of Division 2 of Title 5 of the Government Code of the State of California), and in accordance with Resolution No. 23-29 initiating proceedings for the levy and collection of assessments, ordering the preparation of the annual Engineer's approving the Preliminary Engineer's Report, and declaring the intention for levy and collection of assessments, adopted by the City Council of the City of Clovis, on May 1, 2023, and in connection with the proceedings for:

**CITY OF CLOVIS
BENEFIT ASSESSMENT DISTRICT NO. 95-1**

Herein after referred to as the "District", I, Eduardo Espinoza, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be financed by the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Clovis and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the District showing the boundaries of any benefit areas within the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, in proportion to the estimated benefits to be received.

PART E: PROPERTY LIST AND ASSESSMENT ROLL

This part contains a list of the Fresno County Assessor's parcel numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the Clovis City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Fresno County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The improvements, which have been constructed, and those which may be subsequently constructed, to be operated, maintained, and serviced under the District are generally described as follows:

Street and landscaping improvements consisting of, but not limited to, sidewalks, curb and gutters, drainage inlets, paved sections, valley gutters, four entrance control gates and landscaping located at the Birch Avenue, Chennault Avenue, Oxford Avenue and Dartmouth Avenue entrances, and streetlights located within the boundaries of the District.

PART B

ESTIMATE OF COST

The 1982 Act requires that a special fund be set up for the collection of revenues and expenditures for the District. The 1982 Act provides that the total cost for the construction, operation, maintenance, and servicing of the street and landscaping improvements can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the District can also be included.

Revenues collected from the assessments within each benefit area shall be used only for the expenditures associated with each benefit area as authorized under the 1982 Act. Any balance remaining at the end of the fiscal year must be carried over to the next fiscal year.

Tables 1 and 2 below provide a summary of the total Fiscal Year 2023-24 estimated revenues and expenditures for each benefit area.

For a detailed breakdown on the revenues and expenditures for each benefit area within the District please refer to Appendix "A" and Appendix "B" in this report.

TABLE NO. 1: BUDGET FOR FY 2023-24 BENEFIT AREA I (RENAISSANCE) - PROPOSED \$219/YEAR INCREASE	
Projected Beginning Balance as of July 1, 2023:	(\$1,585)
Revenue	
Annual Assessments (\$866 per Home)	\$29,115
Total Estimated Revenue for FY 2023-24:	\$27,530
Annual Expenditures⁽¹⁾	
Administrative Expenses (Office Supplies, Postage, etc.)	(\$600)
Electronic Gate Maintenance/Repair	(\$1,500)
Telephone Cost	(\$1,500)
Street Sweeping	\$0
Landscape Maintenance & Irrigation Repairs	(\$3,100)
Electrical Power for Gate and Streetlights	(\$2,200)
Water Service	(\$500)
City Administration Costs	(\$2,000)
County Collection Fees	(\$8)
District Administrator	(\$9,840)
Assessment Engineering	(\$1,518)
Insurance	(\$950)
Annual Expenditures Subtotal:	(\$23,716)
Capital Improvement Projects	
Gate Callbox and Firebox Replacement	\$0
Capital Improvement Projects Subtotal:	\$0
Total Estimated Expenses for FY 2023-24:	(\$23,716)
Estimated FY 2023-24 Reserve Collection:	\$5,399
Projected Ending Balance as of June 30, 2024:	\$3,814
Reserve Detail as of June 30, 2024	
Recommended Operating Reserves ⁽²⁾	\$11,858
Available Operating Reserves	\$3,814
Available Capital Reserves ⁽³⁾	\$0
Assessment Rate (45 Parcels)	\$647.00
Notes:	
(1) See Appendix "A" for a detailed description of expenses.	
(2) Operating reserves are needed because the City does not receive the assessment revenue from the County until halfway through the fiscal year. Therefore, it is recommended the City have an operating reserve to fund 6 months of the estimated annual expenditures anticipated to be incurred from July 1 through December 31 of each fiscal year.	
(3) Capital reserve funds will be used for Capital Improvement Projects or to replace existing improvements once they have reached the end of their useful life.	

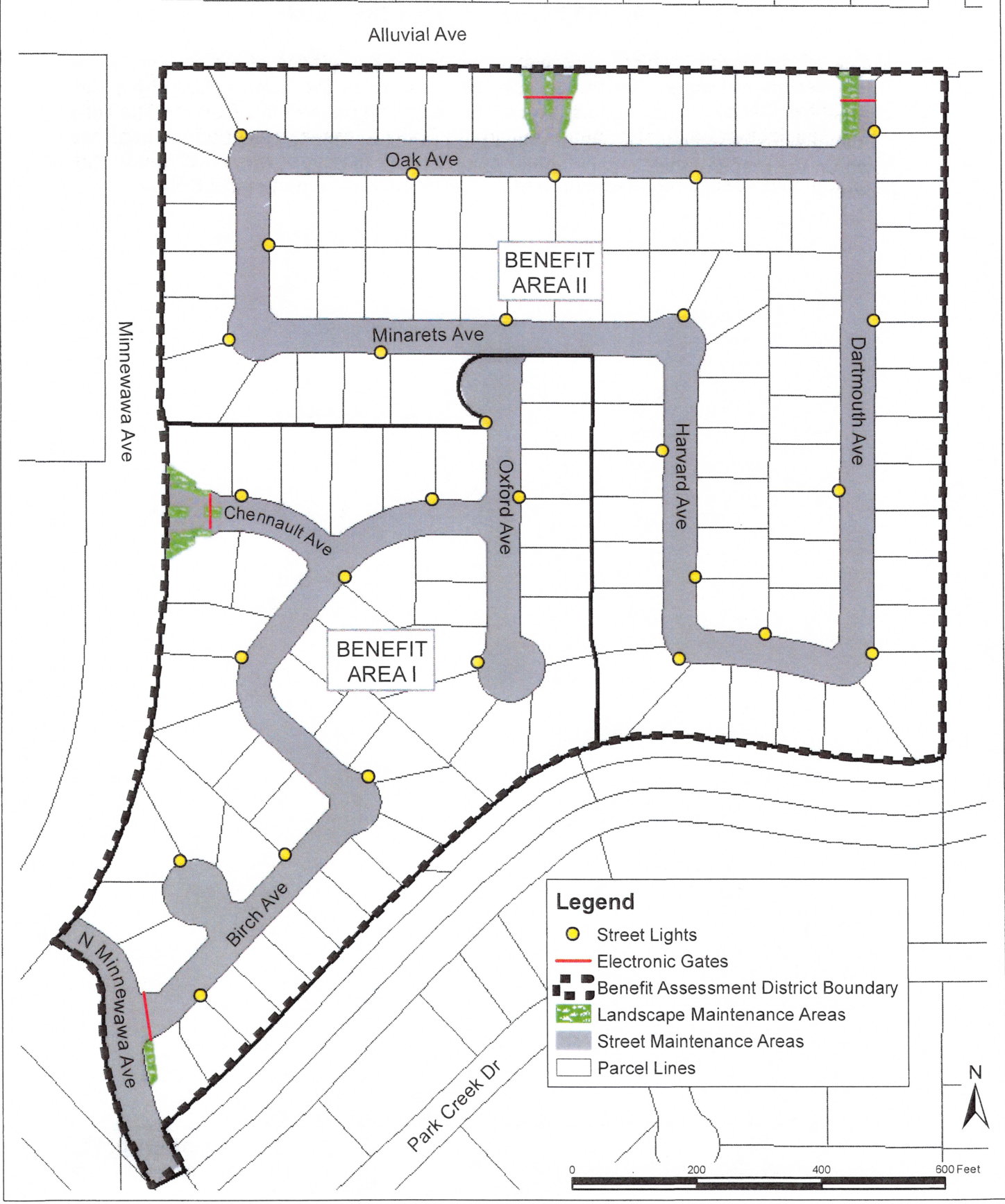
TABLE NO. 2: BUDGET FOR FY 2023-24 BENEFIT AREA II (COUNTRY VIEW)	
Projected Beginning Balance as of July 1, 2023:	\$32,283
Revenue	
Annual Assessments	\$47,790
Total Estimated Revenue for FY 2023-24:	\$80,073
Annual Expenditures⁽¹⁾	
Administrative Expenses (Office Supplies, Postage, etc.)	(\$600)
Electronic Gate Maintenance/Repair	(\$1,500)
Telephone Cost	(\$1,500)
Street Sweeping	(\$2,100)
Landscape Maintenance & Irrigation Repairs	(\$9,000)
Electrical Power for Gate and Streetlights	(\$2,800)
Water Service	(\$3,500)
City Administration Costs	(\$3,200)
County Collection Fees	(\$14)
District Administrator	(\$16,560)
Assessment Engineering	(\$2,732)
Insurance	(\$1,700)
Annual Expenditures Subtotal:	(\$45,206)
Capital Improvement Projects	
Gate Callbox Replacement	(\$1,775)
Sidewalk Repairs	(\$10,373)
Capital Improvement Projects Subtotal:	(\$12,148)
Total Estimated Expenses for FY 2023-24:	(\$57,354)
Estimated FY 2023-24 Reserve Collection:	(\$9,564)
Projected Ending Balance as of June 30, 2024:	\$22,719
Reserve Detail as of June 30, 2024	
Recommended Operating Reserves ⁽²⁾	\$22,603
Available Operating Reserves	\$22,603
Available Capital Reserves ⁽³⁾	\$116
Assessment Rate (81 Parcels)	\$590.00
Notes:	
(1) See Appendix "B" for a detailed description of expenses.	
(2) Operating reserves are needed because the City does not receive the assessment revenue from the County until halfway through the fiscal year. Therefore, it is recommended the City have an operating reserve to fund 6 months of the estimated annual expenditures anticipated to be incurred from July 1 through December 31 of each fiscal year.	
(3) Capital reserve funds will be used for Capital Improvement Projects or to replace existing improvements once they have reached the end of their useful life.	

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundary of the District is completely within the boundaries of the City of Clovis. The Assessment Diagram for the two benefit areas is on file in the Office of the City Clerk of the City of Clovis and is shown on the following page of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Clovis Benefit Assessment District No. 95-1 Maintenance Improvement Diagram



Legend

- Street Lights
- Electronic Gates
- ▣ Benefit Assessment District Boundary
- Landscape Maintenance Areas
- Street Maintenance Areas
- Parcel Lines

0 200 400 600 Feet



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

This section explains the benefits to property from the street and landscaping improvements and the methodology used to apportion the costs to the benefitting properties within the District.

Discussion of Special Benefit

Part 1 of Division 2 of Title 5 of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment districts by local agencies for the purpose of providing certain public improvements and services which include the construction, operation, maintenance, and servicing of street and landscaping improvements.

Section 54711 of the Benefit Assessment Act of 1982 requires that assessments must be levied according to benefit rather than according to property value. This Section states:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service.”

In addition, the 1982 Act permits the designation of zones or areas of benefit within any individual assessment district.

Article XIID, Section 4(a) of the California Constitution (also known as Proposition 218) limits the amount of any assessment to the proportional special benefit conferred on the property.

“No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Article XIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial and institutional activities.

Special versus General Benefit

In the absence of an annual assessment, the street and landscaping maintenance activities within each benefit area of the District would not be provided. All the assessment proceeds received from each benefit area will be utilized to fund the cost of

providing a level of tangible “special benefits” in the form of property related services which benefit the individual properties with the District. The assessments are also structured to provide specific improvements within each benefit area that are of specific and special benefit to property within each benefit area.

The street and landscaping improvements in each benefit area of the District were specifically designed and constructed to provide vehicular access to properties within the respective benefit areas, and not the public at large. The boundaries of the benefit areas have been delineated to include only those parcels that receive a direct benefit from the street and landscaping improvements. Properties located outside the District benefit areas and the public at large do not benefit from the District street and landscaping improvements.

It is therefore concluded that all street and landscaping maintenance activities funded by the District are of special benefit to the benefiting properties located within the respective benefit areas of the District, and the value of the special benefits to property reasonably exceeds the assessment for every assessed parcel in the District. In other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel does not exceed the amount of the assessments.

Assessment Methodology

Proposition 218 requires that assessments must be based on the benefit the subject properties receive from the improvements being maintained. The improvements maintained by the District provide vehicular access and enhanced aesthetics to the properties within the District.

Each year, the City shall evaluate the conditions of the improvements to be maintained by the District and estimate the required maintenance and incidental costs to spread to the benefitting properties. A portion of the assessments collected may be set aside for significant capital improvement items, such as seal coats and street surface overlays.

The single-family residential parcel has been selected as the basic unit for the calculation of assessments since it represents all the assessable parcels within the District. All single-family residential parcels have been determined to experience equal vehicular access and enhanced aesthetics from the District street and landscaping improvements. There are 45 single-family residential parcels in Benefit Area I (Renaissance) and 81 single-family residential parcels in Benefit Area II (Country View) that will be assessed for the maintenance of the improvements. Therefore, the maintenance and incidental costs for Benefit Area I (Renaissance) will be equally spread to each of the single-family residential parcels within Benefit Area I (Renaissance) and the maintenance and incidental costs for Benefit Area II (Country View) will be equally spread to each of the single-family residential parcels within Benefit Area II (Country View).

Below is a description of each of the benefit areas, their corresponding number and type of parcels within each benefit area, and the method of apportioning the costs of the District street and landscaping improvements to the benefiting parcels.

Benefit Area I (Renaissance)

Benefit Area I (Renaissance) is comprised of 45 single-family residential parcels. In Fiscal Year 2023-24, there are 45 assessable parcels, and the total assessment revenue needed to operate and maintain the improvements benefitting Benefit Area I (Renaissance) is \$29,115. This results in the following proposed assessment that will be levied within Benefit Area I (Renaissance):

Fiscal Year 2023-24 Rate: \$647.00/parcel

Benefit Area II (Country View)

Benefit Area II (Country View) is comprised of 81 single-family residential parcels. In Fiscal Year 2023-24, there are 81 assessable parcels, and the total assessment revenue needed to operate and maintain the improvements benefitting Benefit Area II (Country View) is \$47,790. This results in the following proposed assessment that will be levied within Benefit Area II (Country View):

Fiscal Year 2023-24 Rate: \$590.00/parcel

PART E

PROPERTY LIST AND ASSESSMENT ROLL

A list of the addresses of all parcels, and the description of each lot or parcel within the District is shown on the last equalized property tax roll of the Fresno County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Clovis and is shown in this Report as Appendix "C".

APPENDIX A

**DETAILED STATEMENT OF COSTS FOR
BENEFIT AREA I (RENAISSANCE)**

BENEFIT AREA I (RENAISSANCE)

DETAILED STATEMENT OF COSTS

The detailed description of costs for each of the improvements to be operated, maintained, and serviced in Benefit Area I (Renaissance), and those which may be subsequently operated, maintained, and serviced are generally described as follows:

Administrative Expenses

This item encompasses office expenses, postage, and printing that arises during the fiscal year described as follows:

- Office Expenses related to providing information for City Council meetings, quarterly financial reports to the City of Clovis, etc.
- Postage for mailings of bills/invoices, checks to vendors, and community notices.
- Printing of invoices, notices, announcements, reports, etc.

Based on historical data, the above-mentioned expenses are estimated to be \$600 for Fiscal Year 2023-24.

Electronic Gate Maintenance

There are two electronic gates that will be maintained by Benefit Area I (Renaissance). The estimated cost for electronic gate maintenance for Fiscal Year 2023-24 is \$1,500 and funds costs related to drive-thru and pedestrian gate repairs and monthly maintenance.

Telephone Costs

Telephone costs correspond to monthly landline charges for the callbox located at the entrance gate which will be used by people at the gate to communicate with residents of Benefit Area I (Renaissance).

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There is only one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid from the capital reserve fund. The estimated cost to fund minor telephone repairs and AT&T billing is \$1,500 for Fiscal Year 2023-24.

Street Sweeping

No street sweeping services are anticipated for Fiscal Year 2023-24.

Landscape Maintenance and Irrigation Repairs

The landscape services provided include monthly routine maintenance, fertilization, rye seeding, minor irrigation and sprinkler repairs, seasonal flowers at the gate entrance area, tree trimming as needed, and landscaping supplies.

The landscape maintenance areas for Benefit Area I (Renaissance) are located at the entrance gates off of Minnewawa Avenue and include maintenance of the following:

- median island planters along Chennault Avenue;
- landscape strips between sidewalk and curb along Chennault Avenue;
- entrance area north and south of Chennault Avenue expanding from the sound walls between the gates and Minnewawa Avenue; and
- landscape area located at the intersection of Minnewawa Avenue and Birch Avenue.

The total area of landscaping to be maintained is approximately 3,700 square feet and is shown on the Assessment District Diagram included in Part C of Part C of this Report.

The total cost of landscape maintenance and minor irrigation and sprinkler repairs for Fiscal Year 2023-24 is estimated by the District Administrator to be \$3,100.

Electrical Power for Gate and Streetlights

The total estimated cost for electrical power charges for gate operations and streetlights for Fiscal Year 2023-24 is \$2,200.

Water Service

The estimated cost to provide water service for common areas associated with Benefit Area I (Renaissance) for Fiscal Year 2023-24 is \$500.

City Administration Costs

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.

- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated cost for Benefit Area I (Renaissance) City Administration for Fiscal Year 2023-24 is \$2,000.

County Collection Fees

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City are \$0.17 per parcel.

The total estimated cost for the County of Fresno collection fees for Fiscal Year 2023-24 is \$8 (45 parcels x \$0.17/parcel).

District Administrator

The District Administrator will provide administrative, financial, and operational services to manage the maintenance of improvements for Benefit Area I (Renaissance). The estimated cost for Benefit Area I (Renaissance) Administration is \$9,840 for Fiscal Year 2023-24.

Assessment Engineering

The District Assessment Engineer is Francisco & Associates. They have a contract with the District to perform Benefit Area I (Renaissance) assessment engineering services for a lump sum of \$1,518 for Fiscal Year 2023-24.

Insurance Costs

The District will carry property damage insurance for damage to the gates caused by an accident or vandalism and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$80,000 per occurrence for damage to the electronic gates with a \$1,000 deductible.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company, which has the following coverage:

\$3,000,000	General Aggregate
\$3,000,000	Each Occurrence
\$3,000,000	Personal Injury
\$50,000	Fire Damage Legal Liability

The total estimated insurance cost or all insurance coverage as required for private gated communities including property and liability insurance for Fiscal Year 2023-24 is \$950.

Capital Reserve

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for future expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds set aside for items including, but not limited to, roadway slurry seal maintenance, sidewalk repairs, gate repairs, and landscape upgrades.

The City of Clovis has recently completed or intends on completing the capital improvement projects shown below.

Capital Improvement Projects

Upon evaluation of current improvements and their remaining useful life, the City of Clovis and the District Administrator determine when there is a need to utilize available Capital Reserves to fund capital improvement projects.

In FY 2022-23, roadway slurry seal maintenance was performed as a capital improvement project.

For FY 2023-24, the City proposed an increase in annual assessments for Benefit Area I (Renaissance) to ensure funding for ongoing maintenance and various capital improvement projects. Property owners were noticed and balloted and the majority of returned ballots opposed the proposed annual assessment increase. Therefore, no funding for capital improvement projects is available for FY 2023-24.

APPENDIX B
DETAILED STATEMENT OF COSTS FOR
BENEFIT AREA II (COUNTRY VIEW)

BENEFIT AREA II (COUNTRY VIEW)

DETAILED STATEMENT OF COSTS

The detailed description of costs for each of the improvements to be operated, maintained, and serviced in Benefit Area II (Country View), and those which may be subsequently operated, maintained, and serviced are generally described as follows:

Administrative Expenses

This item encompasses office expenses, postage, and printing that arises during the fiscal year described as follows:

- Office Expenses related to providing information for City Council meetings, quarterly financial reports to the City of Clovis, etc.
- Postage for mailings of bills/invoices, checks to vendors, and community notices.
- Printing of invoices, notices, announcements, reports, etc.

Based on historical data, the above-mentioned expenses are estimated to be \$600 for Fiscal Year 2023-24.

Electronic Gate Maintenance

There are two electronic gates that will be maintained by Benefit Area II (Country View). The estimated cost for electronic gate maintenance for Fiscal Year 2023-24 is \$1,500 and funds costs related to drive-thru and pedestrian gate repairs and monthly maintenance.

Telephone Costs

Telephone costs correspond to monthly landline charges for the callbox located at the entrance gate which will be used by people at the gate to communicate with residents of the Benefit Area II (Country View).

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There is only one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid from the capital reserve fund. The estimated cost to fund telephone equipment repairs and AT&T billing is \$1,500 for Fiscal Year 2023-24.

Street Sweeping

The streets will be swept once every month within Benefit Area II (Country View) for an estimated cost of \$2,100 for Fiscal Year 2023-24.

Landscape Maintenance and Irrigation Repairs

The landscape services provided include monthly routine maintenance, fertilization, rye seeding, minor irrigation and sprinkler repairs, seasonal flowers at the gate entrance area, tree trimming as needed, and landscaping supplies.

The landscape maintenance areas of Benefit Area II (Country View) are located at the entrance gates off of Alluvial Avenue and of the back gate on Dartmouth Avenue. The maintenance areas include the following:

- median island planters located at the entrance gates on Alluvial Avenue;
- landscape strips between sidewalk and curb at the entrance gates on Alluvial Avenue;
- the entrance area north and south of Oxford Avenue expanding from the sound walls between the gates and Alluvial Avenue;
- turf area on the west side of Dartmouth Avenue between Oak Avenue and the gate; and
- entrance area on Alluvial Avenue, expanding between Dartmouth Avenue and the sound wall bordering Benefit Area II.

The total area of landscaping to be maintained is approximately 5,000 square feet and is shown on the Assessment District Diagram included in Part C of this Report.

The total cost of landscape maintenance and minor irrigation and sprinkler repairs for Fiscal Year 2023-24 is estimated by the District Administrator to be \$9,000.

Electrical Power for Gate and Streetlights

The total estimated cost for electrical power charges for gate operations and streetlights for Fiscal Year 2023-24 is \$3,500.

Water Service

The estimated cost to provide water service for common areas associated with Benefit Area II (Country View) for Fiscal Year 2023-24 is \$2,500.

City Administration Costs

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.
- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated cost for Benefit Area II (Country View) City Administration for Fiscal Year 2023-24 is \$3,200.

County Collection Fees

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City is \$0.17 per parcel.

The total estimated cost for the County of Fresno collection fees for Fiscal Year 2023-24 is \$14 (81 parcels x \$0.17/parcel).

District Administrator

The District Administrator will provide administrative, financial, and operational services to manage the maintenance of improvements for Benefit Area II (Country View). The estimated cost for Benefit Area II (Country View) Administration is \$16,560 for Fiscal Year 2023-24.

Assessment Engineering

The District Assessment Engineer is Francisco & Associates. They have a contract with the District to perform Benefit Area II (Country View) assessment engineering services for a lump sum of \$2,732 for Fiscal Year 2023-24.

Insurance Costs

The District will carry property damage insurance for damage to the gates caused by an accident or vandalism and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$80,000 per occurrence for damage to the electronic gates with a \$1,000 deductible.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company, which has the following coverage:

\$3,000,000	General Aggregate
\$3,000,000	Each Occurrence
\$3,000,000	Personal Injury
\$50,000	Fire Damage Legal Liability

The total estimated insurance cost or all insurance coverage as required for private gated communities including property and liability insurance for Fiscal Year 2023-24 is \$1,700.

Capital Reserve

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for future expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds set aside for items including, but not limited to, roadway slurry seal maintenance, sidewalk repairs, gate repairs, and landscape upgrades.

The City of Clovis has recently completed or intends on completing the capital improvement projects shown below.

Capital Improvement Projects

Upon evaluation of current improvements and their remaining useful life, the City of Clovis and the District Administrator determine when there is a need to utilize available Capital Reserves to fund capital improvement projects.

In FY 2022-23, the following capital improvement projects were performed:

- a. Roadway Slurry Seal

In FY 2023-24, the City of Clovis and District Administrator anticipate the following capital improvement projects:

- a. Gate Callbox Replacement with an estimated cost of \$1,775.
- b. Sidewalk Repairs with an estimated cost of \$10,373.

APPENDIX C
ASSESSMENT ROLL

CITY OF CLOVIS
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Assessment Roll
Fiscal Year 2023-24
Benefit Area 1

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-151-08	1	\$647.00	NISHIMURA GAREY	25 CHENNAULT AVE	TR 4299 Lot 1
562-151-09	1	\$647.00	REED SAMUEL H	45 CHENNAULT AVE	TR 4299 Lot 2
562-151-10	1	\$647.00	ANTARAMIAN PETER	65 CHENNAULT AVE	TR 4299 Lot 3
562-151-11	1	\$647.00	TWEDT BRIAN D & VICKIE L	85 CHENNAULT AVE	TR 4299 Lot 4
562-151-12	1	\$647.00	SYVERTSEN WILLIAM & CHERYLE L FAM TRUST	105 CHENNAULT AVE	TR 4299 Lot 5
562-151-13	1	\$647.00	HSIAO PAUL SHIHYEN & HSIN-CHING LIN	125 CHENNAULT AVE	TR 4299 Lot 6
562-152-04	1	\$647.00	NIMERI ABDELRAHMAN & SHAIMA	650 N CHERRY LN	TR 4299 Lot 41
562-152-05	1	\$647.00	SRA FAMILY	640 N CHERRY LN	TR 4299 Lot 40
562-152-06	1	\$647.00	DUNMORE JAMES L JR & TRACEE L	42 CHENNAULT AVE	TR 4299 Lot 43
562-152-07	1	\$647.00	HSIAO PAUL S	62 CHENNAULT AVE	TR 4299 Lot 42
562-153-03	1	\$647.00	TAKEDA VICTOR K & ANNE M TRUSTEES	665 N CHERRY LN	TR 4299 Lot 18
562-153-04	1	\$647.00	SIRIMARCO JAMES V III & DONNA M	655 N CHERRY LN	TR 4299 Lot 19
562-153-05	1	\$647.00	ROBERTSON STEPHEN W JR	635 N CHERRY LN	TR 4299 Lot 20
562-153-06	1	\$647.00	STAFFORD FRANKLIN H	611 N CHERRY LN	TR 4299 Lot 21
562-153-07	1	\$647.00	BIGLIERI JULIE M TRS	601 N CHERRY LN	TR 4299 Lot 22
562-153-13	1	\$647.00	KALMES BEAU AARON & BRITTANY STOKER	624 N OXFORD AVE	TR 4299 Lot 12
562-153-14	1	\$647.00	CHAVEZ MANUEL A & ROSSANNE C TRS	634 N OXFORD AVE	TR 4299 Lot 13
562-153-15	1	\$647.00	BURRI CHRISTINE ISKENDERIAN	644 N OXFORD AVE	TR 4299 Lot 14
562-153-16	1	\$647.00	SHIDIYWAH SAIF & HUDA	664 N OXFORD AVE	TR 4299 Lot 15
562-153-17	1	\$647.00	STAWARSKI DOUGLAS P & KAKELLY	684 N OXFORD AVE	TR 4299 Lot 16
562-153-18	1	\$647.00	LEE JOSEPH & MIN HEE	102 CHENNAULT AVE	TR 4299 Lot 17
562-153-19	1	\$647.00	CLARK JASON	614 N OXFORD AVE	TR 4299 Lot 11
562-153-20	1	\$647.00	JENSEN LAUREN	651 N OXFORD AVE	TR 4299 Lot 10
562-153-21	1	\$647.00	TILLEY SHARRON F TRUSTEE	671 N OXFORD AVE	TR 4299 Lot 9
562-153-22	1	\$647.00	SHARMA VISHAL & SHILPA	691 N OXFORD AVE	TR 4299 Lot 8
562-153-23	1	\$647.00	BROBST JAMES H & M ARLENE TRUSTEES	711 N OXFORD AVE	TR 4299 Lot 7
562-153-24	1	\$647.00	GILL SHERAZ	731 N OXFORD AVE	Por of Lot 6 Clovis
562-161-01	1	\$647.00	GANDY ANN TRUSTEE	610 N CHERRY LN	TR 4299 Lot 37
562-161-02	1	\$647.00	HEMMAN RONALD D & STEPHANIE J	620 N CHERRY LN	TR 4299 Lot 38
562-161-03	1	\$647.00	IBRAHIMI HARIS & MALALAI ZOLTANI	630 N CHERRY LN	TR 4299 Lot 39
562-161-04	1	\$647.00	GATES GINGER G	57 BIRCH AVE	TR 4299 Lot 36
562-161-05	1	\$647.00	O HARA MICHAEL & CYNTHIA	55 BIRCH AVE	TR 4299 Lot 35
562-161-06	1	\$647.00	DER HAROUTUNIAN VASKEN & LINA TRS	51 BIRCH AVE	TR 4299 Lot 34
562-161-07	1	\$647.00	YANG YIA	47 BIRCH AVE	TR 4299 Lot 33
562-161-08	1	\$647.00	HAMILTON BRENDA S	37 BIRCH AVE	TR 4299 Lot 32
562-162-01	1	\$647.00	TSAO DEREK & MONICA DU	94 BIRCH AVE	TR 4299 Lot 23
562-162-02	1	\$647.00	KHAN SAMIA	84 BIRCH AVE	TR 4299 Lot 24
562-162-03	1	\$647.00	CARUSO HILDA M	74 BIRCH AVE	TR 4299 Lot 25

CITY OF CLOVIS
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Assessment Roll
Fiscal Year 2023-24
Benefit Area 1

Assessor's	Parcel	Benefit	Assessment	Property	Property	Tract
	Number	Area	Amount	Owner	Address	and Lot
	562-162-04	1	\$647.00	BRONSON JAMES C & MICHELLE L	64 BIRCH AVE	TR 4299 Lot 26
	562-162-05	1	\$647.00	HARDIN TAYLOR J & TETYANA S	54 BIRCH AVE	TR 4299 Lot 27
	562-162-06	1	\$647.00	WEBER DAVID & MICHELLE	44 BIRCH AVE	TR 4299 Lot 28
	562-162-07	1	\$647.00	THACKER BARBARA J TRUSTEE	34 BIRCH AVE	TR 4299 Lot 29
	562-162-08	1	\$647.00	DOUGHERTY STEPHEN P & MONICA	24 BIRCH AVE	TR 4299 Lot 30
	562-162-09	1	\$647.00	ROSENTHAL STEVE ANDREW	14 BIRCH AVE	TR 4299 Lot 31
	562-180-45	1	\$647.00	GOTTLIEB DAVID ANDREW & VIRGINIA TRS	741 N OXFORD AVE	TR 4668 Lot 18
TOTAL:	45		\$29,115.00			

CITY OF CLOVIS
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Assessment Roll
Fiscal Year 2023-24
Benefit Area 2

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-153-25	2	\$590.00	KUHL MICHAEL B	732 N HARVARD AVE	TR 4661 Lot 28
562-153-26	2	\$590.00	KEMP TIMOTHY F & SAUNDRA D	722 N HARVARD AVE	TR 4661 Lot 27
562-153-27	2	\$590.00	KONSTANZER KEVIN C & PAMELA S TRUSTEES	712 N HARVARD AVE	TR 4661 Lot 26
562-153-28	2	\$590.00	WEAVER JAMES & LISA TRUSTEES	692 N HARVARD AVE	TR 4661 Lot 25
562-153-29	2	\$590.00	PORTFOLIO MANAGEMENT SERVICES LLC	672 N HARVARD AVE	TR 4661 Lot 24
562-153-30	2	\$590.00	MAKEL JOHN T & RAQUEL	204 BIRCH AVE	TR 4661 Lot 23
562-153-31	2	\$590.00	HIRATA RYEN J & ERICA R JOHNSON TRS	214 BIRCH AVE	TR 4661 Lot 22
562-153-32	2	\$590.00	TURNBULL BRENT L & PATRICIA K TRS	234 BIRCH AVE	TR 4661 Lot 21
562-153-33	2	\$590.00	TRIFFON GARRETT	264 BIRCH AVE	TR 4661 Lot 20
562-153-34	2	\$590.00	AYDINYAN ARA	284 BIRCH AVE	TR 4661 Lot 19
562-153-35	2	\$590.00	ORTIZ KIRA	647 N DARTMOUTH AVE	TR 4661 Lot 18
562-153-36	2	\$590.00	L RODRIGUEZ R & T	667 N DARTMOUTH AVE	TR 4661 Lot 17
562-153-37	2	\$590.00	BICKEL BRUCE D TRUSTEE	687 N DARTMOUTH AVE	TR 4661 Lot 16
562-153-38	2	\$590.00	HOLGUIN GIL & KIM A	707 N DARTMOUTH AVE	TR 4661 Lot 15
562-153-39	2	\$590.00	MARTIN DARRELL B TRUSTEE	717 N DARTMOUTH AVE	TR 4661 Lot 14
562-153-40	2	\$590.00	ANALLA BRYAN G & MOLLY BLISS	727 N DARTMOUTH AVE	TR 4661 Lot 13
562-153-41	2	\$590.00	GUISTO NANCY A	737 N DARTMOUTH AVE	TR 4661 Lot 12
562-155-01	2	\$590.00	GATTIE BRADLEY H & KIRSTEN ANN TRS	673 N HARVARD AVE	TR 4661 Lot 29
562-155-02	2	\$590.00	GRAY LAURIE J & RANDALL M	676 N DARTMOUTH AVE	TR 4661 Lot 30
562-155-03	2	\$590.00	BREWER ADRIANNE M PETRUTIS & SCOTT M	696 N DARTMOUTH AVE	TR 4661 Lot 31
562-155-04	2	\$590.00	SLICK LEON H & SANDRA K	716 N DARTMOUTH AVE	TR 4661 Lot 32
562-155-05	2	\$590.00	HUDSON KIMBERLY SUE	726 N DARTMOUTH AVE	TR 4661 Lot 33
562-155-06	2	\$590.00	LEACH RONALD P & TRACY A	736 N DARTMOUTH AVE	TR 4661 Lot 34
562-180-01	2	\$590.00	KAHAL AMANDEEP	149 OAK AVE	TR 4668 Lot 1
562-180-02	2	\$590.00	MAINOCK RALPH H TRS	129 OAK AVE	TR 4668 Lot 2
562-180-03	2	\$590.00	ALCONCHER RONALD B & ANNA C TRS	99 OAK AVE	TR 4668 Lot 3
562-180-04	2	\$590.00	LOYD WILLIAM D & CYNTHIA L	89 OAK AVE	TR 4668 Lot 4
562-180-05	2	\$590.00	WALTER LOGAN PATRICK	69 OAK AVE	TR 4668 Lot 5
562-180-06	2	\$590.00	NOEL MIKE & TIFFANY	49 OAK AVE	TR 4668 Lot 6
562-180-07	2	\$590.00	DINATA VERONICA M & ANTONIUS J TRS	790 N CHERRY LN	TR 4668 Lot 7
562-180-08	2	\$590.00	THOMPSON CRAIG	780 N CHERRY LN	TR 4668 Lot 8
562-180-09	2	\$590.00	RATZLAFF CHRISTOPHER	770 N CHERRY LN	TR 4668 Lot 9
562-180-10	2	\$590.00	SILVA ANNA	760 N CHERRY LN	TR 4668 Lot 10
562-180-11	2	\$590.00	KATEIAN JANICE L TRS	750 N CHERRY LN	TR 4668 Lot 11
562-180-12	2	\$590.00	WESSON SANDRA C TRUSTEE	26 MINARETS AVE	TR 4668 Lot 12
562-180-13	2	\$590.00	LALLY GREGORY W & GRACE K TRUSTEES	46 MINARETS AVE	TR 4668 Lot 13
562-180-14	2	\$590.00	KEITH DIANA	66 MINARETS AVE	TR 4668 Lot 14
562-180-15	2	\$590.00	STONECIPHER KAREN TRUSTEE	86 MINARETS AVE	TR 4668 Lot 15

CITY OF CLOVIS
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Assessment Roll
Fiscal Year 2023-24
Benefit Area 2

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-180-19	2	\$590.00	HOLTERMANN DARRIN PAUL & JENNIFER LEE	742 N HARVARD AVE	TR 4668 Lot 19
562-180-20	2	\$590.00	KARST DENNIS S & KATHERINE TRUSTEES	693 N HARVARD AVE	TR 4668 Lot 20
562-180-21	2	\$590.00	REY STEVEN F & JULIE L TRUSTEES	713 N HARVARD AVE	TR 4668 Lot 21
562-180-22	2	\$590.00	RAMOS STEPHEN A & JACQUELINE R	723 N HARVARD AVE	TR 4668 Lot 22
562-180-23	2	\$590.00	CAMPOS LILIA & ALEJANDRO	733 N HARVARD AVE	TR 4668 Lot 23
562-180-24	2	\$590.00	DU BOIS DIANE D	743 N HARVARD AVE	TR 4668 Lot 24
562-180-25	2	\$590.00	MORRIS ROGER GARY & ZENaida MAPANAO	753 N HARVARD AVE	TR 4668 Lot 25
562-180-26	2	\$590.00	KERN ANDREW C & NATALIE A TRS	197 MINARETS AVE	TR 4668 Lot 26
562-180-27	2	\$590.00	MORROW JOELENE ANN	187 MINARETS AVE	TR 4668 Lot 27
562-180-28	2	\$590.00	STANLEY MATTHEW	177 MINARETS AVE	TR 4668 Lot 28
562-180-29	2	\$590.00	CINO JOHN C	157 MINARETS AVE	TR 4668 Lot 29
562-180-30	2	\$590.00	DELCAMPO JANELLE MARIE	137 MINARETS AVE	TR 4668 Lot 30
562-180-31	2	\$590.00	OPIE SARA JOAN TRUSTEE	117 MINARETS AVE	TR 4668 Lot 31
562-180-32	2	\$590.00	RALEY EVELYN	97 MINARETS AVE	TR 4668 Lot 32
562-180-33	2	\$590.00	SCHARF DONALD R & DOROTHY D SPENCER	77 MINARETS AVE	TR 4668 Lot 33
562-180-34	2	\$590.00	BESTON LAURENCE O & MARYBETH TRS	57 MINARETS AVE	TR 4668 Lot 34
562-180-35	2	\$590.00	DUCAR FRANK LEROY & GINNIE ILENE TRS	58 OAK AVE	TR 4668 Lot 35
562-180-36	2	\$590.00	HOFER FERDINAND & ANTJE TRUSTEES	78 OAK AVE	TR 4668 Lot 36
562-180-37	2	\$590.00	JACKSON LEANNE RAE TRUSTEE	98 OAK AVE	TR 4668 Lot 37
562-180-38	2	\$590.00	BELLOW CHERYL	118 OAK AVE	TR 4668 Lot 38
562-180-39	2	\$590.00	DANSBY PAUL	138 OAK AVE	TR 4668 Lot 39
562-180-40	2	\$590.00	CENTRAL PACIFIC INVESTMENT CORPORATION	158 OAK AVE	TR 4668 Lot 40
562-180-41	2	\$590.00	KRUEGER TIMOTHY K	178 OAK AVE	TR 4668 Lot 41
562-180-42	2	\$590.00	HULL HARLAN & ROBIN	188 OAK AVE	TR 4668 Lot 42
562-180-43	2	\$590.00	DEWEY CARL C	198 OAK AVE	TR 4668 Lot 43
562-180-44	2	\$590.00	HAMES KENT L TRUSTEE	106 MINARETS AVE	TR 4668 Lots 16 & 17
562-180-46	2	\$590.00	MANALANSAN EDUARDO L & ROSEMARIE M	179 OAK AVE	TR 4661 Lot 1
562-180-47	2	\$590.00	AULT PHILIP H & COLLEEN K	189 OAK AVE	TR 4661 Lot 2
562-180-48	2	\$590.00	HAUS SPENCER N & CATHLEEN J	219 OAK AVE	TR 4661 Lot 3
562-180-49	2	\$590.00	BREWER RANDALL C & CHERI L TRUSTEES	249 OAK AVE	TR 4661 Lot 4
562-180-50	2	\$590.00	ENG MICHAEL S & PEARL K MA TRUSTEES	269 OAK AVE	TR 4661 Lot 5
562-180-51	2	\$590.00	KUYPER JASON J	797 N DARTMOUTH AVE	TR 4661 Lot 6
562-180-52	2	\$590.00	LOPEZ EMILIO & CRISTINA	787 N DARTMOUTH AVE	TR 4661 Lot 7
562-180-53	2	\$590.00	BESECKER RICHARD A & MARCIE E TRS	777 N DARTMOUTH AVE	TR 4661 Lot 8
562-180-54	2	\$590.00	WILLIAMS RICHARD E & LOLA T TRS	767 N DARTMOUTH AVE	TR 4661 Lot 9
562-180-55	2	\$590.00	STUEBNER KRIS & PRISCILLA	757 N DARTMOUTH AVE	TR 4661 Lot 10
562-180-56	2	\$590.00	CRUZ RAMIRO	747 N DARTMOUTH AVE	TR 4661 Lot 11
562-180-57	2	\$590.00	HOODE SUMANGALI	746 N DARTMOUTH AVE	TR 4661 Lot 35

CITY OF CLOVIS
ASSESSMENT DISTRICT NO. 1995-1
(Blackhorse Estates)
Assessment Roll
Fiscal Year 2023-24
Benefit Area 2

Assessor's	Parcel	Benefit	Assessment	Property	Property	Tract
	Number	Area	Amount	Owner	Address	and Lot
	562-180-58	2	\$590.00	SIRMAN JAMES A	756 N DARTMOUTH AVE	TR 4661 Lot 36
	562-180-59	2	\$590.00	VAN PROYEN DARYL	766 N DARTMOUTH AVE	TR 4661 Lot 37
	562-180-60	2	\$590.00	BYRD JAMES L & DOROTHY J TRUSTEES	268 OAK AVE	TR 4661 Lot 38
	562-180-61	2	\$590.00	GIZZO EVELYN E	248 OAK AVE	TR 4661 Lot 39
	562-180-62	2	\$590.00	JOHNSON KIM & BENJAMIN M	228 OAK AVE	TR 4661 Lot 40
TOTAL:	81		\$47,790.00			

ORDINANCE 23-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING THE CLOVIS DEVELOPMENT CODE, TITLE 9 OF THE CLOVIS MUNICIPAL CODE AND FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15162

WHEREAS, the City's current Development Code (Title 9 of the Clovis Municipal Code) was adopted by the City Council on October 8, 2014; and

WHEREAS, the Clovis Development Code has been in use for eight (8) years and several modifications and errors have been identified; and

WHEREAS, the Planning Commission held a noticed Public Hearing on May 25, 2023, to consider modifications to the Development Code, at which time interested persons were given opportunity to comment on the project; and

WHEREAS, the Planning Commission voted and recommended that the City Council approve Ordinance Amendment 2023-001; and

WHEREAS, the Planning Commission's recommendations were forwarded to the City Council for consideration; and

WHEREAS, the City published a Notice of the City Council Public Hearing for June 19, 2023, to consider Ordinance Amendment 2023-001, in the Fresno Business Journal on June 2, 2023, more than ten (10) days prior to the City Council hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

WHEREAS, the City Council held a noticed public hearing on June 19, 2023, to consider the approval of Ordinance Amendment 2023-001; and

WHEREAS, the City Council considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which determined the Project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update and no further environmental review is required, pursuant to CEQA Guidelines Section 15162; and

WHEREAS, on June 19, 2023, the City Council has had an opportunity to review and consider the entire Administrative Record relating to the Project, which is on file with the Department, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not necessarily limited to, the staff report and related attachments, the written materials submitted with the request, verbal and written testimony, and other evidence presented during the public hearing, which are incorporated herein by this reference.

WHEREAS, the amendment to the Development Code amends the following sections:

- 9.08.010, Table 2-1
- 9.10.010, (B)(6)
- 9.10.020, Table 2-2
- 9.10.030, Table 2-3
- 9.12.020, Table 2-4
- 9.12.050, Table 2-5
- 9.14.010, (B)(5)
- 9.14.020, (C)
- 9.14.020, Table 2-6
- 9.14.030, Table 2-7
- 9.18.020, (A)(1)
- 9.22.080, Table 3-2
- 9.24.060, (H)
- 9.24.060, (I)
- 9.24.100, (B)(4)
- 9.32.040, (I)
- 9.34.050, (A)(3)
- 9.34.050, (E)(3)
- 9.34.060, (H)
- 9.34.070, (D)(9)
- 9.34.110, (C)(1)
- 9.34.130, (A)(3)(I)(1)
- 9.34.130, (A)(4)(a&c)
- 9.34.130, (A)(5)
- 9.34.130, (B)(3)
- 9.40.020, (D)(4)
- 9.40.030, (D)(2)
- 9.40.030, (E)
- 9.40.030, Table 4-1
- 9.50.070, (B)
- 9.58.030, (A)(1)
- 9.58.040, (B)
- 9.58.060, (B)(7)
- 9.58.060, (B)(9)(c)
- 9.68.030, (A)(5)
- 9.68.120
- 9.72.030, (B)
- 9.74.010, (A)

WHEREAS, the proposed amendment is consistent with the goals, policies, and actions of the General Plan and any applicable specific plans; and

WHEREAS, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and

WHEREAS, the proposed amendment is internally consistent with other applicable provisions of this Development Code.

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES ORDAIN AS FOLLOWS:

Section 1

1. The Ordinance Amendment is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. Ordinance Amendment 2023-001 does not involve substantial changes to the original 2014 Development Code Update and will not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project. Therefore, subject to CEQA Guidelines Section 15162, no further environmental review is required for this project.
2. The City Council approves the amendment to the Development Code as set forth in **Attachment A** of this Ordinance and the accompanying staff report.
3. Directs that the record of proceedings be contained in the Department of Planning and Development Services located at 1033 5th Street, Clovis, CA 93612, and that the custodian of the record be the City Planner, Dave Merchen, or other person designated by the Director of Planning and Development Services.

Section 2 The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance.

Section 3 This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

APPROVED: June 19, 2023

Mayor

* * * * *

City Clerk

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The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on June 19, 2023, and was adopted at a regular meeting of said Council held on July 10, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: July 10, 2023

City Clerk