

CLOVIS CITY COUNCIL MEETING

May 8, 2023

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Ashbeck at 6:01 p.m.
Flag Salute led by Councilmember Pearce

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

PUBLIC COMMENTS – 6:02

Zoie McColm, resident, shared concerns regarding development impact fees

CONSENT CALENDAR – 6:06

Motion by Councilmember Bessinger, seconded by Councilmember Basgall, that the items on the Consent Calendar be approved. Motion carried by unanimous vote.

1. Administration – Approved – Updated Program Guidelines for Clovis' Home Rehabilitation Grant Program.
2. General Services - Approved – Award of Workers' Compensation Claims Administration Services Contract to Acclamation Insurance Management Services, Incorporated in the amount of \$870,552 over the next three (3) years.
3. General Services - Approved – **Res. 23-32**, Authorizing Amendments to the City's Classification and Compensation Plans to Adopt the Finance Manager Classification with a Salary Range of \$10,635 to \$12,927 per month, and Approved – **Res. 23-33**, Amending the City's FY 22-23 Position Allocation Plan.
4. General Services – Approved - Claim Rejection of the General Liability Claim of Edgar Lawson, Jr.
5. General Services – Approved - Claim Rejection of the General Liability Claim on behalf of Christian Perez.
6. Public Utilities – Approved – Final Acceptance for SPR 1987-048A, 79 N. Sunnyside Avenue Site Improvements.

PUBLIC HEARINGS – 6:07

- 6:07 ITEM 7 - APPROVED – **RES. 23-36**, ADOPTION OF THE CITY OF CLOVIS 2023-2024 ANNUAL ACTION PLAN FOR THE EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

Paul Williams, Resident, spoke in support of the CDBG program and various services provided by the City.

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

6:37 ITEM 8 – APPROVED – UPDATE ON COMMUNITY SERVICES FEE POLICY.

Motion to approve the update on the Community Services Fee Policy with the condition that staff return to the City Council approval before implementing changes and to engage the seniors for feedback. Motion for approval by Councilmember Mouanoutoua, seconded by Councilmember Bessinger. Motion carried 4-1, with Mayor Ashbeck voting no.

7:16 ITEM 9 - CONSIDER ITEMS ASSOCIATED WITH VARIOUS FEES UNDER THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AND FIND THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. CITY OF CLOVIS, APPLICANT.

9A. APPROVED - **RES. 23-34**, A REQUEST TO APPROVE A RESOLUTION AMENDING PLAN CHECK, INSPECTION SERVICES, ENCROACHMENT PERMITS, AND COMMUNITY INVESTMENT PROGRAM RATES.

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

9B. APPROVED - **RES. 23-35**, A REQUEST TO APPROVE THE 2023 CITY OF CLOVIS PLANNING DIVISION FEE SCHEDULE.

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

9C. APPROVED INTRODUCTION - **ORD. 23-02**, A REQUEST TO APPROVE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING SECTION 8.1.01.1 OF CHAPTER 8.1 OF TITLE 8 RELATING TO AMENDMENTS TO UNIFORM ADMINISTRATIVE CODE TO ADD PHOTOVOLTAIC AND ENERGY STORAGE SYSTEMS FEE TABLE S-1.

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

7:26 ITEM 10 - CONTINUED – **RES. 23-XX**, A RESOLUTION REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

Sayre Miller, shared concerns regarding water and the fees charged to property owners within the Fresno Irrigation District.

Mike Prandini, proposed for the City Council to approve the proposal submitted by the BIA for a 4.6% increase (CCI).

Arakel Arisian, spoke in support of the BIA's proposal and encouraged the City to further research and evaluate other options for development impact fees.

Darius Assemi, spoke in support evaluating more options for development impact fees and possibly conducting a workshop.

Drew Phelps, spoke in support evaluating more options for development impact fees.

Motion to continue this item to a date uncertain to review all development impact fees except for the water fee. Motion by Councilmember Bessinger, seconded by Councilmember Pearce. Motion carried by unanimous vote.

9:32 ITEM 11 - APPROVED – **RES. 23-37**, A RESOLUTION REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

- 2395 BEVERLY AVENUE, CLOVIS, CA 93611, APN NO.: 551-211-23
- 607 COVENTRY AVENUE, CLOVIS, CA 93611, APN NO.: 554-105-01
- 2951 PURVIS AVENUE, CLOVIS, CA 93611, APN NO.: 554-073-05S
- 101 N. POLLASKY AVENUE, CLOVIS, CA 93612, APN NO.: 491-133-01
- 1495 FOURTH STREET, CLOVIS, CA 93612, APN NO.: 491-191-10
- 982 ROSEBROOK DRIVE, CLOVIS, CA 93612, APN NO.: 498-082-08
- 3155 WINERY AVENUE, CLOVIS, CA 93612, APN NO.: 430-491-03
- 1419 CHENNAULT AVENUE, CLOVIS, CA 93611, APN NO.: 563-101-02
- ~~339 W. ASHCROFT AVENUE, CLOVIS, CA 93612, APN NO.: 499-322-17~~
- 660 BARSTOW AVENUE, CLOVIS, CA 93612, APN NO.: 497-150-32

Alex Renteria, Representing Janie Dominguez, Requested for the City Council to dismiss the lien on 339 W. Ashcroft as the property has been restored.

Brady Steward, Requested for the City Council to dismiss the lien on 2951 Purvis.

Motion for approval, except 339 W. Ashcroft, by Councilmember Basgall, seconded by Councilmember Bessinger. Motion carried 4-1 with Councilmember Mouanoutoua voting no.

CITY MANAGER COMMENTS – 10:01

COUNCIL COMMENTS – 10:01

CLOSED SESSION – 10:14

ITEM 12 - GOVERNMENT CODE SECTION 54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATOR PROPERTY: 1625 SHAW AVENUE, #101, CLOVIS, CA AGENCY NEGOTIATOR(S): ANDY HAUSSLER, ASSISTANT CITY MANAGER; JOHN HOLT, CITY

MANAGER NEGOTIATING PARTY: PRO AG MANAGEMENT, INC. & JAMISON FAMILY COMMUNITY PROPERTY TRUST UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

ITEM 13 - GOVERNMENT CODE SECTION 54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATOR PROPERTY: 1011 FIFTH STREET, CLOVIS, CA AGENCY NEGOTIATOR(S): ANDY HAUSSLER, ASSISTANT CITY MANAGER; JOHN HOLT, CITY MANAGER NEGOTIATING PARTY: JUDICIAL COUNCIL OF CALIFORNIA UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

ITEM 14 - GOVERNMENT CODE SECTION 54956.9(D)(1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION CASE NAME: DESIREE MARTINEZ V. CITY OF CLOVIS, ET AL., CASE NO. F082914


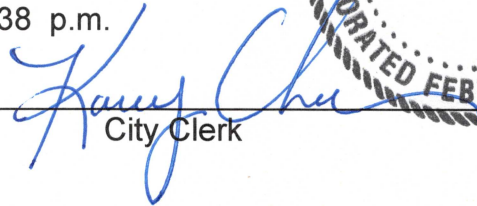
No action was taken by the City Council during the closed session.

Mayor Ashbeck adjourned the meeting of the Council to May 15, 2023

Meeting adjourned: 10:38 p.m.



Mayor



City Clerk

PUBLIC COMMENTS

May 8, 2023

May 28, 2023

Dear Mayor Ashbeck and Clovis City Councilpersons,

I want to thank you again for keeping chickens out of the city limits! I feel the council made the proper decision for what is best for our city as a whole, as you did back in 2020. I personally hope I do not have to put my time into this issue again in the future, as I would imagine you feel the same. I can also imagine being inundated with chicken emails is not your idea of your time well spent. Sorry about that! Following Mr. Wipfler's lead, as I did back in 2020, we felt it our best strategy in combating this amendment. Although, we did try to ensure only Clovis City residents emailed, unlike those in favor. ;)

I know the "Clovis way of life" means many different things to all people. One of the most prevalent meanings to me is the idea of community. Besides the obvious reasons backyard chickens being a bad idea, I witnessed how nasty people became on Nextdoor over this issue. I was called many names while trying to express the reasons (as in the past proposal) this would not work. But when a grown, older woman told me that she hoped God blessed me more than I deserved, I promptly removed myself and my comments from all posts. This would only be the tip of the iceberg of things to come between neighbors if this were to EVER pass.

Please accept my sincere thanks and appreciation to everyone involved, including John Holt, Animal Services whom presented a very convincing argument during the denial appeal and I'm sure there are others. John, maybe you can extend my gratitude to them? Thank you.

Sincerely,

June Vehn

P.S.

Also, in case you are not aware yet, residents of the halfway house on Indianapolis moved out this past weekend due to community pressure. Although, this will only become someone else's problem until laws are changed, unfortunately. But I highly doubt it will be in Clovis. Two for the win in 1 week! Yay!

Karey Cha

From: Andrew Haussler
Sent: Friday, May 5, 2023 2:19 PM
To: Vanessa Rodriguez
Cc: Karey Cha; Rebecca Simonian
Subject: RE: [External] RE: Public Comment for City Council

Understood, you can do that two ways. You can draft a letter and we will provide to council or you can make a public comment at a council meeting. Meetings are generally the first 3 Mondays of the month at 6 pm. Public comments are towards the beginning of the meeting and you would be able to address the Council on any item that is not on the agenda with a 5 minimum maximum time allotment.

Feel free to reach out if you have any questions.

Andy Haussler
Assistant City Manager
City of Clovis
(559) 324-2095
andrewh@cityofclovis.com

From: Vanessa Rodriguez <vrod14@yahoo.com>
Sent: Friday, May 5, 2023 1:38 PM
To: Andrew Haussler <andrewh@ci.clovis.ca.us>
Cc: Karey Cha <kareyc@ci.clovis.ca.us>; Rebecca Simonian <rebeccas@ci.clovis.ca.us>
Subject: [External] RE: Public Comment for City Council

Hello Andy,
The build is on Oxford and 4th street. It is four two story homes build on a small lot. We have talked with the city planner and was told there is nothing we can do. I would like to share our story with the city counsel in hopes that the city will not allow such builds in Old Town.

-Vanessa Rodriguez
559-974-7119

On Fri, May 5, 2023 at 1:27 PM, Andrew Haussler
<andrewh@ci.clovis.ca.us> wrote:

Thank you for reaching out. Can you provide a location of the concern so I can have the appropriate City person reach out to you?

Thank you for reaching out.

Andy Haussler

Assistant City Manager

City of Clovis

(559) 324-2095

andrewh@cityofclovis.com

Council Meeting Date: 2023-05-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 0

Full Name: Vanessa Renee Rodriguez

Email: vrod14@yahoo.com

Comment: I would like to discuss a new build in Old Town Clovis and how this build has impacted neighbors.

Supporting Files (2 Max.):

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Karey Cha

From: Public Comments <email@cityofclovisca.us>
Sent: Monday, May 8, 2023 3:39 PM
To: Karey Cha; Andrew Haussler; Rebecca Simonian
Subject: [External] Public Comment for City Council

Council Meeting Date: 2023-05-08

Item Number (put "0" if your comment is regarding an item not on the agenda): 0

Full Name: Zoie McColm

Email: zoiemccolm@gmail.com

Comment: I just starting looking for a new home and went to the Granville sales office and they told me I better buy quickly because city council will be raising their fees by at least 10k soon and as a first time home buyer I just can't afford another increase.

Supporting Files (2 Max.): [https://link.edgepilot.com/s/ca9fde7c/5M-](https://link.edgepilot.com/s/ca9fde7c/5M-UPiTVxEWClphOkmEf9g?u=https://cityofclovis.com/wp-content/uploads/elementor/forms/64597a11c587c.jpeg)

[UPiTVxEWClphOkmEf9g?u=https://cityofclovis.com/wp-content/uploads/elementor/forms/64597a11c587c.jpeg](https://link.edgepilot.com/s/ca9fde7c/5M-UPiTVxEWClphOkmEf9g?u=https://cityofclovis.com/wp-content/uploads/elementor/forms/64597a11c587c.jpeg)

Date: May 8, 2023

Time: 3:39 pm

Remote IP: 172.56.169.126

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

THE **CANVAS**
COLLECTION
— AT DEAUVILLE EAST —

UNDER CONSTRUCTION
DESIGNER SERIES HOMES

CANVAS 12
Lot 8 (3,685 Sq. Ft.)

2925 Vermont Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Spanish Exterior | Includes Home Office & Loft

\$639,427

InterNow

CANVAS 6
Lot 13 (4,021 Sq. Ft.)

2975 Vermont Ave., Clovis, CA 93619
2,366 Sq. Ft. | 4 Bedrooms | 3 Baths | 2-Car Garage
Modern Farmhouse Exterior | Includes Loft

\$650,498

CANVAS 12
Lot 10 (3,684 Sq. Ft.)

2945 Vermont Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Spanish w/ Stone Exterior | Includes Home Office & Loft

\$658,141

InterNow

CANVAS 12
Lot 11 (3,684 Sq. Ft.)

2955 Vermont Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Farmhouse w/ Brick Exterior | Includes Loft & Home Office

SOLD!
\$658,141

CANVAS 12
Lot 31 (5,113 Sq. Ft.)

2997 Vermont Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Farmhouse Exterior | Includes Loft & Home Office

SOLD!
\$658,141

CANVAS 12
Lot 14 (6,873 Sq. Ft.)

1687 Megan Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Farmhouse Exterior | Includes Loft & Home Office

SOLD!
\$658,141

CANVAS 12
Lot 15 (10,034 Sq. Ft.)

1677 Megan Ave., Clovis, CA 93619
2,675 Sq. Ft. | 5 Bedrooms | 3 Baths | 2-Car Garage
Modern Spanish w/ Stone Exterior | Includes Loft & Home Office

SOLD!
\$658,141

THE PRICES LISTED ABOVE INCLUDE THE FOLLOWING FEE PAID BY GRANVILLE TO LOCAL GOVERNMENT ON YOUR BEHALF
Deauville East: \$57,000 paid to the City of Clovis

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GRANVILLE
HOMES



May 4, 2023

City of Clovis
Mayor and City Council

Re: Proposed Development Impact Fee Increase

Dear Mayor and City Council Members,

We are writing to express our support for the proposed adjustments to the developer impact fees as presented by the Building Industry Association (BIA) attached hereto. We believe that the BIA's proposed adjustments will provide a fair balance between the needs of the city and the interests of the development community.

Stakeholders and the BIA have been working with city staff to review the impact fees and determine the reasons for the significant increases. While some progress has been made, the proposed fee adjustments still show an increase of over 20%, which can be further refined.

We are particularly in favor of the BIA's proposed adjustments for the water and sewer fees, which are based on either the construction cost index or the staff's recommended increase. The BIA has provided line-item estimates and support documentation for the calculations for sewer, and the increase is considered reasonable. As for water, the costs for the major elements of the Water Master Plan have significantly increased since the original estimates in 2018. The BIA recommends revisiting the plan and exploring alternative options for providing optimum water service, and we agree with this.

Also, we are in agreement with the BIA's recommendation of capping any street fees that are going up more than the construction cost index. This will ensure that any impact will be to the development community as far as the timing of reimbursements.

Additionally, the BIA provides a great recommendation of exploring financing alternatives for sewer and water facilities and pursuing grant funding where available. The city should also explore how Clovis Unified uses a General Contractor to elicit bids for major projects, which could result in construction cost savings for city-installed infrastructure.

In conclusion, we respectfully request that the City Council consider and approve the BIA's recommendations. However, if the Council chooses not to adopt the BIA fee recommendation, we support

the BIA's request to postpone the adoption of the fees for at least 30 days to allow additional discussions with staff on how to reduce the severity of the increase.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'BDY', is written over a solid horizontal line.

Brandon De Young, Executive Vice President
De Young Properties
559-903-3361
cbd@deyoungproperties.com



Building Industry Association
of Fresno/Madera Counties, Inc.

To: Mayor and City Council

From: Mike Prandini

Date: May 8, 2023

Subject: Developer Impact Fees

In 2022 the City Council agreed with the BIA that a proposal by the staff to increase impact fees from 27% to 40% should be further analyzed. The Council concurred that the increased prices staff was utilizing were anomalies due to inflation, supply chain issues, and other factors. The Council ultimately approved an increase of 15% on sewer, water, street fees but adopted full fee increases on the other fees, including a 49% increase for police and fire fees and a 20% increase for the library fee, in accordance with the staff's recommendations. This resulted in an overall increase of 16 to 18 percent.

It was agreed that the BIA would meet with staff to analyze the fees to determine why the calculation of the fees resulted in such significant increases. The BIA has been participating in a review of the impact fees since the fees were adopted. Although some progress has been made to further understand the costs and calculations and a few adjustments made to reduce the increase being proposed for 2023, no significant reduction has been achieved, and the staff is proposing overall increases of over 20%.

The BIA still believes that further refinement can be achieved and, therefore, is proposing that the Council consider the adjustments to the fees as shown in Attachment 1. The proposed fee adjustments are based on either of two methods: the construction cost index (CCI) or the staff's recommended increase. These two methods were used for the following reasons:

Sewer

- Line-item estimates and support documentation for the calculations were provided to the BIA. The BIA believes that the increase is reasonable.
- However, the staff should explore alternative methodology of service to reduce future costs of infrastructure.

Water

- Unlike the estimates provided for the sewer system, no line items or support documentation were provided for the Water Major Facilities costs. Only numbers were provided to the BIA.
- The costs for the major elements of the Water Master Plan have increased as much as 3 times the cost since the original preparation of the 2018 cost estimates. For example, the cost for the second Water Surface Treatment Plant increased from an estimate in 2018 of

\$28 million to \$96 million today. Other parts of the Master Plan have increased just as significantly.

- During discussion with staff, it has been determined that the Master Plan needs to be revisited.
- With such a significant change to costs and unknowns of what the system will include, time should be taken to resolve and accurately quantify proposed facilities and costs.
- Explore options to provide optimum water service and determine what facilities/location are the most cost effective.
- Get a second opinion from a professional engineer experienced in water systems on costs and system design.
- Cash flow the needs and facilities to meet development needs.

Street Fees – Any of the street fees that are going up more than the CCI should be capped at the CCI.

- Streets are primarily installed (about 95%) by the development community.
- Any Area Street fee increase of more than the CCI should be capped at CCI.
- Any impact will be to the development community as far as timing of reimbursements.

Parks Fees

- Use CCI or leave as is as this fee and calculation needs to be explored further as to methodology and park requirements. This fee was not fully investigated as the BIA was focusing on understanding the much larger increases for sewer and water, which took most of the year.

Financing Options

- Sewer and Water facilities need further review as to cash flow and verification of the timing of construction.
- Form a small group of professionals, city and private, to come up with alternatives for financing improvements.

Construction Cost Savings for City Installed Infrastructure

- The city should explore how Clovis Unified uses a General Contractor to elicit bids for major projects.
- The city should pursue grant funding where available.

The BIA respectfully requests that the City Council approve its recommendations, However, if the Council chooses not to adopt the BIA fee recommendation it is requested that the Council postpone the adoption of the fees for at least 30 days to allow additional discussions with staff on how to reduce the severity of the increase..

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2023-2024
ANALYSIS**

Effective: TBD

| | | Current Rate | Proposed Rate | Percent Change | | | Current Rate | Proposed Rate | Percent Change |
|---------------------------------|----------------------------|--------------|-------------------------|----------------|--|--|--------------|---------------|----------------|
| Water Major Facilities | | | | | | | | | |
| Residential | (Units per Acre) | | | | | | | | |
| Residential | 2.0 or less | \$8,580 | \$8,975 per unit | 4.6% | | | | | |
| Residential | 2.1 to 2.5 | \$8,580 | \$8,975 per unit | 4.6% | | | | | |
| Residential | 2.6 to 3.0 | \$8,580 | \$8,975 per unit | 4.6% | | | | | |
| Residential | 3.1 to 3.5 | \$8,580 | \$8,975 per unit | 4.6% | | | | | |
| Residential | 3.6 to 4.0 | \$8,580 | \$9,867 per unit | 15.0% | | | | | |
| Residential | 4.1 to 4.5 | \$8,580 | \$8,975 per unit | 4.6% | | | | | |
| Residential | 4.6 to 5.0 | \$7,283 | \$7,618 per unit | 4.6% | | | | | |
| Residential | 5.1 to 5.5 | \$5,987 | \$6,262 per unit | 4.6% | | | | | |
| Residential | 5.6 to 6.0 | \$5,851 | \$6,120 per unit | 4.6% | | | | | |
| Residential | 6.1 to 6.5 | \$5,716 | \$5,978 per unit | 4.6% | | | | | |
| Residential | 6.6 to 7.0 | \$5,581 | \$5,838 per unit | 4.6% | | | | | |
| Residential | 7.1 to 7.5 | \$5,445 | \$5,696 per unit | 4.6% | | | | | |
| Residential | 7.6 to 8.0 | \$5,311 | \$5,555 per unit | 4.6% | | | | | |
| Residential | 8.1 to 8.5 | \$5,174 | \$5,412 per unit | 4.6% | | | | | |
| Residential | 8.6 to 9.0 | \$5,038 | \$5,270 per unit | 4.6% | | | | | |
| Residential | 9.1 to 9.5 | \$4,902 | \$5,128 per unit | 4.6% | | | | | |
| Residential | 9.6 to 10.0 | \$4,768 | \$4,987 per unit | 4.6% | | | | | |
| Residential | 10.1 to 10.5 | \$4,632 | \$4,845 per unit | 4.6% | | | | | |
| Residential | 10.6 to 11.0 | \$4,496 | \$4,696 per unit | 4.6% | | | | | |
| Residential | 11.1 to 11.5 | \$4,437 | \$4,641 per unit | 4.6% | | | | | |
| Residential | 11.6 to 12.0 | \$4,383 | \$4,584 per unit | 4.6% | | | | | |
| Residential | 12.1 to 12.5 | \$4,330 | \$4,529 per unit | 4.6% | | | | | |
| Residential | 12.6 to 13.0 | \$4,275 | \$4,471 per unit | 4.6% | | | | | |
| Residential | 13.1 to 13.5 | \$4,221 | \$4,415 per unit | 4.6% | | | | | |
| Residential | 13.6 to 14.0 | \$4,168 | \$4,359 per unit | 4.6% | | | | | |
| Residential | 14.1 to 14.5 | \$4,114 | \$4,303 per unit | 4.6% | | | | | |
| Residential | 14.6 to 15.0 | \$4,058 | \$4,245 per unit | 4.6% | | | | | |
| Residential | 15.1 to 15.5 | \$4,005 | \$4,190 per unit | 4.6% | | | | | |
| Residential | 15.6 to 16.0 | \$3,951 | \$4,133 per unit | 4.6% | | | | | |
| Residential | 16.1 to 16.5 | \$3,899 | \$4,078 per unit | 4.6% | | | | | |
| Residential | 16.6 to 17.0 | \$3,843 | \$4,020 per unit | 4.6% | | | | | |
| Residential | 17.1 to 17.5 | \$3,789 | \$3,964 per unit | 4.6% | | | | | |
| Residential | 17.6 to 18.0 | \$3,735 | \$3,907 per unit | 4.6% | | | | | |
| Residential | 18.1 to 18.5 | \$3,682 | \$3,852 per unit | 4.6% | | | | | |
| Residential | 18.6 to 19.0 | \$3,628 | \$3,795 per unit | 4.6% | | | | | |
| Residential | 19.1 to 19.5 | \$3,574 | \$3,739 per unit | 4.6% | | | | | |
| Residential | 19.6 to 20.0 | \$3,518 | \$3,680 per unit | 4.6% | | | | | |
| Commercial Retail | | \$4.29 | \$4.49 per bldg sf | 4.6% | | | | | |
| Professional Office | | \$4.29 | \$4.49 per bldg sf | 4.6% | | | | | |
| Industrial | | \$1.16 | \$1.21 per bldg sf | 4.6% | | | | | |
| Schools | | \$8,980 | \$9,393 per gross acre | 4.6% | | | | | |
| Public Facilities | | \$2.32 | \$2.43 per bldg sf | 4.6% | | | | | |
| Parks | | Exempt | Exempt | | | | | | |
| Assisted Living | | \$4.06 | \$4.25 per bldg sf | 4.6% | | | | | |
| Water | | | | | | | | | |
| Water oversize | | | | | | | | | |
| | All Areas except RT Ph 1,2 | \$1,682 | \$2,543 per gross acre | 51.1% | | | | | |
| | RT Park Phase 1, 2 | \$182 | \$275 per gross acre | 51.3% | | | | | |
| Water front footage | | | | | | | | | |
| | All Areas except RT Ph 1,2 | \$27.40 | \$43.70 per linear foot | 59.5% | | | | | |
| | RT Park Phase 1, 2 | \$0 | \$0 | 0.0% | | | | | |
| Non-Potable Water System | | | | | | | | | |
| | | \$2,454 | \$3,941 per gross acre | 60.6% | | | | | |
| Water Service | | | | | | | | | |
| Water meter: | | | | | | | | | |
| | 3/4" | \$341 | \$348 each | 2.1% | | | | | |
| | 1" | \$424 | \$435 each | 2.6% | | | | | |
| | 1 1/2" (residential only) | \$712 | \$737 each | 3.5% | | | | | |
| | 2" (residential only) | \$906 | \$940 each | 3.8% | | | | | |
| | 1 1/2" (landscape) | \$912 | \$946 each | 3.7% | | | | | |
| | 2" (landscape) | \$1,039 | \$1,080 each | 3.9% | | | | | |
| | 3" (landscape) | \$1,470 | \$1,520 each | 3.4% | | | | | |
| | 4" (landscape) | \$2,425 | \$2,523 each | 4.0% | | | | | |
| | 6" (landscape) | \$4,382 | \$4,559 each | 4.0% | | | | | |
| | 1 1/2" (MFR & Non-res) | \$1,227 | \$1,277 each | 4.1% | | | | | |
| | 2" (MFR & Non-res) | \$1,391 | \$1,449 each | 4.2% | | | | | |
| | 3" (MFR & Non-res) | \$1,919 | \$1,991 each | 3.8% | | | | | |
| | 4" (MFR & Non-res) | \$2,993 | \$3,120 each | 4.2% | | | | | |
| | 6" (MFR & Non-res) | \$5,220 | \$5,438 each | 4.2% | | | | | |
| | Transceiver Fee | \$145 | \$170 each | 17.2% | | | | | |
| Water service w/meter: | | | | | | | | | |
| | 3/4" | \$6,050 | \$6,485 each | 7.2% | | | | | |
| | 1" | \$6,179 | \$6,572 each | 6.4% | | | | | |
| | 1 1/2" | \$7,250 | \$7,522 each | 3.8% | | | | | |
| | 2" | \$7,947 | \$8,166 each | 2.8% | | | | | |

ATTACHMENT 1

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2023-2024
ANALYSIS**

Effective: TBD

| Current Rate | | Proposed Rate | | Percent Change | Current Rate | | Proposed Rate | | Percent Change |
|---|----------|---------------|-----------------|----------------|--|---------|----------------|----------------|----------------|
| Sewer | | | | | Admin., Public Facilities, Misc. | | | | |
| Sewer Major Facilities | | | | | Undergrounding administration fee | | | | |
| Single Family Residential | \$9,325 | \$10,645 | per unit | 14.2% | 1.50% | 1.50% | of UG fees | 0.0% | |
| Multi-Family Residential | \$7,554 | \$8,622 | per unit | 14.1% | 1.50% | 1.50% | of street fees | 0.0% | |
| Commercial Retail | \$5.60 | \$6.39 | per bldg sf | 14.1% | Administration fee | 1.50% | 1.50% | of fees | 0.0% |
| Professional Office | \$4.75 | \$5.43 | per bldg sf | 14.3% | Fire Department Fee | | | | |
| Industrial | \$2.61 | \$2.98 | per bldg sf | 14.2% | Growth Areas | \$2,347 | \$2,075 | per unit | -11.6% |
| Assisted Living | \$9,325 | \$10,645 | per EDU | 14.2% | Police Department Fee | | | | |
| *Other | \$9,325 | \$10,645 | per EDU | 14.2% | Growth Areas | \$1,134 | \$1,457 | per unit | 28.5% |
| Sewer oversize | | | | | Special Area Annexation Fee | | | | |
| All Areas except RT Ph 1,2 | \$1,190 | \$1,114 | per gross acre | -6.4% | | \$0 | \$0 | per gross acre | 0.0% |
| RT Park Phase 1, 2 | \$0 | \$0 | | 0.0% | Loma Vista Community Centers | | | | |
| Sewer front footage | | | | | Master Plan Zone District Program Fee | | | | |
| All Areas except RT Ph 1,2 | \$22.64 | \$32.05 | per linear foot | 41.5% | | \$1,591 | \$1,591 | per net acre | 0.0% |
| RT Park Phase 1, 2 | \$0 | \$0 | | 0.0% | Library Facilities Impact Fee*** | | | | |
| Sewer house branch connection | | | | | Single family lot | | | | |
| 4" lateral | \$136.00 | \$136.00 | per linear foot | 0.0% | | \$760 | \$760 | per unit | 0.0% |
| 6" lateral | \$138.00 | \$138.00 | per linear foot | 0.0% | Multi-family, assisted living/group homes | | | | |
| *Other includes hospitals, churches, hotels, motels, schools | | | | | | | | | |
| Parks | | | | | Utility Undergrounding (See Area Map on Page 7) | | | | |
| Park Acquisition and Development: | | | | | Utility Undergrounding fee | | | | |
| All Residential | \$5,354 | \$5,662 | per unit | 5.8% | Underground Area 1 | \$8,692 | \$8,400 | per gross acre | -3.4% |
| Retail | \$0.68 | \$0.69 | per bldg. sf. | 1.5% | RT Park Phase 1, 2 | \$2,894 | \$2,797 | per gross acre | -3.4% |
| Office | \$1.48 | \$1.50 | per bldg. sf. | 1.4% | Underground Area 2 | \$0 | \$0 | per gross acre | 0.0% |
| Industrial | \$0.48 | \$0.49 | per bldg. sf. | 2.1% | Underground Area 3 | \$8,268 | \$8,003 | per gross acre | -3.2% |
| Refuse | | | | | Underground Area 4 | | | | |
| Community sanitation fee | | | | | | | | | |
| Single family lot | \$481 | \$509 | per unit | 5.8% | | \$7,960 | \$7,823 | per gross acre | -1.7% |
| Multi-family, non-residential | \$396 | \$412 | per unit | 4.0% | Neighborhood Park Deposit | | | | |
| Neighborhood Park Deposit | | | | | | | | | |
| Street Area 4 (Loma Vista Specific Plan) | \$5,395 | \$5,643 | per unit | 4.6% | | | | | |

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2023-2024
ANALYSIS**

Effective: TBD

| Current Rate | | Proposed Rate | | Percent Change | Current Rate | | Proposed Rate | | Percent Change |
|---|---------|---------------|-----------------|----------------|---|---------|---------------|-----------------|----------------|
| Sewer Oversize/Overdepth Reimbursement Rates | | | | | Water Oversize Reimbursement Rates | | | | |
| Sewer oversize mains | | | | | Water oversize mains: | | | | |
| 10" | \$3.89 | \$9.25 | per linear foot | 138.0% | 12" main | \$18.06 | \$45.65 | per linear foot | 152.8% |
| 12" | \$10.91 | \$23.05 | per linear foot | 111.2% | 14" main | \$32.60 | \$77.55 | per linear foot | 137.9% |
| 15" | \$25.21 | \$53.40 | per linear foot | 111.8% | 16" main | \$54.80 | \$117.60 | per linear foot | 114.6% |
| 18" | \$44.71 | \$90.90 | per linear foot | 103.3% | 18" main | \$71.42 | \$151.05 | per linear foot | 111.5% |
| 21" | \$60.95 | \$125.30 | per linear foot | 105.6% | 20" main | \$89.22 | \$198.65 | per linear foot | 122.7% |
| Sewer overdepth mains: | | | | | 24" main | | | | |
| 8' to 12' in depth | | | | | 12" valve | | | | |
| 8" main | \$8.60 | \$9.75 | per linear foot | 13.4% | 14" valve | \$1,432 | \$4,135.00 | each | 188.8% |
| 10" main | \$11.05 | \$12.35 | per linear foot | 11.8% | 16" valve | \$1,932 | \$5,438.00 | each | 181.5% |
| 12" main | \$10.90 | \$12.15 | per linear foot | 11.5% | 18" valve | \$2,315 | \$5,282.00 | each | 128.2% |
| 15" main | \$14.75 | \$16.55 | per linear foot | 12.2% | 20" valve | \$3,527 | \$7,890.00 | each | 123.7% |
| 18" main | \$17.05 | \$19.00 | per linear foot | 11.4% | 24" valve | \$5,359 | \$12,910.00 | each | 140.9% |
| 21" main | \$20.45 | \$22.70 | per linear foot | 11.0% | | | | | |
| 12' to 16' in depth | | | | | | | | | |
| 8" main | \$19.15 | \$21.10 | per linear foot | 10.2% | | | | | |
| 10" main | \$21.50 | \$23.60 | per linear foot | 9.8% | | | | | |
| 12" main | \$21.38 | \$23.70 | per linear foot | 10.9% | | | | | |
| 15" main | \$27.84 | \$31.00 | per linear foot | 11.3% | | | | | |
| 18" main | \$40.88 | \$45.15 | per linear foot | 10.4% | | | | | |
| 21" main | \$42.83 | \$47.30 | per linear foot | 10.4% | | | | | |
| Greater than 16' in depth | | | | | | | | | |
| 8" main | \$25.35 | \$27.80 | per linear foot | 9.7% | | | | | |
| 10" main | \$28.00 | \$30.70 | per linear foot | 9.6% | | | | | |
| 12" main | \$28.35 | \$31.00 | per linear foot | 9.3% | | | | | |
| 15" main | \$41.81 | \$46.05 | per linear foot | 10.1% | | | | | |
| 18" main | \$51.23 | \$56.20 | per linear foot | 9.7% | | | | | |
| 21" main | \$57.00 | \$62.15 | per linear foot | 9.0% | | | | | |

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2023-2024
ANALYSIS**

Effective: TBD

Street Fees

| | Basis of Charge | Current | Proposed | Percent | Current | Proposed | Percent | Current | Proposed | Percent | Current | Proposed | Percent | Current | Proposed | Percent |
|--------------------------------------|------------------|---------------------|----------|---------|--------------------|----------|---------|-----------------|----------|---------|---------|----------|---------|----------|----------|---------|
| | | Rate | Rate | Change | Rate | Rate | Change | Rate | Rate | Change | Rate | Rate | Change | Rate | Rate | Change |
| Area 1 | | | | | | | | | | | | | | | | |
| | | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| SFR - Rural (0 - 0.5) | per unit | \$6,293 | \$6,582 | 4.6% | \$2,044 | \$2,062 | 0.9% | \$802 | \$839 | 4.6% | \$68 | \$71 | 4.6% | \$9,207 | \$9,554 | 3.8% |
| SFR - Very Low Density (0.6 - 2) | per unit | \$6,294 | \$6,583 | 4.6% | \$2,044 | \$2,062 | 0.9% | \$801 | \$838 | 4.6% | \$69 | \$72 | 4.6% | \$9,208 | \$9,555 | 3.8% |
| SFR - Low Density (2.1 - 4) | per unit | \$6,294 | \$6,583 | 4.6% | \$2,044 | \$2,062 | 0.9% | \$801 | \$838 | 4.6% | \$69 | \$72 | 4.6% | \$9,208 | \$9,555 | 3.8% |
| SFR - Medium Density (4.1 - 7) | per unit | \$6,294 | \$6,583 | 4.6% | \$2,044 | \$2,062 | 0.9% | \$801 | \$838 | 4.6% | \$69 | \$72 | 4.6% | \$9,208 | \$9,555 | 3.8% |
| MFR - Medium High Density (7.1 - 15) | per unit | \$3,775 | \$3,949 | 4.6% | \$1,226 | \$1,237 | 0.9% | \$481 | \$503 | 4.6% | \$41 | \$43 | 4.6% | \$5,523 | \$5,732 | 3.8% |
| MFR - High (15.1 - 25) | per unit | \$3,775 | \$3,949 | 4.6% | \$1,226 | \$1,237 | 0.9% | \$481 | \$503 | 4.6% | \$41 | \$43 | 4.6% | \$5,523 | \$5,732 | 3.8% |
| MFR - Very High (25.1 - 43) | per unit | \$3,775 | \$3,949 | 4.6% | \$1,226 | \$1,237 | 0.9% | \$481 | \$503 | 4.6% | \$41 | \$43 | 4.6% | \$5,523 | \$5,732 | 3.8% |
| Retail | per 1000 bldg sf | \$9,934 | \$10,391 | 4.6% | \$3,226 | \$3,254 | 0.9% | \$1,264 | \$1,322 | 4.6% | \$108 | \$113 | 4.6% | \$14,532 | \$15,080 | 3.8% |
| Office, Public Facilities | per 1000 bldg sf | \$4,530 | \$4,738 | 4.6% | \$1,471 | \$1,484 | 0.9% | \$576 | \$602 | 4.6% | \$49 | \$51 | 4.6% | \$6,626 | \$6,876 | 3.8% |
| Industrial, Assisted Living | per 1000 bldg sf | \$1,219 | \$1,275 | 4.6% | \$396 | \$399 | 0.8% | \$155 | \$162 | 4.6% | \$13 | \$14 | 4.6% | \$1,783 | \$1,850 | 3.7% |
| Schools | per 1000 bldg sf | \$7,947 | \$8,312 | 4.6% | \$2,581 | \$2,603 | 0.9% | \$1,011 | \$1,058 | 4.6% | \$87 | \$91 | 4.6% | \$11,626 | \$12,064 | 3.8% |
| Churches | per 1000 bldg sf | \$4,530 | \$4,738 | 4.6% | \$1,471 | \$1,484 | 0.9% | \$576 | \$602 | 4.6% | \$49 | \$51 | 4.6% | \$6,626 | \$6,876 | 3.8% |
| Mini Storage | per gross acre | \$15,929 | \$16,661 | 4.6% | \$5,175 | \$5,214 | 0.8% | \$2,026 | \$2,119 | 4.6% | \$178 | \$186 | 4.6% | \$23,308 | \$24,161 | 3.7% |

| RT Park Phase 1, 2 | | | | | | | | | | | | | | | | |
|---------------------------|------------------|---------------------|---------|------|--------------------|-------|-------|-----------------|-------|-------|---------|-----|------|---------|---------|------|
| | Basis of Charge | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| Industrial | per 1000 bldg sf | \$943 | \$986 | 4.6% | \$225 | \$222 | -1.3% | \$129 | \$121 | -6.2% | \$0 | \$0 | 0.0% | \$1,297 | \$1,329 | 2.5% |
| Office | per 1000 bldg sf | \$3,506 | \$3,667 | 4.6% | \$835 | \$825 | -1.2% | \$481 | \$450 | -6.4% | \$0 | \$0 | 0.0% | \$4,822 | \$4,942 | 2.5% |

| Area 2 | | | | | | | | | | | | | | | | |
|--------------------------------------|------------------|---------------------|---------|------|--------------------|-----|------|-----------------|-------|------|---------|-----|------|---------|---------|------|
| | Basis of Charge | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| SFR - Rural (0 - 0.5) | per unit | \$412 | \$412 | 0.0% | \$0 | \$0 | 0.0% | \$105 | \$105 | 0.0% | \$0 | \$0 | 0.0% | \$517 | \$517 | 0.0% |
| SFR - Very Low Density (0.6 - 2) | per unit | \$412 | \$412 | 0.0% | \$0 | \$0 | 0.0% | \$106 | \$106 | 0.0% | \$0 | \$0 | 0.0% | \$518 | \$518 | 0.0% |
| SFR - Low Density (2.1 - 4) | per unit | \$412 | \$412 | 0.0% | \$0 | \$0 | 0.0% | \$106 | \$106 | 0.0% | \$0 | \$0 | 0.0% | \$518 | \$518 | 0.0% |
| SFR - Medium Density (4.1 - 7) | per unit | \$412 | \$412 | 0.0% | \$0 | \$0 | 0.0% | \$106 | \$106 | 0.0% | \$0 | \$0 | 0.0% | \$518 | \$518 | 0.0% |
| MFR - Medium High Density (7.1 - 15) | per unit | \$248 | \$248 | 0.0% | \$0 | \$0 | 0.0% | \$63 | \$63 | 0.0% | \$0 | \$0 | 0.0% | \$311 | \$311 | 0.0% |
| MFR - High (15.1 - 25) | per unit | \$248 | \$248 | 0.0% | \$0 | \$0 | 0.0% | \$63 | \$63 | 0.0% | \$0 | \$0 | 0.0% | \$311 | \$311 | 0.0% |
| MFR - Very High (25.1 - 43) | per unit | \$248 | \$248 | 0.0% | \$0 | \$0 | 0.0% | \$63 | \$63 | 0.0% | \$0 | \$0 | 0.0% | \$311 | \$311 | 0.0% |
| Retail | per 1000 bldg sf | \$649 | \$649 | 0.0% | \$0 | \$0 | 0.0% | \$166 | \$166 | 0.0% | \$0 | \$0 | 0.0% | \$815 | \$815 | 0.0% |
| Office, Public Facilities | per 1000 bldg sf | \$296 | \$296 | 0.0% | \$0 | \$0 | 0.0% | \$76 | \$76 | 0.0% | \$0 | \$0 | 0.0% | \$372 | \$372 | 0.0% |
| Industrial, Assisted Living | per 1000 bldg sf | \$79 | \$79 | 0.0% | \$0 | \$0 | 0.0% | \$21 | \$21 | 0.0% | \$0 | \$0 | 0.0% | \$100 | \$100 | 0.0% |
| Schools | per 1000 bldg sf | \$520 | \$520 | 0.0% | \$0 | \$0 | 0.0% | \$133 | \$133 | 0.0% | \$0 | \$0 | 0.0% | \$653 | \$653 | 0.0% |
| Churches | per 1000 bldg sf | \$296 | \$296 | 0.0% | \$0 | \$0 | 0.0% | \$76 | \$76 | 0.0% | \$0 | \$0 | 0.0% | \$372 | \$372 | 0.0% |
| Mini Storage | per gross acre | \$1,040 | \$1,040 | 0.0% | \$0 | \$0 | 0.0% | \$270 | \$270 | 0.0% | \$0 | \$0 | 0.0% | \$1,310 | \$1,310 | 0.0% |

CITY OF CLOVIS
 MASTER DEVELOPMENT FEE SCHEDULE 2023-2024
 ANALYSIS

Effective: TBD

Street Fees

| | | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change |
|--------------------------------------|------------------|---------------------|---------------|----------------|--------------------|---------------|----------------|-----------------|---------------|----------------|--------------|---------------|----------------|--------------|---------------|----------------|
| Area 3 | | | | | | | | | | | | | | | | |
| | Basis of Charge | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| SFR - Rural (0 - 0.5) | per unit | \$76 | \$76 | 0.0% | \$0 | \$0 | 0.0% | \$37 | \$37 | 0.0% | \$0 | \$0 | 0.0% | \$113 | \$113 | 0.0% |
| SFR - Very Low Density (0.6 - 2) | per unit | \$77 | \$77 | 0.0% | \$0 | \$0 | 0.0% | \$38 | \$38 | 0.0% | \$0 | \$0 | 0.0% | \$115 | \$115 | 0.0% |
| SFR - Low Density (2.1 - 4) | per unit | \$77 | \$77 | 0.0% | \$0 | \$0 | 0.0% | \$38 | \$38 | 0.0% | \$0 | \$0 | 0.0% | \$115 | \$115 | 0.0% |
| SFR - Medium Density (4.1 - 7) | per unit | \$77 | \$77 | 0.0% | \$0 | \$0 | 0.0% | \$38 | \$38 | 0.0% | \$0 | \$0 | 0.0% | \$115 | \$115 | 0.0% |
| MFR - Medium High Density (7.1 - 15) | per unit | \$47 | \$47 | 0.0% | \$0 | \$0 | 0.0% | \$23 | \$23 | 0.0% | \$0 | \$0 | 0.0% | \$70 | \$70 | 0.0% |
| MFR - High (15.1 - 25) | per unit | \$47 | \$47 | 0.0% | \$0 | \$0 | 0.0% | \$23 | \$23 | 0.0% | \$0 | \$0 | 0.0% | \$70 | \$70 | 0.0% |
| MFR - Very High (25.1 - 43) | per unit | \$47 | \$47 | 0.0% | \$0 | \$0 | 0.0% | \$23 | \$23 | 0.0% | \$0 | \$0 | 0.0% | \$70 | \$70 | 0.0% |
| Retail | per 1000 bldg sf | \$122 | \$122 | 0.0% | \$0 | \$0 | 0.0% | \$60 | \$60 | 0.0% | \$0 | \$0 | 0.0% | \$182 | \$182 | 0.0% |
| Office, Public Facilities | per 1000 bldg sf | \$55 | \$55 | 0.0% | \$0 | \$0 | 0.0% | \$27 | \$27 | 0.0% | \$0 | \$0 | 0.0% | \$82 | \$82 | 0.0% |
| Industrial, Assisted Living | per 1000 bldg sf | \$15 | \$15 | 0.0% | \$0 | \$0 | 0.0% | \$7 | \$7 | 0.0% | \$0 | \$0 | 0.0% | \$22 | \$22 | 0.0% |
| Schools | per 1000 bldg sf | \$99 | \$99 | 0.0% | \$0 | \$0 | 0.0% | \$48 | \$48 | 0.0% | \$0 | \$0 | 0.0% | \$147 | \$147 | 0.0% |
| Churches | per 1000 bldg sf | \$55 | \$55 | 0.0% | \$0 | \$0 | 0.0% | \$27 | \$27 | 0.0% | \$0 | \$0 | 0.0% | \$82 | \$82 | 0.0% |
| Mini Storage | per gross acre | \$200 | \$200 | 0.0% | \$0 | \$0 | 0.0% | \$100 | \$100 | 0.0% | \$0 | \$0 | 0.0% | \$300 | \$300 | 0.0% |

| | | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change |
|--------------------------------------|------------------|---------------------|---------------|----------------|--------------------|---------------|----------------|-----------------|---------------|----------------|--------------|---------------|----------------|--------------|---------------|----------------|
| Area 4 | | | | | | | | | | | | | | | | |
| | Basis of Charge | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| SFR - Rural (0 - 0.5) | per unit | \$5,775 | \$6,041 | 4.6% | \$2,400 | \$2,482 | 3.4% | \$530 | \$554 | 4.6% | \$595 | \$622 | 4.6% | \$9,300 | \$9,699 | 4.3% |
| SFR - Very Low Density (0.6 - 2) | per unit | \$5,775 | \$6,041 | 4.6% | \$2,400 | \$2,482 | 3.4% | \$531 | \$555 | 4.6% | \$595 | \$622 | 4.6% | \$9,301 | \$9,700 | 4.3% |
| SFR - Low Density (2.1 - 4) | per unit | \$5,775 | \$6,041 | 4.6% | \$2,400 | \$2,483 | 3.5% | \$531 | \$555 | 4.6% | \$595 | \$622 | 4.6% | \$9,301 | \$9,701 | 4.3% |
| SFR - Medium Density (4.1 - 7) | per unit | \$5,775 | \$6,041 | 4.6% | \$2,400 | \$2,482 | 3.4% | \$531 | \$555 | 4.6% | \$595 | \$622 | 4.6% | \$9,301 | \$9,700 | 4.3% |
| MFR - Medium High Density (7.1 - 15) | per unit | \$3,466 | \$3,626 | 4.6% | \$1,440 | \$1,489 | 3.4% | \$318 | \$333 | 4.6% | \$355 | \$372 | 4.6% | \$5,579 | \$5,819 | 4.3% |
| MFR - High (15.1 - 25) | per unit | \$3,466 | \$3,626 | 4.6% | \$1,440 | \$1,489 | 3.4% | \$318 | \$333 | 4.6% | \$355 | \$372 | 4.6% | \$5,579 | \$5,819 | 4.3% |
| MFR - Very High (25.1 - 43) | per unit | \$3,466 | \$3,626 | 4.6% | \$1,440 | \$1,489 | 3.4% | \$318 | \$333 | 4.6% | \$355 | \$372 | 4.6% | \$5,579 | \$5,819 | 4.3% |
| Retail | per 1000 bldg sf | \$9,115 | \$9,534 | 4.6% | \$3,788 | \$3,918 | 3.4% | \$837 | \$876 | 4.6% | \$937 | \$980 | 4.6% | \$14,677 | \$15,308 | 4.3% |
| Office, Public Facilities | per 1000 bldg sf | \$4,157 | \$4,348 | 4.6% | \$1,727 | \$1,787 | 3.5% | \$382 | \$400 | 4.6% | \$428 | \$447 | 4.6% | \$6,694 | \$6,983 | 4.3% |
| Industrial, Assisted Living | per 1000 bldg sf | \$1,118 | \$1,169 | 4.6% | \$465 | \$481 | 3.4% | \$103 | \$108 | 4.6% | \$116 | \$121 | 4.6% | \$1,802 | \$1,879 | 4.3% |
| Schools | per 1000 bldg sf | \$7,292 | \$7,628 | 4.6% | \$3,030 | \$3,134 | 3.4% | \$670 | \$701 | 4.6% | \$751 | \$785 | 4.6% | \$11,743 | \$12,248 | 4.3% |
| Churches | per 1000 bldg sf | \$4,157 | \$4,348 | 4.6% | \$1,727 | \$1,787 | 3.5% | \$382 | \$400 | 4.6% | \$428 | \$447 | 4.6% | \$6,694 | \$6,983 | 4.3% |
| Mini Storage | per gross acre | \$14,619 | \$15,291 | 4.6% | \$6,077 | \$6,286 | 3.4% | \$1,346 | \$1,408 | 4.6% | \$1,510 | \$1,579 | 4.6% | \$23,562 | \$24,565 | 4.3% |

| | | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change | Current Rate | Proposed Rate | Percent Change |
|--------------------------------------|------------------|---------------------|---------------|----------------|--------------------|---------------|----------------|-----------------|---------------|----------------|--------------|---------------|----------------|--------------|---------------|----------------|
| Area 5 | | | | | | | | | | | | | | | | |
| | Basis of Charge | Outside Travel Lane | | | Center Travel Lane | | | Traffic Signals | | | Bridges | | | Total | | |
| SFR - Rural (0 - 0.5) | per unit | \$2,628 | \$2,749 | 4.6% | \$1,631 | \$1,706 | 4.6% | \$357 | \$373 | 4.6% | \$204 | \$213 | 4.6% | \$4,819 | \$5,041 | 4.6% |
| SFR - Very Low Density (0.6 - 2) | per unit | \$2,629 | \$2,750 | 4.6% | \$1,630 | \$1,705 | 4.6% | \$357 | \$373 | 4.6% | \$205 | \$214 | 4.6% | \$4,820 | \$5,042 | 4.6% |
| SFR - Low Density (2.1 - 4) | per unit | \$2,629 | \$2,750 | 4.6% | \$1,630 | \$1,705 | 4.6% | \$357 | \$373 | 4.6% | \$205 | \$214 | 4.6% | \$4,820 | \$5,042 | 4.6% |
| SFR - Medium Density (4.1 - 7) | per unit | \$2,629 | \$2,750 | 4.6% | \$1,630 | \$1,705 | 4.6% | \$357 | \$373 | 4.6% | \$205 | \$214 | 4.6% | \$4,820 | \$5,042 | 4.6% |
| MFR - Medium High Density (7.1 - 15) | per unit | \$1,578 | \$1,650 | 4.6% | \$978 | \$1,022 | 4.6% | \$214 | \$224 | 4.6% | \$123 | \$129 | 4.6% | \$2,892 | \$3,025 | 4.6% |
| MFR - High (15.1 - 25) | per unit | \$1,578 | \$1,650 | 4.6% | \$978 | \$1,022 | 4.6% | \$214 | \$224 | 4.6% | \$123 | \$129 | 4.6% | \$2,892 | \$3,025 | 4.6% |
| MFR - Very High (25.1 - 43) | per unit | \$1,578 | \$1,650 | 4.6% | \$978 | \$1,022 | 4.6% | \$214 | \$224 | 4.6% | \$123 | \$129 | 4.6% | \$2,892 | \$3,025 | 4.6% |
| Retail | per 1000 bldg sf | \$4,150 | \$4,341 | 4.6% | \$2,571 | \$2,690 | 4.6% | \$565 | \$591 | 4.6% | \$323 | \$338 | 4.6% | \$7,609 | \$7,959 | 4.6% |
| Office, Public Facilities | per 1000 bldg sf | \$1,892 | \$1,979 | 4.6% | \$1,172 | \$1,226 | 4.6% | \$258 | \$269 | 4.6% | \$147 | \$154 | 4.6% | \$3,468 | \$3,628 | 4.6% |
| Industrial | per 1000 bldg sf | \$509 | \$533 | 4.6% | \$316 | \$331 | 4.6% | \$69 | \$72 | 4.6% | \$40 | \$42 | 4.6% | \$935 | \$978 | 4.6% |
| Schools | per 1000 bldg sf | \$3,320 | \$3,473 | 4.6% | \$2,057 | \$2,152 | 4.6% | \$452 | \$473 | 4.6% | \$258 | \$270 | 4.6% | \$6,087 | \$6,367 | 4.6% |
| Churches | per 1000 bldg sf | \$1,892 | \$1,979 | 4.6% | \$1,172 | \$1,226 | 4.6% | \$258 | \$269 | 4.6% | \$147 | \$154 | 4.6% | \$3,468 | \$3,628 | 4.6% |
| Mini Storage | per gross acre | \$6,654 | \$6,960 | 4.6% | \$4,129 | \$4,318 | 4.6% | \$902 | \$943 | 4.6% | \$523 | \$547 | 4.6% | \$12,207 | \$12,769 | 4.6% |

ITEM # 11

PHOTOS OF SUBJECT PROPERTIES

DATE TAKEN: 5/8/2023

Item #11 5/8/2023 Photos of Subject Properties

2395 Beverly (Non-Op vehicle/storage/trailer still present)



Item #11 5/8/2023 Photos of Subject Properties

2951 Purvis (Personal Property/Storage issues still present)



Item #11 5/8/2023 Photos of Subject Properties

1495 Fourth Street (Various Issues still present)



Item #11 5/8/2023 Photos of Subject Properties

660 Barstow (Non Op vehicles/debris cleaned-up)



Item #11 5/8/2023 Photos of Subject Properties

982 Rosebrook (Non-op vehicle/storage/trailer issues still present)



Item #11 5/8/2023 Photos of Subject Properties

101 N Pollasky (Various issues still present)



Item #11 5/8/2023 Photos of Subject Properties

607 Coventry (Weeds/Debris – Cleaned up by City)



Item #11 5/8/2023 Photos of Subject Properties

339 W. Ashcroft (Debris/Trailer – Cleaned up)



Item #11 5/8/2023 Photos of Subject Properties

1419 Chennault (Note: noise/gang issues)



Item #11 5/8/2023 Photos of Subject Properties

3155 Winery Avenue (Non-Op Vehicle/Debris – vehicle is not registered)

