



# CITY of CLOVIS

## AGENDA • CITY COUNCIL MEETING

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060  
[www.cityofclovis.com](http://www.cityofclovis.com)

January 19, 2021

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk or General Services Director at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

### **\*SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\***

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes to participate in Council meetings until notified otherwise. The Council chambers will be open to the public but we will be implementing social distancing policies and will limit the number of people who may be in the Council chambers. Face masks are required to attend. We are encouraging residents to participate virtually following the directions below. If you are sick, please do not attend the meeting. Any member of the City Council may participate from a remote location by teleconference.

- The meeting will be webcast and accessed at: <https://cityofclovis.com/government/city-council/city-council-agendas/>

### **Written Comments**

- Members of the public are encouraged to submit written comments at: <https://cityofclovis.com/government/city-council/city-council-agendas/> at least two (2) hours before the meeting (4:00 p.m.). You will be prompted to provide:

- Council Meeting Date
- Item Number
- Name
- Email
- Comment



- Please submit a separate form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.

- If a written comment is received after 4:00 p.m. on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 p.m. will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

### **Verbal Comments**

- If you wish to speak to the Council on an item by telephone, you should contact the City Clerk at (559) 324-2060 no later than 4:00 p.m. the day of the meeting.
- You will be asked to provide your name, phone number, and your email. You will be emailed instructions to log into Webex to participate in the meeting. Staff recommends participants log into the Webex at 5:30 p.m. the day of the meeting to perform an audio check.
- All callers will be placed on mute, and at the appropriate time for your comment your microphone will be unmuted.
- You will be able to speak to the Council for up to three (3) minutes.

### **Webex Participation**

- Reasonable efforts will be made to allow written and verbal comment from a participant communicating with the host of the virtual meeting. To do so, a participant will need to chat with the host and request to make a written or verbal comment. The host will make reasonable efforts to make written and verbal comments available to the City Council. Due to the new untested format of these meetings, the City cannot guarantee that these written and verbal comments initiated via chat will occur. Participants desiring to make a verbal comment via chat will need to ensure that they accessed the meeting with audio transmission capabilities.

### **CALL TO ORDER**

### **FLAG SALUTE - Councilmember Flores**

### **ROLL CALL**

### **PRESENTATIONS/PROCLAMATIONS**

1. Presentation of Proclamation declaring January as National Slavery and Human Trafficking Prevention Month.

**Public Comments** - This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 5 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

**ORDINANCES AND RESOLUTIONS** - With respect to the approval of resolutions and ordinances, the reading of the title shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Councilmember that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Council.

**CONSENT CALENDAR** - Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

- [2.](#) Administration - Approval - Minutes from the January 11, 2021 Council Meeting.
- [3.](#) Finance – Receive and File – Investment Report for the Month of October 2020.
- [4.](#) Finance – Receive and File – Treasurer’s Report for the Month of October 2020.
- [5.](#) Finance – Receive and File – Investment Report for the Month of November 2020.
- [6.](#) Finance – Receive and File – Treasurer’s Report for the Month of November 2020.
- [7.](#) Finance – Receive and File – Status Report of Development Fee Funds for the fiscal year ended June 30, 2020.
- [8.](#) Planning and Development Services - Approval – Res. 21-\_\_\_\_, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2021-2022.

**PUBLIC HEARINGS** - A public hearing is an open consideration within a regular or special meeting of the City Council, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

- [9.](#) Consider Approval - Res. 21-\_\_\_\_, A request to amend the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis regarding Standards of Annexation to address the annexation of approximately 40 acres of property at the southeast corner of Ashlan and Thompson Avenues. City of Clovis, applicant.

**Staff:** George González, MPA, Senior Planner  
**Recommendation:** Approve

- [10.](#) Consider Introduction - Ord. 21-\_\_\_\_, R2020-004, A request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Loma Vista Marketplace, LP, applicant; Provost & Pritchard Consulting Group, representative.

**Staff:** Dave Merchen, City Planner  
**Recommendation:** Approve

11. Consider Actions related to Annexation of Territory (Annexation #66, T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

a. Consider Approval - Res. 21-\_\_\_\_, A Resolution annexing territory (Annexation #66) (T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #66) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

b. Consider Approval - Res. 21-\_\_\_\_, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

**Staff:** Jay Schengel, Finance Director

**Recommendation:** Approve

**ADMINISTRATIVE ITEMS-** Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

12. Consider Approval – Res. 21-\_\_\_\_, A resolution authorizing the City Manager to execute a consultant agreement between the City of Clovis and Ascent Environmental, Inc. addressing the preparation of the General Plan Housing Element and related services.

**Staff:** David Merchen, City Planner

**Recommendation:** Approve

**WORKSHOP -** For the Clovis City Council to conduct a workshop to discuss the impact on ongoing City operations during the COVID-19 State of Emergency as declared by the Federal Government, State of California, County of Fresno, and City of Clovis; and to explore actions the City may take in response to the crisis.

## **CITY MANAGER COMMENTS**

## **COUNCIL COMMENTS**

**CLOSED SESSION -** A “closed door” (not public) City Council meeting, allowed by State law, for consideration of pending legal matters and certain matters related to personnel and real estate transactions.

13. Government Code Section 54956.9  
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant Exposure to Litigation Pursuant to Paragraph (2) or (3) of Subdivision (d) of Section 54956.9  
1 potential case

## **ADJOURNMENT**

## **MEETINGS AND KEY ISSUES**

Regular City Council Meetings are held at 6:00 P.M. in the Council Chamber. The following are future meeting dates:

February 1, 2021 (Mon.)  
February 8, 2021 (Mon.)  
February 16, 2021 (Tue.)  
March 1, 2021 (Mon.)

CITY *of* CLOVIS  
PROCLAMATION

Declaring January 2021 as  
National Slavery and Human Trafficking Prevention Month

**WHEREAS**, Fresno Economic Opportunities Commission Sanctuary and Support Services Central Valley Against Human Trafficking project assisted and identified over 1,300 victims of human trafficking from our local communities; and

**WHEREAS**, the Central Valley against Human Trafficking project provides resources to empower self-sufficiency, restore dignity, and support recovery from trauma for survivors; and

**WHEREAS**, the International Labor Organization recognizes there are an estimated 40.3 million people in modern slavery globally where 1 in 4 victims are children; and

**WHEREAS**, the National Center for Missing and Exploited Children estimates one out of six endangered runaways were likely child sex trafficking victims; and

**WHEREAS**, the U.S. Department of Labor identified 139 goods from 75 countries made by forced and child labor; and

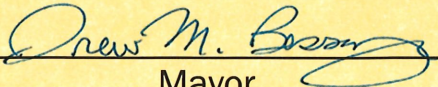
**WHEREAS**, the City of Clovis recognizes the need for greater awareness and accountability in regard to modern-day slavery.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis does hereby proclaim January 2021 to be

**National Slavery and Human Trafficking  
Prevention Month**

**IN WITNESS THEREFORE**, I hereunto set my hand and cause the official seal of the City of Clovis to be affixed the 19th day of January, 2021.



  
Mayor

**CLOVIS CITY COUNCIL MEETING**

**January 11, 2021**

**6:00 P.M.**

**Council Chamber**

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

Roll Call: Present: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen  
Mayor Bessinger  
Absent: None

**PRESENTATION - 6:04**

1. PRESENTATION RECOGNIZING AND THANKING ANN BIANCHI FOR 37 YEARS OF SERVICE TO THE CITY OF CLOVIS.

General Services Director Shonna Halterman and General Services Manager Amy Hance recognized and thanked Ann Bianchi for 37 years of service to the City of Clovis.

Mayor Bessinger, Councilmember Flores, and Councilmember Ashbeck commented on the events that occurred in Washington, DC, last week at the capitol building.

**PUBLIC COMMENTS – 6:28**

Brenda Fairless, resident, commented on various things happening at the Courtyard Apartments located at 647 Barstow Avenue and complained about the response she got from dispatch when she called in.

Jenny Ann Kren, phone in, discussed the events that occurred in Washington, DC last week at the capitol building and requested Council adopt a resolution condemning the acts that occurred and requested Council confirm the presidential election results.

Michael Rechkemmer, phone in, requested an update from Council on the status of a bike lane on Shepherd Avenue between Sunnyside and Fowler Avenues due to the closure of the trail along the canal. City Manager Luke Serpa provided an update.

**CONSENT CALENDAR – 6:43**

Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, that the items on the Consent Calendar, except item number 3, be approved. Motion carried by unanimous vote.

2. Administration - Approved - Minutes from the January 4, 2021 Council Meeting.
4. General Services – Approved – **Res. 21-08**, Amending the City’s Classification and Compensation Plan by Revising Public Safety Dispatcher and Lead Public Safety Dispatcher Classifications; and Approved – **Res. 21-09**, Amending the Position Allocation Plan in the Police Department.

6:44 - CONSENT CALENDAR ITEM 3 - APPROVED – AUTHORIZING THE CITY MANAGER TO SIGN THE MASTER INSTRUCTIONAL AGREEMENT BETWEEN FRESNO CITY COLLEGE AND CITY OF CLOVIS FIRE DEPARTMENT.

Councilmember Flores indicated that he would recuse himself from consideration on this item due to a potential conflict of interest as he is employed by Fresno City College. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council. Motion by Councilmember Ashbeck, seconded by Councilmember Whalen, for the Council to approve a request for the City Manager to sign the Master Instructional Agreement between Fresno City College and City of Clovis Fire Department. Motion carried 4-0-0-1 with Councilmember Flores abstaining.

**ADMINISTRATIVE ITEMS**

ITEM 5 – 6:46 - APPROVED VARIOUS ACTIONS ASSOCIATED WITH CIP 18-12, FIRE STATION 6, LOCATED NEAR THE INTERSECTION OF LOMA VISTA PARKWAY AND ENCINO AVENUE NEAR THE CENTER OF LOMA VISTA COMMUNITY CENTER SOUTH; **ITEM 5A** - APPROVED - FOR THE CITY COUNCIL TO AWARD A CONTRACT FOR THE CONSTRUCTION OF FIRE STATION 6 TO SEALS CONSTRUCTION INC. IN THE AMOUNT OF \$5,308,040; AND **ITEM 5B** - APPROVED - FOR THE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY; AND **ITEM 5C** - APPROVED – A REQUEST TO AUTHORIZE STAFF TO DEVELOP AN AGREEMENT MEMORIALIZING A \$5,000,000 INTER-FUND LOAN FROM THE WATER FUND TO THE GENERAL GOVERNMENT SERVICES FUND TO FINANCE THE CONSTRUCTION OF FIRE STATION 6.

Engineering Supervisor Thad Avery presented a report on a request to approve various actions associated with CIP 18-12, Fire Station #6, located near the intersection of Loma Vista Parkway and Encino Avenue near the center of Loma Vista Community Center South. Thad Avery indicated that staff is recommending that City Council award the Fire Station 6 construction contract to Seals Construction Inc. who was the lowest responsible bidder and authorize the City Manager to execute the contract on behalf of the City. Bids for the project were received on December 22, 2020. The project involves construction of a new fire station building including all associated site work and communications tower at the intersection of Loma Vista Parkway and Encino Avenue near the center of Loma Vista Community Center south. To finance the construction of Fire Station 6, staff is recommending a \$5,000,000 inter-fund loan from the Water Fund to the General Government Services fund. If approved, staff will work with the City Auditor and the City Attorney to formalize an agreement that will memorialize the terms of the loan. Once completed, staff will return to Council for consideration. Staff has evaluated and determined that the Water Fund has adequate fund balance to loan the General Government Services Fund the loan amount for a term not to exceed ten (10) years. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the City Council to award a contract for the construction of Fire Station 6 to Seals Construction Inc. in the amount of \$5,308,040. Motion carried by unanimous vote.



Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the City Council to authorize the City Manager to execute the contract on behalf of the City. Motion carried by unanimous vote.

Motion by Councilmember Ashbeck, seconded by Councilmember Flores, for the City Council to authorize staff to develop an agreement memorializing a \$5,000,000 Inter-Fund loan from the Water Fund to the General Government Services Fund to finance the construction of Fire Station 6. Motion carried by unanimous vote.

**ITEM 6 – 7:04 - APPROVED VARIOUS ACTIONS ASSOCIATED WITH FIRE STATION 2, LOCATED AT 2300 MINNEWAWA AVENUE, CLOVIS, CA: ITEM 6A - RECEIVED AND FILED - STATUS UPDATE ON FIRE STATION 2 AND ACTION PLAN; AND ITEM 6B - APPROVED – RES. 21-10, AMENDING THE GENERAL GOVERNMENT SERVICES BUDGET AND AUTHORIZING A TRANSFER FROM THE GENERAL FUND TO THE GENERAL GOVERNMENT SERVICES FUND IN THE AMOUNT OF \$955,300; AND ITEM 6C - APPROVED – WAIVING FORMAL BIDDING PROCESS AND AWARD ARCHITECTURAL, ENGINEERING, AND CONSTRUCTION MANAGEMENT CONTRACT SERVICES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACTS ON BEHALF OF THE CITY.**

City Engineer Mike Harrison presented a report on various actions associated with Fire Station #2, located at 2300 Minnewawa Avenue, Clovis, CA. The existing Fire Station 2 is located on the west side of Minnewawa Avenue, north of Santa Ana Avenue. The existing building is in need of substantial repairs and updates in order to bring it to a condition that can safely and adequately house fire personnel and bring it into compliance with current codes. The existing station has been temporarily shored sufficient for continued use for the next 12 months. Staff is recommending Council approve an action plan that will provide for temporarily relocating Station 2 personnel within the next 12 – 18 months and replacing the facility with a new, state-of-the-art fire station on the existing site by approximately summer of 2023. There being no public comment, Mayor Bessinger closed the public portion. Discussion by the Council.

It was the consensus of City Council to receive and file a status update on Fire Station #2 and action plan.

Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve a resolution amending the general government services budget and authorizing a transfer from the general fund to the general government services fund in the amount of \$955,300. Motion carried by unanimous vote.

Motion by Councilmember Whalen, seconded by Councilmember Ashbeck, for the Council to approve a request to waive formal bidding process and approve the award of architectural, engineering, and construction management contract services and authorize the City Manager to execute the contract on behalf of the City. Motion carried by unanimous vote.

**WORKSHOP - 7:42**

City Manager Luke Serpa presented an update to City Council on the current numbers in Fresno County related to the COVID-19 pandemic.

**COUNCIL COMMENTS**

Councilmember Whalen showed an image and commented on an appreciation for the police officers that support our region.

Councilmember Mouanoutoua commented on the things that keep the Council united and how they treat each other with respect.

Councilmember Flores commented on events that occurred in the 1990's when he was first elected that demonstrated that Council was not perfect but for the strength of a few Councilmembers.

Mayor Bessinger commented on the fact that tough times don't last forever and there are examples of how Clovis will survive the current difficult times our community faces.

Mayor Bessinger adjourned the meeting of the Council to January 19, 2021

Meeting adjourned: 8:06 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2020

SUBJECT: Finance – Receive and File – Investment Report for the Month of October 2020

ATTACHMENTS:

1. Distribution of Investments
2. Monthly Investment Transactions
3. Certificates of Deposit
4. Municipal Securities
5. Graph of October 31, 2020 Treasury Rates

Attached is the Investment Report for the month of October 2020. Shown in Attachment 1 is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Attachment 2 reflects the monthly investment transactions for the month of October 2020. Attachment 3 lists the certificates of deposit. Attachment 4 lists the municipal securities. Attachment 5 is a graph of Treasury rates on October 31, 2020.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in adherence with the safeguards and diversity of a prudent investor.
2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.
3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90-day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates, the City of Clovis portfolio return may be less than that of the annualized 90-day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90-day Treasury bill. The current 90-day Treasury bill rate (annualized) is 0.69%. The rate of return for the City of Clovis portfolio is 1.37%. The goal for the City of Clovis investment return is 120% of the 90-day Treasury bill rate. The current rate of return is 198% of the Treasury bill rate.

In accordance with the Investment Policy, the investment period on each investment does not exceed three years and can be extended to five years with the City Manager's approval. As of October 2020 the average investment life of the City's investment portfolio is 0.93 years.

#### Current Investment Environment and Philosophy

During the month of October 2020, the federal funds rate remained at 0.00%-0.25%. On October 31, 2020, the Treasury yield curve increased from 3-month to 10-year notes.

#### Certificates of Deposit (CD's)

The City purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CD's are held by U.S. Bank, a third party custodian. Non-negotiable CD's are held in the City's safe.

#### Purchases and Maturities

- 0 government securities were purchased.
- 0 government securities were called or matured.
- 0 certificates of deposit were purchased.
- 0 certificates of deposit were called or matured.
- 2 municipal securities totaling \$1,515,000 were purchased.

#### Market Environment

- During October, the federal funds rate remained at 0.00%-0.25%.
- On October 31, the yield curve increased from 3-month to 10-year notes. See Attachment 5, Graph of Treasury Rates on October 31, 2020.

Prepared by: Jeffrey Blanks, Deputy Finance Director

Reviewed by: City Manager *JH*

**City of Clovis  
Distribution of Investments  
As of October 31, 2020**

AGENDA ITEM NO. 3.

	<u>COST</u>	<u>NET BOOK VALUE</u>	<u>MARKET VALUE *</u>	<u>YIELD TO MATURITY</u>	<u>STATED INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>DAYS TO MATURITY FROM 10/31/2020</u>
<b><u>GOV'T SECURITIES</u></b>								
FHLMCMTN	2,477,875	2,494,499	2,516,275	2.375%	2.375%	08/02/18	02/16/21	108
FAMCMTN	2,502,236	2,500,639	2,529,275	2.650%	2.650%	06/28/18	04/19/21	170
FHLB	2,568,983	2,522,121	2,553,175	3.625%	3.625%	06/28/18	06/11/21	223
FAMCMTN	3,000,000	3,000,000	3,061,890	2.750%	2.750%	09/06/18	08/17/21	290
FFCB	1,998,520	1,999,424	2,041,380	2.700%	2.700%	09/06/18	08/27/21	300
FFCB	2,490,878	2,496,228	2,559,950	2.850%	2.850%	10/05/18	09/20/21	324
FFCB	2,500,200	2,500,098	2,574,000	2.800%	2.800%	12/17/18	12/17/21	412
FAMCMTN	2,999,400	2,999,533	3,048,150	1.520%	1.520%	01/23/20	01/10/22	436
FHLMCMTN	6,129,600	6,084,008	6,158,880	2.375%	2.375%	08/30/19	01/13/22	439
FHLB	12,110,520	12,065,092	12,381,000	2.500%	2.500%	04/25/19	03/11/22	496
FFCB	5,979,668	5,971,413	6,135,522	2.280%	2.280%	03/28/19	03/28/22	513
FFCB	6,017,400	6,011,471	6,162,720	1.875%	1.875%	06/27/19	06/14/22	591
FAMCMTN	6,024,900	6,016,905	6,173,040	1.950%	1.950%	07/25/19	06/21/22	598
FFCB	3,005,250	3,004,115	3,078,180	1.625%	1.625%	11/27/19	08/22/22	660
FHLB	6,065,100	6,049,947	6,199,920	2.000%	2.000%	10/31/19	09/09/22	678
FFCB	2,984,460	2,987,660	3,069,210	1.375%	1.375%	11/27/19	10/11/22	710
FFCB	5,008,500	5,007,140	5,137,500	1.600%	1.600%	01/23/20	10/13/22	712
FHLB	8,045,600	8,037,454	6,727,500	1.875%	1.875%	12/19/19	12/09/22	769
FHLB	5,047,500	5,040,314	6,727,500	1.875%	1.875%	01/23/20	12/09/22	769
FAMCMTN	8,544,965	8,539,878	8,719,725	1.350%	1.350%	02/27/20	02/27/23	849
FHLB	13,579,800	13,528,214	13,547,736	2.125%	2.125%	03/26/20	03/10/23	860
FHLB	5,255,000	5,240,101	5,268,564	2.125%	2.125%	04/30/20	03/10/23	860
<b>SECURITIES TOTAL</b>	<u>\$ 114,336,354</u>	<u>\$ 114,096,254</u>	<u>\$116,371,092</u>					
<b>LAIF</b>		<u>\$ 74,106,014</u>	<u>\$ 74,106,014</u>					
<b>Municipal Securities</b>		<u>\$ 2,025,000</u>	<u>\$ 2,022,630</u>					
<b>Sweep Account (Union Bank)</b>		<u>\$ 24,081,485</u>	<u>\$ 24,081,485</u>					
<b>TOTAL CD'S</b>		<u>\$ 9,990,000</u>	<u>\$ 10,278,669</u>					
<b>TOTAL INVESTMENTS</b>		<u>\$ 224,298,753</u>	<u>\$ 226,859,890</u>					

\* Market values for securities obtained from US Bank.

**City of Clovis**  
**Monthly Investment Transactions**  
**As of October 31, 2020**

AGENDA ITEM NO. 3.

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
Jefferson Calif Elem Sch Dist	Municipal Security	Purchase	710,000	710,000	0.399%	10/27/20	09/01/23
Pomona Calif Uni Sch Dist	Municipal Security	Purchase	815,000	815,000	0.534%	10/20/20	08/01/23

**PORTFOLIO DATA**

**Current Month (10/20)**

	Book	Market
CD'S	\$ 9,990,000	\$ 10,278,669
Gov't Securities*	114,096,254	116,371,092
Municipal Securities	2,025,000	2,022,630
LAIF	74,106,014	74,106,014
Sweep Account (Union Bank)	24,081,485	24,081,485
<b>TOTAL</b>	<b>\$ 224,298,753</b>	<b>\$226,859,890</b>

**Prior Month (09/20)**

	Book	Market
CD'S	\$ 9,990,000	\$ 10,306,545
Gov't Securities*	114,096,254	116,576,948
Municipal Securities	500,000	499,855
LAIF	73,948,977	73,948,977
Sweep Account (Union Bank)	25,177,022	25,177,022
<b>TOTAL</b>	<b>\$ 223,712,253</b>	<b>\$ 226,509,347</b>

**Three Months Previous (07/20)**

	Book	Market
CD'S	\$ 10,990,000	\$ 11,321,401
Gov't Securities*	114,096,254	116,866,232
Municipal Securities	-	-
LAIF	73,948,977	73,948,977
Sweep Account (Union Bank)	21,300,109	21,300,109
<b>TOTAL</b>	<b>\$ 220,335,340</b>	<b>\$ 223,436,719</b>

**Six Months Previous (04/20)**

	Book	Market
CD'S	\$ 11,990,000	\$ 12,262,225
Gov't Securities*	119,335,104	121,991,370
Municipal Securities	-	-
LAIF	65,702,820	65,702,820
Sweep Account (Union Bank)	31,608,090	31,608,090
<b>TOTAL</b>	<b>\$ 228,636,014</b>	<b>\$ 231,564,505</b>

**One Year Previous (10/19)**

	Book	Market
CD'S	\$ 11,450,000	\$ 11,548,004
Gov't Securities*	125,326,857	126,258,774
Municipal Securities	-	-
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	9,003,896	9,003,896
<b>TOTAL</b>	<b>\$ 210,780,753</b>	<b>\$ 211,810,674</b>

\*Adjusted Quarterly for Premium/Discount Amortization

**City of Clovis  
Certificates of Deposit  
As of October 31, 2020**

AGENDA ITEM NO. 3.

<u>Negotiable CDs</u>	<u>COST</u>	<u>MARKET PRICE</u>	<u>INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>MATURITY FROM 10/31/20</u>	<u>INTEREST FREQUENCY</u>
Illinois Cmnty	250,000	250,420.00	2.000%	11/28/17	11/30/20	30	MONTHLY
Merrick Bank	250,000	252,253.00	2.550%	03/09/18	03/09/21	129	MONTHLY
Towne Bank	250,000	253,282.00	2.700%	04/27/18	04/27/21	178	MONTHLY
Citibank	250,000	254,038.00	2.900%	05/22/18	05/24/21	205	MONTHLY
University Of Iowa Cmnty Fcu	250,000	254,117.00	2.900%	05/24/18	05/28/21	209	MONTHLY
BMW Bank North America	250,000	254,603.00	3.000%	06/15/18	06/15/21	227	MONTHLY
Connectone Bk Englewood Cliffs	250,000	254,605.00	3.000%	06/15/18	06/15/21	227	MONTHLY
Bar Harbor Bank Trust	250,000	254,885.00	3.000%	06/29/18	06/29/21	241	MONTHLY
Keesler Fed Cr Un	250,000	256,225.00	3.050%	02/20/19	08/30/21	303	QUARTERLY
Ubs Bank Usa	250,000	258,015.00	3.200%	11/07/18	11/08/21	373	MONTHLY
Mountain America Fd Credit	250,000	258,163.00	3.200%	11/15/18	11/15/21	380	MONTHLY
Wells Fargo	250,000	258,890.00	3.000%	01/18/19	01/18/22	444	MONTHLY
Goldman Sachs Bk USA Ny	245,000	253,759.00	2.800%	02/20/19	02/22/22	479	QUARTERLY
Tiaa FSB Jacksonville Fla	245,000	253,920.00	2.850%	02/28/19	02/22/22	479	QUARTERLY
Comenity Capital Bank	250,000	259,185.00	2.550%	04/30/19	04/29/22	545	QUARTERLY
Synchrony Bank	250,000	259,090.00	2.450%	05/17/19	05/17/22	563	QUARTERLY
First State Bank of Dequeen	250,000	257,462.00	2.000%	07/26/19	05/26/22	572	QUARTERLY
Flagstar Bank	250,000	259,697.00	2.500%	06/12/19	06/13/22	590	QUARTERLY
Capital One Bk USA NA	250,000	259,195.00	2.350%	06/19/19	06/20/22	597	QUARTERLY
Morgan Stanley Private Bk	250,000	258,642.00	2.100%	07/25/19	07/25/22	632	QUARTERLY
Capital One NA McLean	250,000	259,048.00	2.150%	08/07/19	08/08/22	646	QUARTERLY
Enerbank USA Salt Lake City	250,000	258,603.00	2.050%	08/07/19	08/08/22	646	QUARTERLY
Raymond James Bank	250,000	258,110.00	1.900%	08/23/19	08/23/22	661	QUARTERLY
Ally Bank	250,000	258,150.00	1.850%	09/19/19	09/19/22	688	QUARTERLY
Usalliance Federal Credit Union	250,000	258,755.00	2.850%	09/30/19	09/30/22	699	QUARTERLY
Morgan Stanley Bank	250,000	258,475.00	2.100%	10/17/19	10/17/22	716	MONTHLY
Lafayette Fed Cr Un	250,000	258,077.00	1.700%	11/22/19	11/22/22	752	MONTHLY
Live Oak Banking Co.	250,000	258,537.00	1.750%	12/11/19	12/12/22	772	QUARTERLY
Wells Fargo Natl Bk West	250,000	258,813.00	1.800%	12/13/19	12/13/22	773	QUARTERLY
Valley Cent Svgs Bk	250,000	258,610.00	1.700%	01/15/20	01/17/23	808	QUARTERLY
Sallie Mae Bank	250,000	259,792.00	1.900%	01/23/20	01/23/23	814	QUARTERLY
Servisfirst Bank	250,000	258,360.00	1.600%	02/21/20	02/21/23	843	MONTHLY
Celtic Bank	250,000	258,260.00	1.550%	03/13/20	03/13/23	863	MONTHLY
Axos Bank	250,000	258,380.00	1.550%	03/26/20	03/27/23	877	MONTHLY
Nicolet Natl Bank	250,000	255,370.00	0.900%	03/27/20	03/27/23	877	MONTHLY
Centerstate Bank	250,000	254,490.00	0.900%	03/30/20	03/30/23	880	MONTHLY
Bank Leumi	250,000	257,805.00	1.450%	03/31/20	03/31/23	881	MONTHLY
Discover Bank	250,000	257,830.00	1.350%	04/02/20	04/03/23	884	MONTHLY
Berkshire Bank	250,000	256,955.00	1.300%	04/08/20	04/06/23	887	MONTHLY
American Express	250,000	255,803.00	1.100%	04/21/20	04/21/23	902	MONTHLY
<b>Negotiable CD TOTAL</b>	<u>\$ 9,990,000</u>	<u>\$ 10,278,669</u>					
<b>CD TOTAL</b>	<u>\$ 9,990,000</u>	<u>\$ 10,278,669</u>					

**City of Clovis  
Municipal Securities  
As of October 31, 2020**

AGENDA ITEM NO. 3.

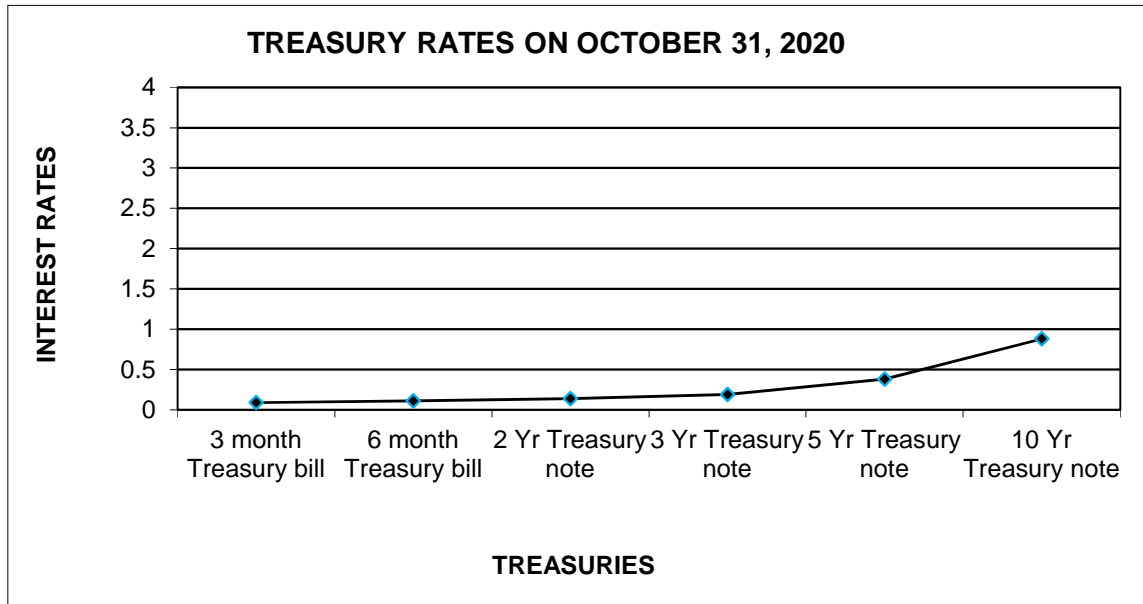
<u>Municipal Securities</u>	<u>COST</u>	<u>MARKET PRICE</u>	<u>INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>MATURITY FROM 10/31/20</u>	<u>INTEREST FREQUENCY</u>
Fresno Unified Taxable Go Ref Bond	500,000	499,345.00	0.462%	09/30/20	08/01/23	1,004	MONTHLY
Pomona Cali Uni Sch Dist Go Bond	815,000	814,201.30	0.534%	10/20/20	08/01/23	1,004	MONTHLY
Jefferson Cali Elem Sch Dist Go Bond	710,000	709,084.10	0.399%	10/27/20	09/01/23	1,035	MONTHLY
<b>Mun. Securities TOTAL</b>	<u>\$ 2,025,000</u>	<u>\$ 2,022,630</u>					
<b>Municipal Securities TOTAL</b>	<u><u>\$ 2,025,000</u></u>	<u><u>\$ 2,022,630</u></u>					



**CITY OF CLOVIS  
FINANCE DEPARTMENT  
OCTOBER 31, 2020 TREASURY RATES**

**Treasury Rates as of October 31, 2020**

3 month Treasury bill	0.09
6 month Treasury bill	0.11
2 Yr Treasury note	0.14
3 Yr Treasury note	0.19
5 Yr Treasury note	0.38
10 Yr Treasury note	0.88



As indicated in the above graph, treasuries increase from 3-month to 10-year notes.



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2020

SUBJECT: Finance – Receive and File – Treasurer’s Report for the Month of October 2020

ATTACHMENTS: 

1. Summary of Cash Balances
2. Summary of Investment Activity
3. Investments with Original Maturities Exceeding One Year

Attached for the Council’s information is the Treasurer’s Report for the month ended October 31, 2020.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. Attachment 1 provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances. Attachment 2 summarizes the investment activity for the month and distribution, by type of investment, held by the City. Attachment 3 lists all investments with original maturities exceeding one year as of the month ended October 31, 2020.

Prepared by: Jeffrey Blanks, Deputy Finance Director

Reviewed by: City Manager *JH*

**City of Clovis**  
**Statement of Cash Balances**  
**As of October 31, 2020**

<b>Previous Balance</b>	\$	5,317,978.19
<b>Deposits</b>		27,956,367.50
<b>Disbursements</b>		<u>(25,634,085.66)</u>
<b>Current Balance</b>	\$	<u>7,640,260.03</u>

<u>FUNDS</u>	<u>BALANCE</u>
100 General Fund	\$ 2,978,702.63
201 Local Transportation	17,590,246.26
202 Parking and Business Improvements	82,640.42
203 Off Highway Use	70,068.11
205 Senior Citizen Memorial Trust	53,881.88
207 Landscape Assessment District	4,336,487.26
208 Blackhorse III (95-1) Assessment District	116,214.70
301 Park & Recreation Acquisition	8,769,155.35
305 Refuse Equipment Reserve	1,541,161.18
310 Special Street Deposit Fund	24,434,370.71
313 Successor Agency	434,747.91
314 Housing Successor Agency	1,291,676.44
402 1976 Fire Bond Redemption	25,475.23
404 1976 Sewer Bond Redemption Fund	404,236.68
501 Community Sanitation Fund	15,178,240.60
502 Sewer Service Fund	34,725,055.80
504 Sewer Capital Projects-Users	1,048,918.01
506 Sewer Capital Projects-Developer	1,628,611.87
507 Water Service Fund	49,348,646.52
508 Water Capital Projects-Users	7,012,954.50
509 Water Capital Projects-Developer	6,587,563.37
515 Transit Fund	2,290,180.35
540 Planning & Development Services	16,345,059.53
601 Property & Liability Insurance	1,277,309.15
602 Fleet Maintenance	13,751,110.58
603 Employee Benefit Fund	3,540,598.71
604 General Government Services	16,321,335.57
701 Curb & Gutter Fund	159,822.63
703 Payroll Tax & Withholding Fund	891,428.65
712 Temperance/Barstow Assmt Dist (98-1)	75,432.01
713 Shepherd/Temperance Assmt Dist (2000-1)	5,710.50
715 Supp Law Enforcement Serv	100,982.43
716 Asset Forfeiture	72,753.38
720 Measure A-Public Safety Facility Tax	412.58
736 SA Admin Trust Fund	1,421.40
741 SA Debt Service Trust Fund	(554,739.35)
747 Housing Successor Trust Fund	1,137.98
<b>SUBTOTALS</b>	<u>\$ 231,939,011.53</u>
999 Invested Funds	<u>(224,298,751.50)</u>
<b>TOTAL</b>	<u><u>\$ 7,640,260.03</u></u>

**City of Clovis  
Summary of Investment Activity  
For the month of October 31, 2020**

<hr/> <hr/>	
Balance of Investments Previous Month End	\$223,712,252.34
<u>Time Certificates of Deposit Transactions</u>	
Investments	0.00
Withdrawals	0.00
<b>Total CD Changes</b>	0.00
<u>Other Changes</u>	
Government Securities	0.00
US Treasury Notes	0.00
Local Agency Investment Fund	157,036.46
Municipal Securities	1,525,000.00
Sweep Account	(1,095,537.30)
<b>Total Other Changes</b>	586,499.16
<b>Balance of Investments Current Month End</b>	<b>\$ 224,298,751.50</b>

**City of Clovis  
Distribution of Investments  
As of October 31, 2020**

<hr/> <hr/>	
Insured CD's	9,990,000.00
Government Securities	114,096,253.25
US Treasury Notes	0.00
Local Agency Investment Fund	74,106,013.56
Municipal Securities	2,025,000.00
Sweep Account	24,081,484.69
<b>Investment Total</b>	<b>\$ 224,298,751.50</b>

**City of Clovis  
Original Maturities Exceeding One Year  
As of October 31, 2020**

<b>Institution</b>	<b>Face Value</b>	<b>Investment Balance At Amortized Cost</b>	<b>Maturity</b>	<b>Stated Rate</b>
FHLMCMTN	2,500,000.00	2,494,499.00	2/16/2021	2.375%
FAMCMTN	2,500,000.00	2,500,639.00	4/19/2021	2.650%
FHLB	2,500,000.00	2,522,121.00	6/11/2021	3.625%
FAMCMTN	3,000,000.00	3,000,000.00	8/17/2021	2.750%
FFCB	2,000,000.00	1,999,424.00	8/27/2021	2.700%
FFCB	2,500,000.00	2,496,228.00	9/20/2021	2.850%
FFCB	2,500,000.00	2,500,098.00	12/17/2021	2.800%
FAMCMTN	3,000,000.00	2,999,533.00	1/10/2022	1.520%
FHLMCMTN	6,000,000.00	6,084,008.00	1/13/2022	2.375%
FHLB	12,000,000.00	12,065,092.00	3/11/2022	2.500%
FFCB	5,960,000.00	5,971,413.00	3/28/2022	2.280%
FFCB	6,000,000.00	6,011,471.00	6/14/2022	1.875%
FAMCMTN	6,000,000.00	6,016,905.00	6/21/2022	1.950%
FFCB	3,000,000.00	3,004,115.00	8/22/2022	1.625%
FHLB	6,000,000.00	6,049,947.00	9/9/2022	2.000%
FFCB	3,000,000.00	2,987,660.00	10/11/2022	1.375%
FFCB	5,000,000.00	5,007,140.00	10/13/2022	1.600%
FHLB	8,000,000.00	8,037,454.00	12/9/2022	1.875%
FHLB	5,000,000.00	5,040,314.00	12/9/2022	1.875%
FAMCMTN	8,500,000.00	8,539,878.00	2/27/2023	1.350%
FHLB	5,000,000.00	5,240,101.00	3/10/2023	2.125%
FHLB	13,000,000.00	13,528,214.00	3/10/2023	2.125%



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2021

SUBJECT: Finance – Receive and File – Investment Report for the Month of November 2020

ATTACHMENTS:
 

1. Distribution of Investments
2. Monthly Investment Transactions
3. Certificates of Deposit
4. Municipal Securities
5. Graph of November 30, 2020 Treasury Rates

Attached is the Investment Report for the month of November 2020. Shown in Attachment 1 is the distribution of investments which lists all the individual securities owned by the City with the book and market values. Book value is the actual price paid for the investment. Market value is the amount that the investment is worth if sold in the open market. The market value (which fluctuates daily) that is used in the report is as of the last working day of the month. Attachment 2 reflects the monthly investment transactions for the month of November 2020. Attachment 3 lists the certificates of deposit. Attachment 4 lists the municipal securities. Attachment 5 is a graph of Treasury rates on November 30, 2020.

The investment of the City's funds is performed in accordance with the adopted Investment Policy. Funds are invested with the following objectives in mind:

1. Assets are invested in adherence with the safeguards and diversity of a prudent investor.
2. The portfolio is invested in a manner consistent with the primary emphasis on preservation of the principal, while attaining a high rate of return consistent with this guideline. Trading of securities for the sole purpose of realizing trading profits is prohibited.
3. Sufficient liquidity is maintained to provide a source for anticipated financial obligations as they become due.

4. Investments may be made, consistent with the Investment Policy Guidelines, in fixed income securities maturing in three years or less and can be extended to five years with the City Manager's approval.

The Finance Department invests the City's assets with an expectation of achieving a total rate of return at a level that exceeds the annualized rate of return on short-term government guaranteed or insured obligations (90-day Treasury bills) and to assure that the principal is preserved with minimal risk of depreciation or loss. In periods of rising interest rates, the City of Clovis portfolio return may be less than that of the annualized 90-day Treasury bill. In periods of decreasing interest rates, the City of Clovis portfolio return may be greater than the annualized 90-day Treasury bill. The current 90-day Treasury bill rate (annualized) is 0.57%. The rate of return for the City of Clovis portfolio is 1.34%. The goal for the City of Clovis investment return is 120% of the 90-day Treasury bill rate. The current rate of return is 236% of the Treasury bill rate.

In accordance with the Investment Policy, the investment period on each investment does not exceed three years and can be extended to five years with the City Manager's approval. As of October 2020 the average investment life of the City's investment portfolio is 0.87 years.

#### Current Investment Environment and Philosophy

During the month of November 2020, the federal funds rate remained at 0.00%-0.25%. On November 30, 2020, the Treasury yield curve increased from 3-month to 10-year notes.

#### Certificates of Deposit (CD's)

The City purchases both negotiable and non-negotiable Certificates of Deposit (CD's). Although negotiable CD's can be traded, it is the City's policy to buy and hold all CD's. Negotiable CD's are held by U.S. Bank, a third party custodian. Non-negotiable CD's are held in the City's safe.

#### Purchases and Maturities

- 0 government securities were purchased.
- 0 government securities were called or matured.
- 0 certificates of deposit were purchased.
- 1 certificate of deposit totaling \$250,000 matured.
- 0 municipal securities were purchased.

#### Market Environment

- During November, the federal funds rate remained at 0.00%-0.25%.
- On November 30, the yield curve increased from 3-month to 10-year notes. See Attachment 5, Graph of Treasury Rates on November 30, 2020.

Prepared by: Jeffrey Blanks, Deputy Finance Director

Reviewed by: City Manager *JH*

**City of Clovis  
Distribution of Investments  
As of November 30, 2020**

AGENDA ITEM NO. 5.

	<u>COST</u>	<u>NET BOOK VALUE</u>	<u>MARKET VALUE *</u>	<u>YIELD TO MATURITY</u>	<u>STATED INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>DAYS TO MATURITY FROM 11/30/2020</u>
<b><u>GOV'T SECURITIES</u></b>								
FHLMCMTN	2,477,875	2,494,499	2,511,900	2.375%	2.375%	08/02/18	02/16/21	78
FAMCMTN	2,502,236	2,500,639	2,524,000	2.650%	2.650%	06/28/18	04/19/21	140
FHLB	2,568,983	2,522,121	2,546,100	3.625%	3.625%	06/28/18	06/11/21	193
FAMCMTN	3,000,000	3,000,000	3,056,460	2.750%	2.750%	09/06/18	08/17/21	260
FFCB	1,998,520	1,999,424	2,038,480	2.700%	2.700%	09/06/18	08/27/21	270
FFCB	2,490,878	2,496,228	2,555,200	2.850%	2.850%	10/05/18	09/20/21	294
FFCB	2,500,200	2,500,098	2,568,650	2.800%	2.800%	12/17/18	12/17/21	382
FAMCMTN	2,999,400	2,999,533	3,044,820	1.520%	1.520%	01/23/20	01/10/22	406
FHLMCMTN	6,129,600	6,084,008	6,151,080	2.375%	2.375%	08/30/19	01/13/22	409
FHLB	12,110,520	12,065,092	12,359,520	2.500%	2.500%	04/25/19	03/11/22	466
FFCB	5,979,668	5,971,413	6,126,165	2.280%	2.280%	03/28/19	03/28/22	483
FFCB	6,017,400	6,011,471	6,155,280	1.875%	1.875%	06/27/19	06/14/22	561
FAMCMTN	6,024,900	6,016,905	6,165,240	1.950%	1.950%	07/25/19	06/21/22	568
FFCB	3,005,250	3,004,115	3,075,030	1.625%	1.625%	11/27/19	08/22/22	630
FHLB	6,065,100	6,049,947	6,192,360	2.000%	2.000%	10/31/19	09/09/22	648
FFCB	2,984,460	2,987,660	3,066,690	1.375%	1.375%	11/27/19	10/11/22	680
FFCB	5,008,500	5,007,140	5,132,450	1.600%	1.600%	01/23/20	10/13/22	682
FHLB	8,045,600	8,037,454	6,724,900	1.875%	1.875%	12/19/19	12/09/22	739
FHLB	5,047,500	5,040,314	6,724,900	1.875%	1.875%	01/23/20	12/09/22	739
FAMCMTN	8,544,965	8,539,878	8,715,475	1.350%	1.350%	02/27/20	02/27/23	819
FHLB	13,579,800	13,528,214	13,532,831	2.125%	2.125%	03/26/20	03/10/23	830
FHLB	5,255,000	5,240,101	5,241,889	2.125%	2.125%	04/30/20	03/10/23	830
<b>SECURITIES TOTAL</b>	<u>\$ 114,336,354</u>	<u>\$ 114,096,254</u>	<u>\$116,209,420</u>					
<b>LAIF</b>		<u>\$ 74,106,014</u>	<u>\$ 74,106,014</u>					
<b>Municipal Securities</b>		<u>\$ 2,025,000</u>	<u>\$ 2,025,783</u>					
<b>Sweep Account (Union Bank)</b>		<u>\$ 27,611,021</u>	<u>\$ 27,611,021</u>					
<b>TOTAL CD'S</b>		<u>\$ 9,740,000</u>	<u>\$ 10,008,943</u>					
<b>TOTAL INVESTMENTS</b>		<u>\$ 227,578,289</u>	<u>\$ 229,961,181</u>					

\* Market values for securities obtained from US Bank.



**City of Clovis  
Monthly Investment Transactions  
As of November 30, 2020**

AGENDA ITEM NO. 5.

Institution	Description	Activity	Amount	Market Value	Rate	Activity Date	Maturity Date
Illinois Community	CD	Maturity	250,000	250,000	2.000%	11/30/20	11/30/20

**PORTFOLIO DATA**

**Current Month (11/20)**

	<u>Book</u>	<u>Market</u>
CD'S	\$ 9,740,000	\$ 10,008,943
Gov't Securities*	114,096,254	116,209,420
Municipal Securities	2,025,000	2,025,783
LAIF	74,106,014	74,106,014
Sweep Account (Union Bank)	27,611,021	27,611,021
<b>TOTAL</b>	<b>\$ 227,578,289</b>	<b>\$229,961,181</b>

**Prior Month (10/20)**

	<u>Book</u>	<u>Market</u>
CD'S	\$ 9,990,000	\$ 10,278,669
Gov't Securities*	114,096,254	116,371,092
Municipal Securities	2,025,000	2,022,630
LAIF	74,106,014	74,106,014
Sweep Account (Union Bank)	24,081,485	24,081,485
<b>TOTAL</b>	<b>\$ 224,298,753</b>	<b>\$ 226,859,890</b>

**Three Months Previous (08/20)**

	<u>Book</u>	<u>Market</u>
CD'S	\$ 10,740,000	\$ 11,057,740
Gov't Securities*	114,096,254	116,750,124
Municipal Securities	-	-
LAIF	73,948,977	73,948,977
Sweep Account (Union Bank)	19,124,513	19,124,513
<b>TOTAL</b>	<b>\$ 217,909,744</b>	<b>\$ 220,881,354</b>

**Six Months Previous (05/20)**

	<u>Book</u>	<u>Market</u>
CD'S	\$ 11,740,000	\$ 12,085,812
Gov't Securities*	116,836,354	119,604,833
Municipal Securities	-	-
LAIF	65,702,820	65,702,820
Sweep Account (Union Bank)	41,958,882	41,958,882
<b>TOTAL</b>	<b>\$ 236,238,056</b>	<b>\$ 239,352,347</b>

**One Year Previous (11/19)**

	<u>Book</u>	<u>Market</u>
CD'S	\$ 11,450,000	\$ 11,554,883
Gov't Securities*	122,827,817	123,561,582
Municipal Securities	-	-
LAIF	65,000,000	65,000,000
Sweep Account (Union Bank)	7,806,294	7,806,294
<b>TOTAL</b>	<b>\$ 207,084,111</b>	<b>\$ 207,922,759</b>

\*Adjusted Quarterly for Premium/Discount Amortization

**City of Clovis  
Certificates of Deposit  
As of November 30, 2020**

AGENDA ITEM NO. 5.

<b>Negotiable CDs</b>	<b>COST</b>	<b>MARKET PRICE</b>	<b>INTEREST RATE</b>	<b>INVEST DATE</b>	<b>MATURITY DATE</b>	<b>MATURITY FROM 11/30/20</b>	<b>INTEREST FREQUENCY</b>
Merrick Bank	250,000	251,717.50	2.550%	03/09/18	03/09/21	99	MONTHLY
Towne Bank	250,000	252,720.00	2.700%	04/27/18	04/27/21	148	MONTHLY
Citibank	250,000	253,460.00	2.900%	05/22/18	05/24/21	175	MONTHLY
University Of Iowa Cmnty Fcu	250,000	253,520.00	2.900%	05/24/18	05/28/21	179	MONTHLY
BMW Bank North America	250,000	253,987.50	3.000%	06/15/18	06/15/21	197	MONTHLY
Connectone Bk Englewood Cliffs	250,000	253,987.50	3.000%	06/15/18	06/15/21	197	MONTHLY
Bar Harbor Bank Trust	250,000	254,272.50	3.000%	06/29/18	06/29/21	211	MONTHLY
Keesler Fed Cr Un	250,000	255,600.00	3.050%	02/20/19	08/30/21	273	QUARTERLY
Ubs Bank Usa	250,000	257,355.00	3.200%	11/07/18	11/08/21	343	MONTHLY
Mountain America Fd Credit	250,000	257,507.50	3.200%	11/15/18	11/15/21	350	MONTHLY
Wells Fargo	250,000	258,272.50	3.000%	01/18/19	01/18/22	414	MONTHLY
Goldman Sachs Bk USA Ny	245,000	253,187.90	2.800%	02/20/19	02/22/22	449	QUARTERLY
Tiaa FSB Jacksonville Fla	245,000	253,337.35	2.850%	02/28/19	02/22/22	449	QUARTERLY
Comenity Capital Bank	250,000	258,650.00	2.550%	04/30/19	04/29/22	515	QUARTERLY
Synchrony Bank	250,000	258,567.50	2.450%	05/17/19	05/17/22	533	QUARTERLY
First State Bank of Dequeen	250,000	257,017.50	2.000%	07/26/19	05/26/22	542	QUARTERLY
Flagstar Bank	250,000	259,137.50	2.500%	06/12/19	06/13/22	560	QUARTERLY
Capital One Bank	250,000	258,662.50	2.350%	06/19/19	06/20/22	567	QUARTERLY
Morgan Stanley Bk	250,000	258,147.50	2.100%	07/25/19	07/25/22	602	QUARTERLY
Capital One Bank	250,000	258,532.50	2.150%	08/07/19	08/08/22	616	QUARTERLY
Everbanke USA Salt Lake City	250,000	258,110.00	2.050%	08/07/19	08/08/22	616	QUARTERLY
Raymond James Bank	250,000	257,642.50	1.900%	08/23/19	08/23/22	631	QUARTERLY
Ally Bank	250,000	257,677.50	1.850%	09/19/19	09/19/22	658	QUARTERLY
Usalliance Federal Credit Union	250,000	258,252.50	2.850%	09/30/19	09/30/22	669	QUARTERLY
Morgan Stanley Bank	250,000	257,982.50	2.100%	10/17/19	10/17/22	686	MONTHLY
Lafayette Fed Cr Un	250,000	257,597.50	1.700%	11/22/19	11/22/22	722	MONTHLY
Live Oak Banking Co.	250,000	258,050.00	1.750%	12/11/19	12/12/22	742	QUARTERLY
Wells Fargo Natl Bk West	250,000	258,312.50	1.800%	12/13/19	12/13/22	743	QUARTERLY
Valley Cent Svgs Bk	250,000	258,152.50	1.700%	01/15/20	01/17/23	778	QUARTERLY
Sallie Mae Bank	250,000	259,295.00	1.900%	01/23/20	01/23/23	784	QUARTERLY
Servisfirst Bank	250,000	257,945.00	1.600%	02/21/20	02/21/23	813	MONTHLY
Celtic Bank	250,000	257,867.50	1.550%	03/13/20	03/13/23	833	MONTHLY
Axos Bank	250,000	257,995.00	1.550%	03/26/20	03/27/23	847	MONTHLY
Nicolet Natl Bank	250,000	255,095.00	0.900%	03/27/20	03/27/23	847	MONTHLY
Centerstate Bank	250,000	254,247.50	0.900%	03/30/20	03/30/23	850	MONTHLY
Bank Leumi	250,000	257,445.00	1.450%	03/31/20	03/31/23	851	MONTHLY
Discover Bank	250,000	257,470.00	1.350%	04/02/20	04/03/23	854	MONTHLY
Berkshire Bank	250,000	256,632.50	1.300%	04/08/20	04/06/23	857	MONTHLY
American Express	250,000	255,532.50	1.100%	04/21/20	04/21/23	872	MONTHLY
<b>Negotiable CD TOTAL</b>	<b>\$ 9,740,000</b>	<b>\$ 10,008,943</b>					
<b>CD TOTAL</b>	<b>\$ 9,740,000</b>	<b>\$ 10,008,943</b>					

**City of Clovis  
Municipal Securities  
As of November 30, 2020**

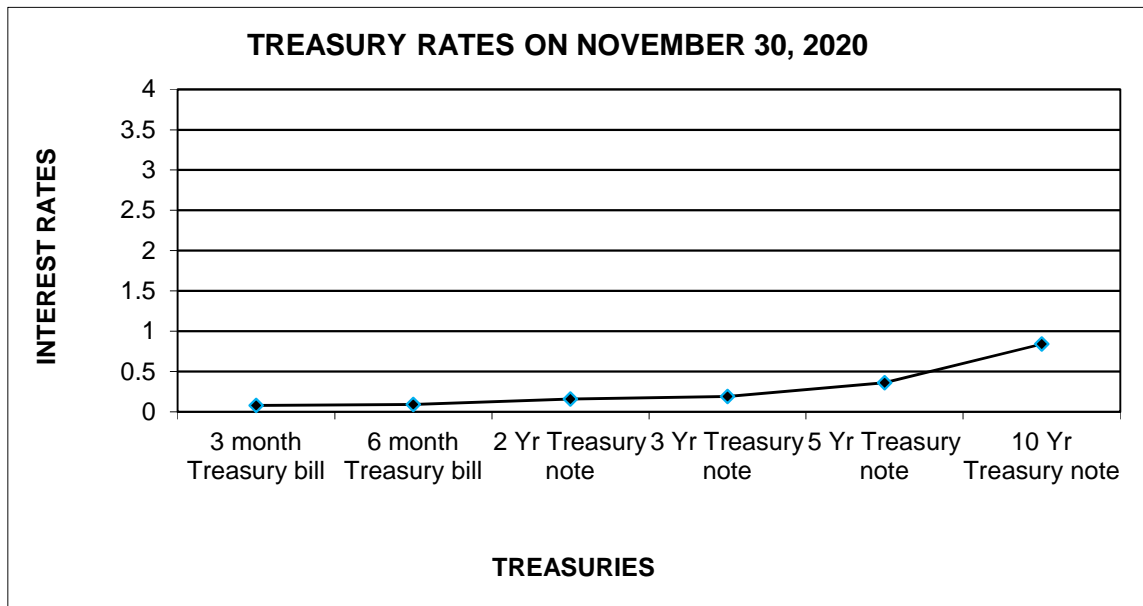
AGENDA ITEM NO. 5.

<u>Municipal Securities</u>	<u>COST</u>	<u>MARKET PRICE</u>	<u>INTEREST RATE</u>	<u>INVEST DATE</u>	<u>MATURITY DATE</u>	<u>MATURITY FROM 11/30/20</u>	<u>INTEREST FREQUENCY</u>
Fresno Unified Taxable Go Ref Bond	500,000	500,115.00	0.462%	09/30/20	08/01/23	974	MONTHLY
Pomona Cali Uni Sch Dist Go Bond	815,000	815,448.25	0.534%	10/20/20	08/01/23	974	MONTHLY
Jefferson Cali Elem Sch Dist Go Bond	710,000	710,220.10	0.399%	10/27/20	09/01/23	1,005	MONTHLY
<b>Mun. Securities TOTAL</b>	<u>\$ 2,025,000</u>	<u>\$ 2,025,783</u>					
<b>Municipal Securities TOTAL</b>	<u><u>\$ 2,025,000</u></u>	<u><u>\$ 2,025,783</u></u>					

**CITY OF CLOVIS  
FINANCE DEPARTMENT  
NOVEMBER 30, 2020 TREASURY RATES**

**Treasury Rates as of November 30, 2020**

3 month Treasury bill	0.08
6 month Treasury bill	0.09
2 Yr Treasury note	0.16
3 Yr Treasury note	0.19
5 Yr Treasury note	0.36
10 Yr Treasury note	0.84



As indicated in the above graph, treasuries increase from 3-month to 10-year notes.



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2021

SUBJECT: Finance – Receive and File – Treasurer’s Report for the Month of November 2020

ATTACHMENTS:
 

1. Summary of Cash Balances
2. Summary of Investment Activity
3. Investments with Original Maturities Exceeding One Year

Attached for the Council’s information is the Treasurer’s Report for the month ended November 30, 2020.

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. Attachment 1 provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances. Attachment 2 summarizes the investment activity for the month and distribution, by type of investment, held by the City. Attachment 3 lists all investments with original maturities exceeding one year as of the month ended November 30, 2020.

Prepared by: Jeffrey Blanks, Deputy Finance Director

Reviewed by: City Manager *JH*

**City of Clovis**  
**Statement of Cash Balances**  
**As of November 30, 2020**

<b>Previous Balance</b>	\$	7,640,260.03
<b>Deposits</b>		19,286,195.00
<b>Disbursements</b>		<u>(23,080,176.95)</u>
<b>Current Balance</b>	\$	<u><u>3,846,278.08</u></u>

<b>FUNDS</b>	<b>BALANCE</b>
100 General Fund	\$ 1,081,566.40
201 Local Transportation	16,555,652.64
202 Parking and Business Improvements	83,210.92
203 Off Highway Use	70,068.54
205 Senior Citizen Memorial Trust	53,882.21
207 Landscape Assessment District	4,004,931.88
208 Blackhorse III (95-1) Assessment District	116,215.40
301 Park & Recreation Acquisition	8,867,185.21
305 Refuse Equipment Reserve	1,553,299.64
310 Special Street Deposit Fund	24,824,175.06
313 Successor Agency	321,398.21
314 Housing Successor Agency	1,446,434.73
402 1976 Fire Bond Redemption	25,475.23
404 1976 Sewer Bond Redemption Fund	404,239.16
501 Community Sanitation Fund	15,532,913.00
502 Sewer Service Fund	34,064,837.37
504 Sewer Capital Projects-Users	1,065,568.11
506 Sewer Capital Projects-Developer	1,968,349.48
507 Water Service Fund	49,854,714.34
508 Water Capital Projects-Users	6,762,396.10
509 Water Capital Projects-Developer	6,800,172.32
515 Transit Fund	2,217,344.61
540 Planning & Development Services	16,217,221.14
601 Property & Liability Insurance	1,469,208.78
602 Fleet Maintenance	13,057,509.79
603 Employee Benefit Fund	5,567,980.82
604 General Government Services	15,850,318.39
701 Curb & Gutter Fund	159,823.61
703 Payroll Tax & Withholding Fund	1,580,411.10
712 Temperance/Barstow Assmt Dist (98-1)	75,432.47
713 Shepherd/Temperance Assmt Dist (2000-1)	5,710.53
715 Supp Law Enforcement Serv	100,983.04
716 Asset Forfeiture	106,014.10
720 Measure A-Public Safety Facility Tax	412.58
736 SA Admin Trust Fund	1,421.40
741 SA Debt Service Trust Fund	(443,050.40)
747 Housing Successor Trust Fund	1,137.98
<b>SUBTOTALS</b>	<u>\$ 231,424,565.89</u>
999 Invested Funds	<u>(227,578,287.81)</u>
<b>TOTAL</b>	<u><u>\$ 3,846,278.08</u></u>

**City of Clovis  
Summary of Investment Activity  
For the month of November 30, 2020**

<hr/> <hr/>	
Balance of Investments Previous Month End	\$224,298,751.50
<hr/>	
Time Certificates of Deposit Transactions	
Investments	0.00
Withdrawals	(250,000.00)
<b>Total CD Changes</b>	(250,000.00)
Other Changes	
Government Securities	0.00
Local Agency Investment Fund	0.00
Municipal Securities	0.00
Sweep Account	3,529,536.31
<b>Total Other Changes</b>	3,529,536.31
<b>Balance of Investments Current Month End</b>	<b>\$ 227,578,287.81</b>

**City of Clovis  
Distribution of Investments  
As of November 30, 2020**

<hr/> <hr/>	
Insured CD's	9,740,000.00
Government Securities	114,096,253.25
US Treasury Notes	0.00
Local Agency Investment Fund	74,106,013.56
Municipal Securities	2,025,000.00
Sweep Account	27,611,021.00
<b>Investment Total</b>	<b>\$ 227,578,287.81</b>

**City of Clovis**  
**Original Maturities Exceeding One Year**  
**As of November 30, 2020**

<b>Institution</b>	<b>Face Value</b>	<b>Investment Balance At Amortized Cost</b>	<b>Maturity</b>	<b>Stated Rate</b>
FHLMCMTN	2,500,000.00	2,494,499.00	2/16/2021	2.375%
FAMCMTN	2,500,000.00	2,500,639.00	4/19/2021	2.650%
FHLB	2,500,000.00	2,522,121.00	6/11/2021	3.625%
FAMCMTN	3,000,000.00	3,000,000.00	8/17/2021	2.750%
FFCB	2,000,000.00	1,999,424.00	8/27/2021	2.700%
FFCB	2,500,000.00	2,496,228.00	9/20/2021	2.850%
FFCB	2,500,000.00	2,500,098.00	12/17/2021	2.800%
FAMCMTN	3,000,000.00	2,999,533.00	1/10/2022	1.520%
FHLMCMTN	6,000,000.00	6,084,008.00	1/13/2022	2.375%
FHLB	12,000,000.00	12,065,092.00	3/11/2022	2.500%
FFCB	5,960,000.00	5,971,413.00	3/28/2022	2.280%
FFCB	6,000,000.00	6,011,471.00	6/14/2022	1.875%
FAMCMTN	6,000,000.00	6,016,905.00	6/21/2022	1.950%
FFCB	3,000,000.00	3,004,115.00	8/22/2022	1.625%
FHLB	6,000,000.00	6,049,947.00	9/9/2022	2.000%
FFCB	3,000,000.00	2,987,660.00	10/11/2022	1.375%
FFCB	5,000,000.00	5,007,140.00	10/13/2022	1.600%
FHLB	8,000,000.00	8,037,454.00	12/9/2022	1.875%
FHLB	5,000,000.00	5,040,314.00	12/9/2022	1.875%
FAMCMTN	8,500,000.00	8,539,878.00	2/27/2023	1.350%
FHLB	5,000,000.00	5,240,101.00	3/10/2023	2.125%
FHLB	13,000,000.00	13,528,214.00	3/10/2023	2.125%





# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2021

SUBJECT: Finance – Receive and File – Status Report of Development Fee Funds for the fiscal year ended June 30, 2020.

ATTACHMENTS: None.

### **CONFLICT OF INTEREST**

None.

### **RECOMMENDATION**

That the Council receive and file the report on the status of the development fee funds.

### **EXECUTIVE SUMMARY**

State law (Government Code Section 66006) requires that local agencies shall make available to the public certain information relative to development impact fees.

### **BACKGROUND**

Per law, the City is providing account information relative to development impact fees. This information includes the following:

1. A description of the fee.
2. The amount of the fee.
3. The beginning and ending balance of the fee account.
4. The amount of the fee collected and interest earned.
5. Identification of the public improvements for which the fee was expended, the amount of the expenditure and the percentage funded by the fee.
6. The date by which construction will begin if sufficient funds are available.
7. A description of each fund transfer or loan from the account.
8. The amount of refunds made of unexpended funds once all projects for which the fee was imposed are complete.

The City of Clovis has established the following development fees that are collected at various stages of the development process:

1. Sewer Major Facilities Fee
2. Sewer Oversize Acreage Fee
3. Sewer Front Footage Fee
4. Water Major Facilities Fee
5. Water Oversize Acreage Fee
6. Water Front Footage Fee
7. Water Supply Fee
8. Community Sanitation Fee
9. Park Acquisition and Development Fee
10. Major Street Fees
  - Outside Travel Lane Fee
  - Center Travel Lane Fee
  - Traffic Signal Fee
  - Bridge Fee
  - Quad Intersection Fee
  - Underground Overhead Utilities Fee
  - Street Fee Administration Charge
11. Fire Department Fee
12. Police Department Fee
13. Library Facilities Fee

The following is the required information provided for each of the above fees for fiscal year 2019-20:

1. **Sewer Major Facilities Fee:** The Sewer Major Facilities Fee is for the construction of the Clovis Sewage Treatment Water Reuse Facility (STWRF) and the capital improvement costs required for upgrading of the Regional Sewer Treatment Plant, as well as debt service payments related to the bond issues to construct the improvements. The fee for 2019-20 was \$7,749 per equivalent dwelling unit (EDU). Most of these funds are committed to repayment of Sewer Bonds.

Beginning Balance 2019-20	\$2,247,107
Plus: Fee Revenue	8,783,611
Interest	181,030
Loan from Users for Bonds	200,000
Less: Expenditures	8,317,212
Transfers out: Debt Service	426,000
Transfers out: Projects	400,000
Ending Balance 2019-20	\$2,268,536

2. **Sewer Oversize Fee:** The Sewer Oversize Fee is for sewer mains greater than 8" in diameter, and/or mains 8" in diameter or greater that are installed deeper than 8', to provide adequate capacity for future development. The fee for 2019-20 was \$989 per gross acre. The fee is used to reimburse developers who have installed the lines. Disbursement is made based on the developer's claim.

Beginning Balance 2019-20	\$65,188
Plus: Fee Revenue	152,142
Less: Expenditures	<u>198,016</u>
Ending Balance 2019-20	\$19,314

3. **Sewer Front Footage Fee:** The Sewer Front Footage Fee is for the reimbursement of sewer mains previously installed. The fee for 2019-20 was \$18.81 per linear foot. The fee is used to reimburse developers who have installed the lines. Disbursement is made based on the developer's claim.

Beginning Balance 2019-20	\$1,340,077
Plus: Fee Revenue	195,065
Less: Expenditures	<u>72,911</u>
Ending Balance 2019-20	\$1,462,231

4. **Water Major Facilities Fee:** The Water Major Facilities Fee is for the construction of water wells, well site acquisitions, well head treatment, auxiliary power systems, reservoirs, surface-water treatment facilities, and debt service payments related to bond issues to construct the improvements. The fee for 2019-20 was \$4,975 per unit. The transfer in from the Water Enterprise represents the Enterprise customers' share of debt service on the surface water treatment plant.

Beginning Balance 2019-20	\$4,441,803
Plus: Fee Revenue	3,305,080
Interest	287,603
Transfers In – Debt Service	751,000
Less: Expenditures	<u>4,926,562</u>
Ending Balance 2019-20	\$3,858,924

5. **Water Oversize Fee:** The Water Oversize Fee is to provide reimbursement for the oversize cost increment of water mains 12" in diameter or greater than must be installed to insure adequate pressure and volume throughout the system. The fee for 2019-20 was \$1,398 per gross acre. The fee is used to reimburse developers who have installed the lines. Disbursement is made based on the developer's claim.

Beginning Balance 2019-20	\$366,523
Plus: Revenue	247,048
Less: Expenditures	<u>89,981</u>
Ending Balance 2019-20	\$523,590

6. **Water Front Footage Fee:** The Water Front Footage Fee is for reimbursement of water mains previously installed. The fee for 2019-20 was \$22.77 per linear foot. The fee is used to reimburse developers who have installed the lines. Disbursement is made based on the developer's claim.

Beginning Balance 2019-20	\$1,805,805
Plus: Revenue	352,463
Less: Expenditures	<u>58,267</u>
Ending Balance 2019-20	\$2,100,001

7. **Water Supply Fee:** The Water Supply Fee pays for the cost to acquire additional water supply for properties with development intensities that will exceed the current water entitlement. For properties within the Fresno Irrigation District (FID), the entitlement is 2.1 acre-feet/year. The current cost to acquire annual water supply is \$1,250 per acre-foot.

Beginning Balance 2019-20	\$1,089,120
Plus: Revenue	277,563
Less: Expenditures	<u>0</u>
Ending Balance 2019-20	\$1,366,683

8. **Community Sanitation Fee:** The Community Sanitation Fee is for the purchase of toters, commercial bins, disposal trucks, and street sweeping equipment. The fee for 2019-20 was \$410 per EDU for single family and \$232 per EDU for multi-family, commercial, and churches. The fee is transferred to the Refuse Enterprise as purchases are made.

Beginning Balance 2019-20	\$1,041,512
Plus: Revenue	560,916
Interest	47,709
Less: Expenditures	4,968
Transfers Out	<u>150,000</u>
Ending Balance 2019-20	\$1,495,169

9. **Park Acquisition and Development Fee:** The Park Acquisition and Development Fee is for the purchase of parkland and the construction of improvements for regional and community parks. The fee for 2019-20 was \$3,771 per EDU.

Beginning Balance 2019-20	\$8,916,629
Plus: Revenue - Fees	1,137,238
Interest	247,888
Other-Grants	1,403,224
Less: Expenditures	<u>3,446,638</u>
Ending Balance 2019-20	\$8,258,341

10. **Major Street Fees:** The Street fees include fees for center travel lane improvements, outside travel lane improvements, construction of bridges, construction of traffic signals, under-grounding of utilities, quad intersections, and administration. The fees are specific to certain areas within the City based on the infrastructure requirements and development characteristics of the areas.

**Outside Travel Lane Fee:** The fee is to reimburse developers for Outside Travel Lane improvements that were constructed with their project in excess of the development's proportionate share.

**Center Travel Lane Fee:** The fee is to reimburse developers for Center Travel Lane improvements that were constructed with their project, in excess of the development's proportionate share.

**Traffic Signal Fee:** The fee is for the reimbursement for the cost to install traffic signals either by the City or developers in excess of the development's proportionate share.

**Bridge Fee:** The fee is for the reimbursement for the cost to construct bridges and culverts either by the City or developers in excess of the development's proportionate share.

**Quad Intersection Fee:** The fee is for the reimbursement for the cost to construct quad intersection improvements either by the City or developers in excess of the development's proportionate share.

**Undergrounding Overhead Utilities:** The fee provides a funding source for the City to underground existing overhead utilities or to reimburse developers for the undergrounding of existing overhead utilities in excess of the development's proportionate share. Under-grounding of existing overhead utilities includes the undergrounding along certain arterial and collector streets.

Beginning Balance 2019-20	\$9,574,981
Plus: Revenue	5,195,365
Less: Expenditures	<u>5,280,400</u>
Ending Balance 2019-20	\$9,489,946

**Street Fee Administration Charge:** Administrative charges for the administrative work performed by the City staff to collect, track, and reimburse the street fees program has come from interest earnings. Interest earnings has also covered applicable interest charges on developer's reimbursement requests. The fee for 2019-20 is 1.5% of all street fees collected.

Beginning Balance 2019-20	\$32,625
Plus: Revenue – Fees	73,687
Interest	493,126
Less: Expenditures	<u>575,343</u>
Ending Balance 2019-20	\$24,095

11. **Fire Department Fee:** The Fire Department Fee was established in June 1997 to construct, equip and furnish fire stations. The fee for 2019-20 was \$1,014 per EDU to start the year; it was adjusted in September 2019 to \$1,295 per EDU.

Beginning Balance 2019-20	\$2,014,813
Plus: Revenue	787,354
Less: Expenditures	<u>1,811,670</u>
Ending Balance 2019-20	\$990,497

12. **Police Department Fee:** The Police Department Fee was established in May 2000 for development to contribute to providing police equipment and facilities as community growth requires. The fee for 2019-20 was \$100 per EDU to start the year; it was adjusted in September 2019 to \$726 per EDU.

Beginning Balance 2019-20	\$0
Plus: Revenue	489,881
Less: Expenditures	<u>85,003</u>
Ending Balance 2019-20	\$404,878

- 13. Library Facilities Fee:** The Library Facilities Fee was established in April 2008 and became effective July 1, 2008. This fee is to provide a portion of the funding needed to provide library facilities within the City of Clovis. The fee for 2019-20 was \$604 per unit for single-family and \$494 per unit for multi-family and assisted living/group homes.

Beginning Balance 2019-20	\$1,075,826
Plus: Revenue	698,320
Less: Expenditures	<u>58,670</u>
Ending Balance 2019-20	\$1,715,476

**FISCAL IMPACT**

This report provides a status of the development fees charged by the City. It provides a good indication of available balances for projects or reimbursements where applicable.

**REASON FOR RECOMMENDATION**

The fiscal report is for information only and no action is required.

**ACTIONS FOLLOWING APPROVAL**

Copies of the report will be made available to any member of the public who requests a copy.

Prepared by: Jeffrey Blanks, Deputy Finance Director

Reviewed by: City Manager *JH*



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: January 19, 2021

SUBJECT: Planning and Development Services - Approval – Res. 21-\_\_\_\_, Amending the Fresno Metropolitan Flood Control District (FMFCD) Schedule of Drainage Costs and Fees for 2021-2022.

ATTACHMENTS: 1. Res. 21-\_\_\_\_ and Exhibits  
2. FMFCD Fee Adoption Letter

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

For the City Council to approve Res. 21-\_\_\_\_, amending the FMFCD Storm Drainage per-acre costs and fees for 2021-2022.

### EXECUTIVE SUMMARY

In 1961, the Cities of Fresno and Clovis and the County of Fresno adopted, as an element of the Fresno-Clovis Metropolitan Area General Plan, a Storm Drainage Master Plan prepared by the Flood Control District for the metropolitan area. In 1969, these agencies adopted virtually identical drainage fee ordinances to provide for the funding of planned drainage facilities concurrently with development activity which created the need for such facilities.

The local drainage plan shows the drainage area boundaries. Also shown are proposed and existing master plan facilities in each watershed area.

The rate structure associated with each master plan drainage area is based on the total cost of the urban drainage system including land, improvements and any engineering required to serve the subject area. The cost of the proposed facilities is estimated. As the facilities are constructed, the estimated costs will be replaced by the actual costs. The total cost is divided



into the total land area using appropriate proportionate ratios (related to storm runoff characteristics) between the various contributing/benefiting land uses.

This year's update includes fee adjustments in certain drainage areas, zones and surcharges within the City of Clovis (AQ, BC, BT, BY2, CL, DL, DM, DO, DP, DQ, 7H, Zone 2, Zone 3, surcharge fees for BX, DN and DO and establishment of new surcharge fee area for DO) due to unit cost updates.

The drainage fees paid pursuant to the ordinance are deposited into a separate trust account. The monies are not commingled with District general funds, are not used to fund any administration, operations or maintenance costs, and must be expended within the drainage area in which they are paid.

The fee ordinance, enacted under the authority of the State Subdivision Map Act, requires the identification of the estimated or actual cost of the planned facilities through the adoption of a resolution. Because the fees are based on the cost of facilities, the resolution serves also as the schedule of fees.

The Fresno Metropolitan Flood Control District consists of three zones. Zone 3 is generally comprised of the core area of the City of Clovis. Zone 2 is mostly in the City of Fresno, except for some portions of Drainage Areas "Q" and "S", which are predominately within Clovis. Zone 1 includes all of the areas within the District's jurisdiction that are not in Zone 2 or Zone 3.

Attachment A lists the proposed drainage fee adjustments. City staff has had the opportunity to review the proposed adjustments with FMFCD staff and believes the adjustments are supported by the recently completed cost studies. The FMFCD staff has indicated that they have contacted the Building Industry Association for approval of the proposed drainage fee update.

#### **REASON FOR RECOMMENDATION**

In accordance with the District's drainage fee ordinance, the District's fee schedule is to be adjusted annually, or as warranted. This year the update was based upon examination of all drainage systems and their related costs and fee schedules.

#### **ACTIONS FOLLOWING APPROVAL**

Adopt and implement the 2021-2022 FMFCD Drainage Fees for local drainage fees.

Prepared by: Gene G. Abella, Civil Engineer

Reviewed by: City Manager *GA*

**RESOLUTION 21-\_\_****A RESOLUTION OF THE COUNCIL OF THE CITY OF CLOVIS, CALIFORNIA, AMENDING THE STORM DRAINAGE AND FLOOD CONTROL MASTER PLAN AND ADOPTING THE DRAINAGE FEES AND COSTS FOR ALL DEVELOPMENTS WITHIN THE JOINT AREA OF THE CITY OF CLOVIS, CALIFORNIA AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (2021-2022)**

**WHEREAS**, the Council of the City of Clovis has enacted Chapter 7, Title 8 of the Clovis Municipal Code, which ordinance is hereby incorporated herein by this reference, creating and establishing the authority for imposing and charging fees for the construction of planned local storm drainage facilities; and

**WHEREAS**, an amended Storm Drainage and Flood Control Master Plan Map (Exhibit "A" hereto) specifying public facilities and improvements, existing and proposed, which are necessary to provide drainage service and flood control within the respective local drainage areas specified therein has been presented to the Council of the City of Clovis; and

**WHEREAS**, a study has been conducted of the impacts of contemplated future development on the existing storm drainage services and facilities in the local drainage areas of the Fresno Metropolitan Flood Control District ("District") and the City of Clovis ("City") listed in Exhibit "B" attached hereto, along with an analysis of new, improved or expanded public facilities, the estimated costs of those improvements, and the schedule of per gross acre fees calculated to raise the sum of money necessary to pay the estimated total cost of said local drainage in said local drainage areas; and

**WHEREAS**, this study was available at the District's office for public inspection and review ten (10) days prior to this public meeting and notice was given in compliance with the requirements therefore; and

**WHEREAS**, a public meeting was held pursuant to the public notice cited herein at a regularly scheduled meeting of the Council of the City of Clovis; and

**WHEREAS**, the Council of the City of Clovis finds as follows:

A. The purpose of said fees is to finance facilities within the City and District required for the removal of surface and storm waters attributable to development; to obviate the menace to the public health, safety and welfare arising from inadequate provision for removal of surface and storm waters occurring as the result of development of property; to prevent deterioration of property values and impairment of conditions making for desirable residential, commercial or industrial development, as the case may be, which would result from the failure to construct planned local drainage facilities relative to development of property; and to prevent deterioration of public streets and other public facilities which would result from failure to construct planned local drainage facilities concurrently with development.

B. The fees adopted hereby and collected pursuant to Chapter 7, Title 8 of the Clovis Municipal Code and this Resolution are to be used to finance only the public facilities shown on Exhibit "A" hereto within each of the respective local drainage areas identified in Exhibit "B" hereto;

C. After considering said Map and said study and analysis prepared by the District, entitled "Storm Drainage and Flood Control Master Plan", and that prepared by the City Planning Department entitled "Clovis General Plan," and the various community and specific plans of the City; and the information and testimony received at this public hearing, the Council of the City of Clovis approves said Map and said study, and incorporates such herein. The Council further finds that all development in the subject area will generate the need, as described in this recital, for storm drainage facilities therein, and generates an unmet need for storm drainage facilities and services within the impacted area;

D. There is a need in this described impact area for storm drainage facilities which have not been constructed or have been constructed; said facilities have been called for in, or are consistent with, the City's General Plan. Development will contribute its fair share towards these facility costs in those local drainage areas listed in Exhibit "B" through payment of the respective drainage fees set forth therein;

E. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development as described in Exhibit "A" and "B" for which the corresponding fee set forth in Exhibit "B" is charged. There is a reasonable relationship between the use of said fee and the development of the lands in the service area for which the fee is charged, as these reasonable relationships or nexuses are described in more detail in the study and Map referred to above;

F. The Storm Drainage and Flood Control Master Plan Map attached hereto as Exhibit "A" and the storm drainage fees set forth in Exhibit "B", as adopted by Paragraphs 2 and 3 herein below, revise the Storm Drainage and Flood Control Master Plan, are in conformity with the City's General Plan and are in compliance with Section 66483 of the California Government Code.

G. The cost estimates set forth in Exhibit "B" are reasonable cost estimates for constructing these facilities and the fee schedule set forth therein is based on said estimates and is to generate fees from development which will not exceed the total of these costs.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Clovis that:

1. The above recitals are true and correct, and this Council so finds and determines.

2. The Storm Drainage and Flood Control Master Plan is hereby amended to include that Storm Drain and Flood Control Master Plan Map attached hereto as Exhibit "A" as supported by Exhibit "B".

3. The schedule of drainage fees for those respective local drainage areas listed in Exhibit "B" hereto is hereby adopted as set forth in said Exhibit "B". The District shall prepare, and provide to the City, a 2021-2022 schedule of drainage fees for each of its local drainage areas, which shall include the fees adopted hereby. Fees shall be paid in accordance with the Drainage Fee Ordinances according to said 2021-2022 drainage fee schedule.

4. The fee shall be solely used to pay: (a) costs related to the design, administration and construction of the described public storm water facilities; (b) for reimbursing the District for the development's fair share of those costs incurred by the District in the design and construction of the described public storm water facilities; or (c) to reimburse other developers who have constructed public facilities in each service area where those facilities were beyond that needed to mitigate the impacts of the other developers' project or projects and where reimbursement is provided for in the applicable Drainage Fee Ordinance or under a UGM Ordinance.

5. The District, pursuant to Chapter 7 of Title 8 of the Municipal Code, shall review the estimated cost of the described capital improvements for which this fee is charged, the continued or expanded need therefore, and the reasonable relationship between such facility needs and the varying types and development. The Manager shall report the findings to the City Council and recommend any adjustment to this fee or other action as may be needed.

6. Pursuant to California Government Code Section 66022, any judicial action or proceeding to attack, review, set aside, void or annul this Resolution shall be brought within 120 days of the effective date hereof, which shall be 60 days after the date of adoption hereof. Administrative appeal is a mandatory prerequisite to any such judicial action or proceeding. Such appeal shall be made in writing to the Director of Public Works of the City of Clovis. Such appeal must be made within 60 days after the effective date hereof. The Director shall set the matter for hearing, conduct the hearing and render a decision within 40 days after such appeal is filed.

7. The Ordinance of the City of Clovis has an administrative mechanism whereby a property owner who seeks to develop property within the boundaries of the City of Clovis and the Fresno Metropolitan Flood Control District can challenge the fees imposed thereunder only by first paying said fees under protest. Developers of property within the City of Clovis and the Fresno Metropolitan Flood Control District shall adhere to the applicable ordinance of the City of Clovis under which it is required that drainage fees must be paid before development is allowed, and that such fee may be paid under protest.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on \_\_\_\_\_, 2021 by the following vote, to wit.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

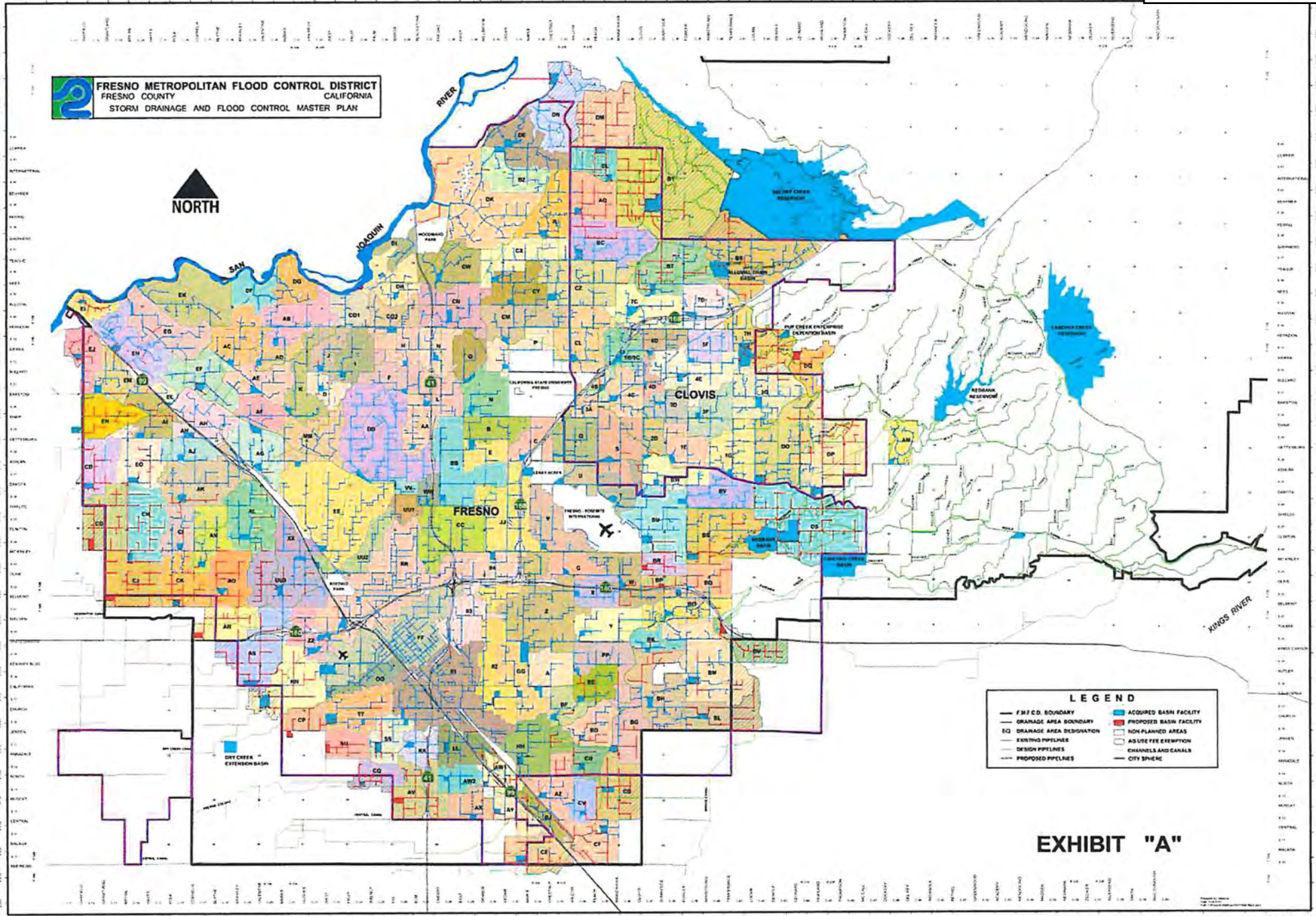
DATED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# Storm Drainage and Flood Control Master Plan Map

## EXHIBIT "A"



# City of Clovis

## 2021 DRAINAGE FEE SCHEDULE

EFFECTIVE DATE: March 1, 2021

**Exhibit "B"**

**Fresno Metropolitan Flood Control District**



**2021 DRAINAGE FEE SCHEDULE**

**City of Clovis**

Effective Date: 3/1/2021



**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area		AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
AQ	BASIN	\$1,610	\$1,830	\$2,300	\$2,750	\$3,210	\$3,440	\$3,610	\$3,790	\$3,790	\$4,240	\$5,160	\$7,500	\$8,030	\$8,610	\$3,458,430
	PIPE	\$3,750	\$4,240	\$5,630	\$6,120	\$6,640	\$6,910	\$7,130	\$7,320	\$7,320	\$7,840	\$8,370	\$9,720	\$10,280	\$10,850	\$5,302,330
	TOTAL	\$5,360	\$6,070	\$7,930	\$8,870	\$9,850	\$10,350	\$10,740	\$11,110	\$11,110	\$12,080	\$13,530	\$17,220	\$18,310	\$19,460	\$8,760,760
BC	BASIN	\$1,730	\$1,970	\$2,470	\$2,950	\$3,450	\$3,690	\$3,880	\$4,070	\$4,070	\$4,550	\$5,540	\$8,060	\$8,630	\$9,250	\$4,739,270
	PIPE	\$2,560	\$2,890	\$3,830	\$4,170	\$4,520	\$4,700	\$4,860	\$4,980	\$4,980	\$5,340	\$5,700	\$6,620	\$7,000	\$7,380	\$5,156,740
	TOTAL	\$4,290	\$4,860	\$6,300	\$7,120	\$7,970	\$8,390	\$8,740	\$9,050	\$9,050	\$9,890	\$11,240	\$14,680	\$15,630	\$16,630	\$9,896,010
BT	BASIN	\$2,200	\$2,510	\$3,150	\$3,770	\$4,410	\$4,710	\$4,960	\$5,200	\$5,200	\$5,820	\$7,070	\$10,290	\$11,010	\$11,810	\$4,576,050
	PIPE	\$3,970	\$4,490	\$5,960	\$6,470	\$7,030	\$7,310	\$7,550	\$7,750	\$7,750	\$8,300	\$8,860	\$10,290	\$10,880	\$11,480	\$7,282,080
	TOTAL	\$6,170	\$7,000	\$9,110	\$10,240	\$11,440	\$12,020	\$12,510	\$12,950	\$12,950	\$14,120	\$15,930	\$20,580	\$21,890	\$23,290	\$11,858,130
BU	BASIN	\$510	\$580	\$730	\$870	\$1,020	\$1,090	\$1,140	\$1,200	\$1,200	\$1,340	\$1,630	\$2,370	\$2,540	\$2,720	\$2,283,300
	PIPE	\$1,620	\$1,830	\$2,430	\$2,640	\$2,870	\$2,980	\$3,080	\$3,160	\$3,160	\$3,390	\$3,620	\$4,200	\$4,440	\$4,690	\$4,270,860
	TOTAL	\$2,130	\$2,410	\$3,160	\$3,510	\$3,890	\$4,070	\$4,220	\$4,360	\$4,360	\$4,730	\$5,250	\$6,570	\$6,980	\$7,410	\$6,554,160
BW	BASIN	\$970	\$1,110	\$1,390	\$1,660	\$1,940	\$2,080	\$2,190	\$2,300	\$2,300	\$2,570	\$3,120	\$4,540	\$4,860	\$5,210	\$1,211,930
	PIPE	\$1,090	\$1,240	\$1,640	\$1,780	\$1,940	\$2,010	\$2,080	\$2,130	\$2,130	\$2,290	\$2,440	\$2,830	\$3,000	\$3,160	\$1,082,900
	TOTAL	\$2,060	\$2,350	\$3,030	\$3,440	\$3,880	\$4,090	\$4,270	\$4,430	\$4,430	\$4,860	\$5,560	\$7,370	\$7,860	\$8,370	\$2,294,830
BX	BASIN	\$2,130	\$2,130	\$2,670	\$3,200	\$3,740	\$4,000	\$4,210	\$4,410	\$4,410	\$4,930	\$6,000	\$8,730	\$9,350	\$10,020	\$7,690,715
	PIPE	\$2,660	\$2,660	\$3,530	\$4,160	\$4,700	\$4,930	\$5,140	\$5,340	\$5,340	\$5,920	\$7,250	\$10,090	\$10,710	\$11,380	\$8,068,477
	TOTAL	\$4,790	\$4,790	\$6,200	\$7,360	\$8,440	\$8,930	\$9,350	\$9,750	\$9,750	\$10,850	\$13,250	\$18,820	\$20,060	\$21,400	\$15,759,192
*Note: A surcharge fee is in effect per Board Resolution Nos. 2017-864 & 2018-908.																
BY2	BASIN	\$1,770	\$2,010	\$2,530	\$3,020	\$3,530	\$3,780	\$3,970	\$4,170	\$4,170	\$4,660	\$5,670	\$8,250	\$8,830	\$9,470	\$4,159,720
	PIPE	\$5,280	\$5,960	\$7,920	\$9,600	\$11,340	\$12,030	\$12,510	\$12,990	\$12,990	\$14,030	\$17,770	\$25,670	\$27,460	\$29,260	\$10,408,360
	TOTAL	\$7,050	\$7,970	\$10,450	\$12,620	\$14,870	\$15,810	\$16,480	\$17,160	\$17,160	\$18,690	\$22,440	\$33,920	\$36,290	\$38,730	\$14,568,080
BZ	BASIN	\$2,770	\$3,150	\$3,960	\$4,730	\$5,530	\$5,920	\$6,230	\$6,530	\$6,530	\$7,310	\$8,880	\$12,920	\$13,840	\$14,830	\$3,515,460
	PIPE	\$1,930	\$2,180	\$2,890	\$3,140	\$3,410	\$3,550	\$3,670	\$3,760	\$3,760	\$4,030	\$4,300	\$5,000	\$5,290	\$5,580	\$2,081,640
	TOTAL	\$4,700	\$5,330	\$6,850	\$7,870	\$8,940	\$9,470	\$9,900	\$10,290	\$10,290	\$11,340	\$13,180	\$17,920	\$19,130	\$20,410	\$5,597,100
CL	BASIN	\$810	\$930	\$1,160	\$1,390	\$1,630	\$1,740	\$1,830	\$1,920	\$1,920	\$2,150	\$2,610	\$3,800	\$4,070	\$4,360	\$2,130,360
	PIPE	\$1,160	\$1,310	\$1,740	\$1,890	\$2,050	\$2,130	\$2,200	\$2,260	\$2,260	\$2,420	\$2,580	\$3,000	\$3,170	\$3,340	\$2,199,380
	TOTAL	\$1,970	\$2,240	\$2,900	\$3,280	\$3,680	\$3,870	\$4,030	\$4,180	\$4,180	\$4,570	\$5,190	\$6,800	\$7,240	\$7,700	\$4,329,740
CZ	BASIN	\$540	\$620	\$780	\$930	\$1,090	\$1,170	\$1,230	\$1,290	\$1,290	\$1,440	\$1,750	\$2,540	\$2,720	\$2,920	\$1,504,630
	PIPE	\$1,220	\$1,380	\$1,830	\$1,990	\$2,160	\$2,240	\$2,320	\$2,380	\$2,380	\$2,550	\$3,160	\$4,360	\$4,540	\$4,740	\$2,705,940
	TOTAL	\$1,760	\$2,000	\$2,610	\$2,920	\$3,250	\$3,410	\$3,550	\$3,670	\$3,670	\$3,990	\$4,910	\$6,900	\$7,260	\$7,660	\$4,210,570
DL	BASIN	\$2,550	\$2,910	\$3,650	\$4,360	\$5,100	\$5,460	\$5,740	\$6,020	\$6,020	\$6,730	\$8,190	\$11,910	\$12,750	\$13,670	\$2,971,630
	PIPE	\$3,580	\$4,040	\$5,370	\$6,330	\$7,330	\$7,580	\$7,800	\$8,080	\$8,080	\$8,980	\$10,980	\$15,270	\$16,110	\$17,030	\$2,929,340
	TOTAL	\$6,130	\$6,950	\$9,020	\$10,690	\$12,430	\$13,040	\$13,540	\$14,000	\$14,000	\$15,710	\$19,170	\$27,180	\$28,860	\$30,700	\$5,900,970
DM	BASIN	\$1,910	\$2,180	\$2,730	\$3,270	\$3,820	\$4,090	\$4,300	\$4,510	\$4,510	\$5,050	\$6,140	\$8,930	\$9,560	\$10,250	\$4,679,720
	PIPE	\$4,920	\$5,560	\$7,380	\$8,020	\$8,710	\$9,060	\$9,350	\$9,600	\$9,600	\$10,290	\$10,970	\$12,750	\$13,480	\$14,220	\$9,933,490
	TOTAL	\$6,830	\$7,740	\$10,110	\$11,290	\$12,530	\$13,150	\$13,650	\$14,110	\$14,110	\$15,340	\$17,110	\$21,680	\$23,040	\$24,470	\$14,613,210
DO	BASIN	\$1,880	\$2,150	\$2,690	\$3,220	\$3,760	\$4,030	\$4,230	\$4,440	\$4,440	\$4,970	\$6,040	\$8,790	\$9,410	\$10,090	\$5,738,770
	PIPE	\$2,690	\$3,040	\$4,040	\$4,390	\$4,760	\$4,950	\$5,110	\$5,250	\$5,250	\$5,620	\$6,000	\$6,970	\$7,370	\$7,780	\$6,373,400
	TOTAL	\$4,570	\$5,190	\$6,730	\$7,610	\$8,520	\$8,980	\$9,340	\$9,690	\$9,690	\$10,590	\$12,040	\$15,760	\$16,780	\$17,870	\$12,112,170
*Note: A surcharge fee is in effect per Board Resolution Nos. 2007-522, 2014-806, 2016-887, 2018-908, & 2020-959.																

**DRAINAGE FEE SCHEDULE FOR ZONE 2: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>Zone 2</b>	BASIN \$710	\$810	\$1,010	\$1,210	\$1,410	\$1,510	\$1,590	\$1,670	\$1,670	\$1,670	\$2,270	\$3,300	\$3,530	\$3,790	\$79,605,018
	PIPE \$1,530	\$1,730	\$2,300	\$2,490	\$2,710	\$2,820	\$2,910	\$2,980	\$2,980	\$3,200	\$3,410	\$3,960	\$4,190	\$4,420	\$120,942,404
	<b>TOTAL</b> \$2,240	\$2,540	\$3,310	\$3,700	\$4,120	\$4,330	\$4,500	\$4,650	\$4,650	\$5,070	\$5,680	\$7,260	\$7,720	\$8,210	\$200,547,422

**Planned Local Drainage Areas: Zone 2**

Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total
A	\$2,202,851	\$1,316,582	\$3,519,433	X	\$1,717,823	\$448,103	\$2,165,928	OO	\$2,060,127	\$754,900	\$2,815,027
B	\$982,476	\$142,170	\$1,124,646	Y	\$1,132,068	\$2,262,773	\$3,394,841	PP	\$1,625,135	\$1,217,957	\$2,843,092
C	\$479,953	\$317,414	\$797,367	Z	\$1,121,879	\$2,523,279	\$3,645,158 **	RR	\$4,998,735	\$17,955,076	\$22,953,811
D	\$801,395	\$694,153	\$1,495,548	AA	\$976,454	\$1,241,714	\$2,218,168	SS	\$2,245,208	\$2,551,192	\$4,796,400
E	\$747,392	\$228,063	\$975,455	BB	\$487,097	\$822,774	\$1,309,871	TT	\$1,777,933	\$1,507,214	\$3,285,147
F	\$272,523	\$302,016	\$574,539	CC	\$518,778	\$2,084,691	\$2,603,469	UU1	\$474,282	\$919,840	\$1,394,122
G	\$1,141,796	\$157,007	\$1,298,803	CO2	\$892,058	\$1,424,260	\$2,316,318	UU2	\$1,458,495	\$1,686,286	\$3,144,781
H	\$99,858	\$214,682	\$314,540	DD	\$1,833,060	\$7,704,370	\$9,537,430	UU3	\$3,005,594	\$8,102,226	\$11,107,820
I	\$227,828	\$248,025	\$475,853	EE	\$754,118	\$3,353,355	\$4,107,473	VV	\$34,124	\$116,961	\$151,085
J	\$1,634,773	\$376,115	\$2,010,888	FF	\$1,433,799	\$9,519,735	\$10,953,534	WW	\$18,653	\$360,044	\$378,697
K	\$985,172	\$674,818	\$1,659,990	GG	\$2,285,718	\$1,446,392	\$3,732,110	XX	\$1,025,092	\$2,132,726	\$3,157,818
L	\$633,035	\$494,850	\$1,127,885	HH	\$3,952,602	\$4,941,398	\$8,894,000	ZZ	\$2,442,162	\$2,535,950	\$4,978,112
M	\$967,464	\$255,974	\$1,223,438	II1	\$4,491,616	\$16,095,792	\$20,587,408				
N	\$462,283	\$437,886	\$900,171	II2	\$7,587,542	\$1,269,885	\$8,857,427				
O	\$986,910	\$190,138	\$1,177,048	II3	\$1,661,538	\$1,465,005	\$3,126,543				
P	\$835,552	\$277,552	\$1,113,104	II4	\$2,071,813	\$1,113,110	\$3,184,923				
T	\$1,706,427	\$2,127,357	\$3,833,784	JJ	\$1,868,936	\$3,844,665	\$5,713,601				
U	\$1,327,425	\$668,375	\$1,995,800	KK	\$1,824,753	\$1,527,562	\$3,352,315				
V	\$648,023	\$1,726,395	\$2,374,418	LL	\$2,071,187	\$3,070,127	\$5,141,314				
W	\$2,058,214	\$3,144,362	\$5,202,576 *	MM	\$555,289	\$949,106	\$1,504,395				

W \* Note: A surcharge fee is in effect per Board Resolution No. 895-BPBR.  
 X \*\* Note: A surcharge fee is in effect per Board Resolution Nos. 1227, 1265, 1268, 1386.

**DRAINAGE FEE SCHEDULE FOR SURCHARGE AREAS: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P
<b>W</b>														
TOTAL	-	-	-	-	-	-	-	-	-	-	-	\$11,075	-	-
*Note: A surcharge fee is in effect per Board Resolution No. 885-BPBR.														
<b>Z</b>														
TOTAL	-	-	-	-	-	-	-	-	\$1,970	\$2,110	\$2,250	\$2,615	\$5,380	\$2,915
*Note: A surcharge fee is in effect per Board Resolution Nos. 1227, 1265, 1268, 1386.														
<b>BX</b>														
TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	\$9,140	-
*Note: A surcharge fee is in effect per Board Resolution Nos. 2017-864 & 2018-908.														
<b>CM</b>														
TOTAL	\$90	\$105	\$135	\$145	\$160	\$165	\$165	\$165	\$175	\$185	\$200	\$235	\$485	\$260
*Note: A surcharge fee is in effect per Board Resolution No.1228.														
<b>CN</b>														
TOTAL	-	-	-	-	-	-	-	-	\$2,200	\$2,395	\$2,695	\$3,465	\$3,690	\$3,925
*Note: A surcharge fee is in effect per Board Resolution Nos. 1159, 1342, 1414, & 1422.														
<b>DE</b>														
TOTAL	-	-	-	-	-	\$790	\$790	\$790	\$840	\$900	-	\$1,120	\$1,250	\$1,250
*Note: A surcharge fee is in effect per Board Resolution No. 2006-486.														
<b>DN</b>														
TOTAL	-	-	-	-	-	\$10,510	\$10,850	\$11,140	\$11,140	-	-	-	-	\$16,510
*Note: A surcharge fee is in effect per Board Resolution Nos. 2016-840 & 2018-908.														
<b>DO</b>														
TOTAL	-	-	-	-	-	-	-	\$3,680	\$3,680	\$3,950	\$3,950	-	\$5,170	\$5,460
*Note: A surcharge fee is in effect per Board Resolution Nos. 2007-522, 2014-806, 2018-887, & 2018-908. A surcharge fee for Loma Vista Community Center South is pending Board Resolution approval for 2021.														
<b>7D</b>														
TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	\$3,651	-
*Note: A surcharge fee is in effect per Board Resolution Nos. 2005-480 & 2018-908.														
<b>7H</b>														
TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	\$3,651	-
*Note: A surcharge fee is in effect per Board Resolution Nos. 2005-480 & 2018-908.														

# MEMORANDUM

File 140.3123, 140.3133, 140.3143

**BOARD MEETING:** December 9, 2020  
**AGENDA ITEM NO.:** 7.A.  
**FROM:** Peter Sanchez, District Engineer-Assistant General Manager  
**SUBJECT:** **Storm Drainage Master Plan and Drainage Fee Schedule Update: Adoption of Resolution Amending the Storm Drainage and Flood Control Master Plan and Amending the Schedule of Drainage Fees, Surcharges, and Costs for Local Drainage Areas (2021 Rate Schedule) and Adoption of Resolution Adding Surcharge in Drainage Area "DO" (Loma Vista Community Center South)**

## Summary

Urban storm drainage systems are funded by the payment of drainage fees at the time of development. Fees in the original area of the District or core area of the City of Fresno (Zone 2) are calculated at a uniform rate by spreading the aggregate of the total system cost to the entire original area. The core area of the City of Clovis (Zone 3) utilizes the same approach. Zone 2 is unique in that the aggregate approach was intended to distribute the benefits of the long-term tax payments and early formation and subsidies via assessments districts. All other areas referred to as the "Full Cost" zone (Zone 1) are funded by spreading the individual system cost to its respective local drainage area. The zones are shown on the attached Exhibit No. 1.

Exhibit No. 2 depicts the proposed amendments to certain drainage and surcharge fee schedules for March 1, 2021 through February 28, 2022. Adoption of the attached resolution amending the Master Plan and amending the fee schedule in certain drainage areas is necessary to formally make changes to those drainage areas or increase the fee rate. In addition, adoption of the attached resolution establishing a new surcharge fee in Drainage Area "DO" is required due to changes in the City of Clovis Loma Vista Community Center South plan. The updated Storm Drainage and Flood Control Master Plan Map (Exhibit "A") is also attached for review and reference. A Public Hearing is required to increase drainage fee rates and the appropriate public notice regarding this Hearing was published in the Fresno Bee pursuant to the Government Code. Fee schedules are updated annually to become effective not less than sixty (60) days after adoption.

## Zone 1

With respect to Zone 1, seventy-seven (77) drainage areas warrant a fee amendment. Modification of system costs significant enough to justify a revision to the drainage fee schedules include (i) increased unit prices for pipelines, outfalls, manholes, basin sprinkler & turf, water capacity fee (Fresno), water grid main charge (Clovis) and well charge

Page 1 of 4



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
*Capturing Stormwater since 1956.*

**BOARD MEETING:** December 9, 2020

**AGENDA ITEM NO.:** 7.A.

(Clovis), water tap and meter, sidewalk, and CEQA, site access, and appraisal. As noted above, these drainage areas are set forth in Exhibit No. 2. The list shows the land use of greatest acreage in each of the respective local drainage areas as representative of the adjustments or rate change. The comment column indicates the type of adjustment associated with the 2021 Drainage Fee Amendments and Surcharge Fee Adjustments.

Also, this year's study indicated that drainage fee rates for twenty-two (22) Zone 1 drainage areas remain the same or showed a slight decrease. Based upon previous staff reviews, it is normally recommended that downward adjustments not be made due to the anticipated drainage fee revenue falling short of the total system costs within many of the full cost drainage areas. A decrease in the fee rate for Zone 1 areas must be supported by a fee audit for the specific area. The audit is necessary to evaluate the outcome of the total system costs to determine, ultimately, if the funding collected will be less or more than the cost to complete the full cost Zone 1 drainage systems. This year's audit does not support a decrease in the remaining Zone 1 areas. Staff will continually monitor these areas and report its findings to the Board should a decrease in fees be warranted in the future.

#### Zone 2 and Zone 3

With respect to Zone 2 and Zone 3 areas, unit cost updates warrant a fee adjustment. The percentage increase is shown on Exhibit No. 2.

#### Surcharge Areas

Review of the fee rates identified three (3) existing surcharge areas, Drainage Areas "BX", "DO" and "DN", that have warranted fee adjustments (see Exhibit No. 3). The fee increases in these areas resulted from unit cost updates and contract adjustments. Exhibit No. 3 also shows the per acre costs resulting from these surcharge fee adjustments.

Included in this fee update is the need to establish a new surcharge fee area for Drainage Area "DO". Staff presented to the Board of Directors at its November 18, 2020 meeting the need of a new surcharge as requested by the City of Clovis due to revisions of the City of Clovis specific plan for Loma Vista Community Center South (proposed street patterns required the need for pipeline extensions). The Storm Drainage Master Plan for this area was previously planned based on the land use designation and existing street patterns shown on the specific plan. Typically planning efforts for storm drainage facilities do not conform to internal street patterns when incorporating specific plan land uses unless street patterns are shown and conform to the Master Plan at the time of planning. The City of Clovis' current request to incorporate proposed street patterns into the Master Plan to provide drainage service for the Loma Vista Community Center South plan causes the need for additional storm drainage facilities to ensure that these facilities are located within proposed streets as identified on Exhibit No. 4A. To insure ample revenue is generated from the revisions to the Master Plan, a surcharge fee is proposed to offset the cost of the additional facilities. The proposed surcharge fee rates are indicated on Exhibit No. 4B.

Staff has posted the 2021 amendments to the fee schedule on the District's web site, circulated the proposed changes to the Building Industry Association (BIA) for comment, and informed the BIA of the public hearing date. The proposed changes in the fee schedule were also presented to the BIA at regularly scheduled BIA/District liaison meeting on Wednesday, November 25, 2020. It was requested that the BIA make formal comments on the proposal for this year's adjustments prior to the public hearing. No comments have been received at the

**BOARD MEETING:** December 9, 2020

**AGENDA ITEM NO.:** 7.A.

writing of this memorandum. In the past, BIA has been non-committal and taken no position in regards to drainage fee adjustments. Following the District's adoption of the 2021 amendments to the Drainage Fee Schedule, staff will request each of the local jurisdictional agencies adopt the amendments.

The adoption of fees is considered a project under the California Environmental Quality Act (CEQA). Staff has evaluated the potential environmental impact of the adoption of these fees and has determined that the action is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8)(D). This section exempts the modification of fees collected by public agencies for purpose of obtaining funds for capital projects necessary to maintain service within existing service areas. Pursuant to Section 21080(b)(8)(D), staff recommends the Board incorporate findings in the record that the proposed amendments to the drainage fees are exempt from CEQA.

#### Recommendation

Staff recommends that the Board of Directors adopt the following:

1. Adopt the attached Resolution updating the Storm Drainage and Flood Control Master Plan Map and amend the proposed cost and fee schedules as set forth therein.
2. Adopt the attached Resolution establishing a surcharge fee schedule for a portion of Drainage Area "DO"
3. Direct staff to transmit the map and fee schedule amendments to the City of Fresno, City of Clovis, and the County of Fresno for adoption.
4. Find that adoption of said Resolutions that adopts fees are exempt from further CEQA assessment per provisions of Public Resources Code Section 21080(b)(8)(D).

#### Discussion

The proposed drainage fee amendments, shown on Exhibit No. 2, comply with the Government Code that requires the local agency to determine that the fees are fairly apportioned within the local drainage areas either on the basis of benefits conferred on the property proposed for subdivision or on the need for such facilities created by the proposed subdivision and development of other property within such areas. In Zones 1 thru 3, fees are fairly apportioned based on the need to capture, manage and store storm water runoff as determined by land use and anticipated impervious area.

Staff continually monitors system costs as improvements are constructed yearly. By monitoring system costs, staff is able to make the necessary adjustments to the drainage fee automation program which re-calculates the drainage fee schedules immediately when new information is input into the accounting data and/or modifications are made to the GIS system. This process requires the comparing of actual contract unit costs with the current fee study unit costs as well as insight from building contractors within the metropolitan area. With the use of actual costs the District is able to ensure the unit costs are current with the market and better re-coup funding for updated system costs without relying on the use of the General fund. While adjustments to drainage fees are generally considered only once each year pursuant to the Drainage Fee Ordinance, the automated program allows for staff to view the effect on the future drainage fee rate schedule after any system modification.

To keep current with facility unit costs, the adjustments warranted for 2021 include an increase

**BOARD MEETING:** December 9, 2020

**AGENDA ITEM NO.:** 7.A.

in the following: pipe with and without trench resurfacing sizes 15-inch to 30-inch (10%) and 36-inch to 96-inch (15%), outfalls (41.7%), manholes (17.4%), basin sprinkler & turf (15%), sidewalk (16.7%), City of Fresno water capacity fee (3.9%), City of Clovis water grid main charge (2.8%), City of Clovis well charge (2.8%), water tap & meter (23.7%), and CEQA, Site Assessment, & Appraisal (30.6%).

Review of the fee rates identified three (3) existing surcharge areas in Drainage Areas "BX", "DO", and "DN" warranted fee adjustments. The fee rate increases in these areas resulted from unit cost updates and contract adjustments. This hearing also includes an amendment to establish new surcharge fee rates in Drainage Area "DO" (Loma Vista Community Center South) at the request of the City of Clovis.

The 2021 drainage fee rate study reviews all drainage areas utilizing the adjusted unit costs along with accounting data for existing facilities. The existing drainage ordinances require annual updating of the drainage system cost schedules. This process assures fees are based on actual costs, ensures equity among all fee payers, assures reimbursement of those incurring construction costs in excess of their proportionate cost share, and protects the general taxpayer from the need to pay development subsidies.

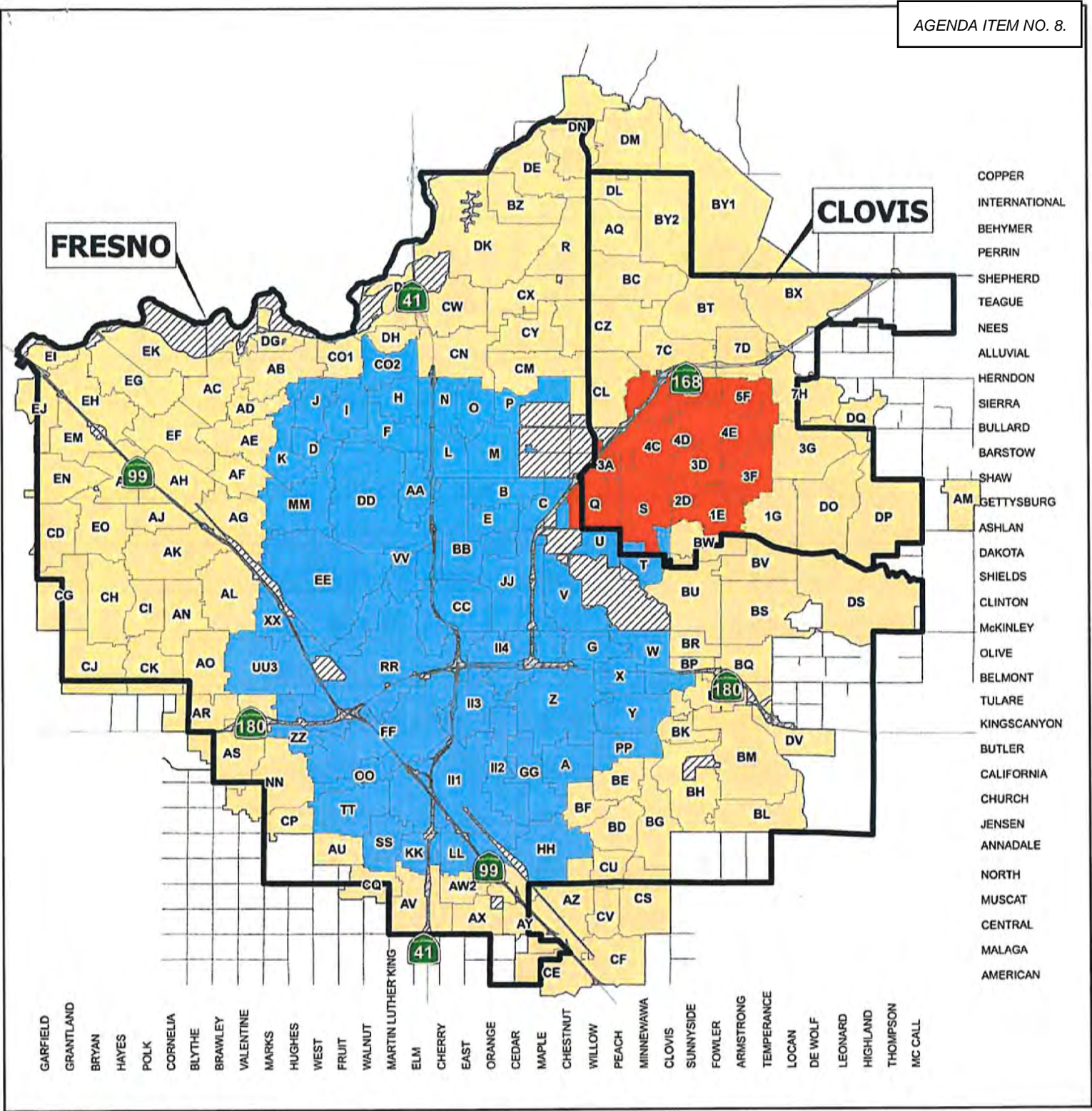
Pursuant to the Government Code, the fee increases become effective not less than sixty (60) days following adoption. Therefore, if adopted, the effective date of the drainage fee rate schedule would be March 1, 2021 in accordance with the Drainage Fee Ordinance.

Respectfully submitted by:

*Denise Wade, Master Plan Special Projects Manager*

Attachments

1. Public Hearing Procedural Outline
2. Exhibit No. 1
3. Exhibit No. 2
4. Exhibit A
5. Exhibit No. 3
6. Exhibit No. 4A
7. Exhibit No. 4B
8. Resolution Amending the Storm Drainage and Flood Control Master Plan and Amending Schedule of Drainage Fees, Surcharges, and Costs for Local Drainage
9. Resolution Adopting Surcharge Fee in Drainage Area DO



# FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

## Exhibit No. 1

- Drainage Fee Zones**
- Zone 1
  - Zone 2
  - Zone 3
  - Exempt
- City Sphere Lines**
- City Sphere Lines
  - Drainage Areas





## 2021 DRAINAGE FEE AMENDMENTS

	Drainage Areas Within Zone 1 (Full Cost Areas)	Percent Change	Majority Zone Use	Comments
1	"AB" (Marks and Palo Alto)	+2.70	R-1-B	Unit Cost Update
2	"AD" (Valentine and Bullard)	+3.73	R-1-40%	Unit Cost Update
3	"AE" (Valentine and Barstow)	+4.00	R-2	Unit Cost Update
4	"AF" (Valentine and Gettysburg)	+3.00	C-2	Unit Cost Update
5	"AG" (Valentine and Ashlan)	+1.71	M-1	Unit Cost Update
6	"AH" (Cornelia and Gettysburg)	+3.02	M-1	Unit Cost Update
7	"AI" (Blythe and Belmont)	+2.39	R-1-40%	Unit Cost Update
8	"AJ" (Polk and Ashlan)	+3.56	R-1-40%	Unit Cost Update
9	"AK" (Polk and Shields)	+5.08	R-1-40%	Unit Cost Update
10	"AL" (Brawley and Weldon)	+4.81	R-1-40%	Unit Cost Update
11	"AN" (Cornelia and Hedges)	+3.43	R-1-40%	Unit Cost Update
12	"AO" (Blythe and Belmont)	+9.36	R-1-40%	Unit Cost Update
13	"AQ" (Willow and Perrin)	+10.33	R-2	Unit Cost Update
14	"AR" (Cornelia and Whites Bridge)	+8.97	M-1	Unit Cost Update
15	"AS" (Valentine and California)	+9.25	R-1-40%	Unit Cost Update
16	"AU" (West and Annadale)	+7.42	R-1-40%	Unit Cost Update
17	"AV" (Fig and Central)	+8.94	M-3	Unit Cost Update
18	"AW1" (Orange and North)	+5.53	M-3	Unit Cost Update
19	"AW2" (Cherry and North)	+1.65	M-3	Unit Cost Update
20	"AY" (Cedar and Central)	+6.81	M-3	Unit Cost Update
21	"AZ" (Chestnut and Muscat)	+4.87	M-3	Unit Cost Update
22	"BC" (Willow and Teague)	+1.57	R-1-40%	Unit Cost Update
23	"BD" (Willow and Vine)	+7.06	M-1	Unit Cost Update
24	"BE" (Willow and Belgravia)	+6.55	R-1-40%	Unit Cost Update
25	"BF" (Chestnut and Church)	+3.73	R-1 40%	Unit Cost Update

**2021 DRAINAGE FEE AMENDMENTS**

	<b>Drainage Areas Within Zone 1 (Full Cost Areas)</b>	<b>Percent Change</b>	<b>Majority Zone Use</b>	<b>Comments</b>
26	"BG" (Peach and Annadale)	+4.04	M-3	Unit Cost Update
27	"BH" (Clovis and Church)	+5.83	R-1 40%	Unit Cost Update
28	"BJ" (Maple and Golden State)	+7.05	M-3	Unit Cost Update
29	"BK" (Clovis and Montecito)	+4.47	C-5	Unit Cost Update
30	"BL" (Armstrong and Church)	+8.73	C-1	Unit Cost Update
31	"BM" (Fowler and Butler)	+4.55	R-1-40%	Unit Cost Update
32	"BP" (Sunnyside and Harvey)	+5.40	M-1	Unit Cost Update
33	"BQ" (Fowler and Belmont)	+7.46	M-1	Unit Cost Update
34	"BR" (Clovis and Olive)	+6.93	M-1	Unit Cost Update
35	"BS" (Fowler and Floradora)	+3.69	R-1-40%	Unit Cost Update
36	"BT" (Sunnyside and Nees)	+5.44	R-1-40%	Unit Cost Update
37	"BU" (Clovis and Clinton)	+6.48	M-1	Unit Cost Update
38	"BV" (Fowler and Shields)	+2.13	R-1-40%	Unit Cost Update
39	"BY <sub>1</sub> " (Sunnyside and Behymer)(East)	+12.63	RR	Unit Cost Update
40	"BY <sub>2</sub> " (Sunnyside and Behymer)(West)	+9.23	R-1-40%	Unit Cost Update
41	"BZ" (Cedar and Copper)	+1.50	R-1-40%	Unit Cost Update
42	"CD" (Garfield and Dakota)	+11.80	R-1-40%	Unit Cost Update / Updated Pipe Sizes
43	"CE" (Maple and American)	+9.84	M-3	Unit Cost Update
44	"CF" (Peach and Central)	+10.19	M-3	Unit Cost Update
45	"CG" (Garfield and McKinley)	+9.22	R-1-40%	Unit Cost Update
46	"CH" (Bryan and McKinley)	+9.78	R-1-40%	Unit Cost Update
47	"CI" (Polk and Mckinley)	+3.63	R-1 40%	Unit Cost Update
48	"CJ" (Grantland and Belmont)	+9.59	R-1-40%	Unit Cost Update
49	"CK" (Polk and Belmont)	+8.03	R-1-40%	Unit Cost Update
50	"CL" (Willow and Escalon)	+1.57	R-1-40%	Unit Cost Update

## 2021 DRAINAGE FEE AMENDMENTS

	Drainage Areas Within Zone 1 (Full Cost Areas)	Percent Change	Majority Zone Use	Comments
51	"CM" (Cedar and Herndon)	+0.98	R-1 40%	Unit Cost Update
52	"CP" (Marks and Jensen)	+8.27	R-1-40%	Unit Cost Update
53	"CQ" (Walnut and North)	+10.68	R-1-40%	Unit Cost Update
54	"CS" (Minnewawa and North)	+10.35	M-1	Unit Cost Update
55	"CU" (Willow and North)	+7.92	M-1	Unit Cost Update
56	"CV" (Willow and Central)	+4.44	M-3	Unit Cost Update
57	"CW" (Fresno and Nees)	+2.63	R-1-C	Unit Cost Update
58	"CY" (Cedar and Alluvial)	+2.67	R-1-40%	Unit Cost Update
59	"DE" (Cedar and Copper)	+1.86	R-1 40%	Unit Cost Update
60	"DK" (Friant and Champlain)	+4.47	R-1-40%	Unit Cost Update
61	"DL" (International and Minnewawa)	+8.57	R-1-40%	Unit Cost Update
62	"DM" (Peach and Copper)	+8.05	R-1-40%	Unit Cost Update
63	"DN" (Friant and Willow)	+4.71	R-1-40%	Unit Cost Update
64	"DO" (Locan and Ashlan)	+4.78	R-1-40%	Unit Cost Update
65	"DP" (Highland and Dakota)	+7.59	R-1-40%	Unit Cost Update
66	"DQ" (Leonard and Sierra)	+5.18	R-1-40%	Unit Cost Update
67	"DS" (Leonard and Clinton)	+9.61	R-1-40%	Unit Cost Update
68	"DV" (Temperance and Kings Canyon)	+11.60	C-1	Unit Cost Update
69	"EF" (Cornelia and Dante)	+4.50	R-1-40%	Unit Cost Update
70	"EG" (Sandrini and Spruce)	+1.37	R-1-40%	Unit Cost Update
71	"EI" (Weber and Spruce)	+8.98	M-1	Unit Cost Update
72	"EJ" (Garfield and Sample)	+7.14	R-1-40%	Unit Cost Update
73	"EM" (Grantland and Barstow)	+3.49	R-1-40%	Unit Cost Update
74	"EN" (Garfield and Gettysburg)	+8.72	R-1-40%	Unit Cost Update
75	"EO" (Bryan and Dakota)	+5.08	R-1-40%	Unit Cost Update

Exhibit No. 2

Page 3 of 5

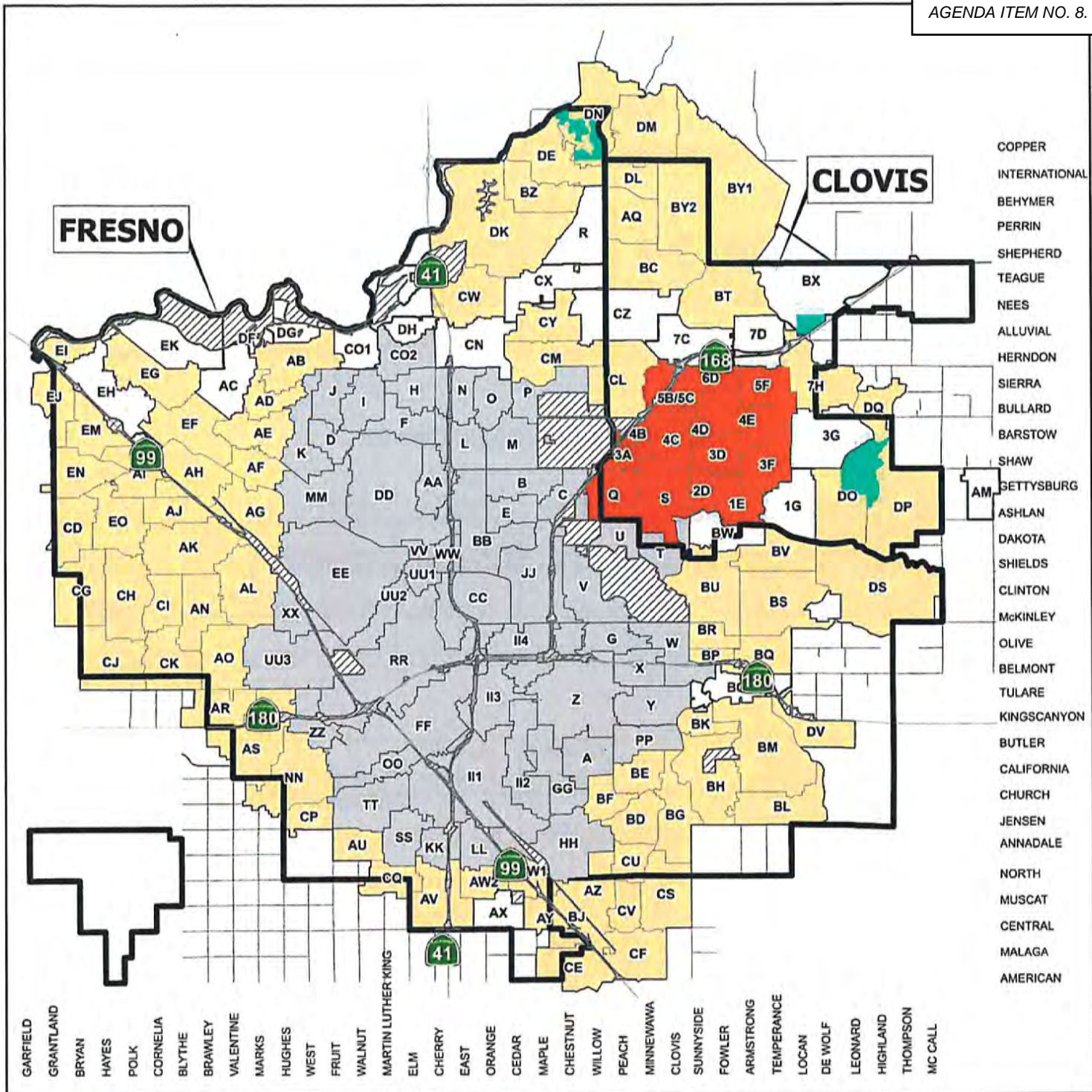
**2021 DRAINAGE FEE AMENDMENTS**

	<b>Drainage Areas Within Zone 1 (Full Cost Areas)</b>	<b>Percent Change</b>	<b>Majority Zone Use</b>	<b>Comments</b>
76	"NN" (Valentine and Church)	+9.51	R-1-40%	Unit Cost Update
77	"7H" (Temperance and Bullard)	+6.68	R-1-40%	Unit Cost Update
78	ZONE 2 AREAS	+1.88	R-1-40%	Unit Cost Update
79	ZONE 3 AREAS	+3.51	R-1-40%	Unit Cost Update

**2021 SURCHARGE FEE ADJUSTMENTS**

	<b>Surcharge Areas</b>	<b>Percent Change</b>	<b>Majority Zone Use</b>	<b>Comments</b>
1	"BX" (Temperance and Owens)	+13.97	C-P,C-M,R-P	Unit Cost Update
2	"DN" (Friant and Willow)	+1.33	R-1-40%	Unit Cost Update, Contract Adjustment
3	"DO" (Leonard and Ashlan)	+10.60	R-1-50%	Unit Cost Update, Contract Adjustment

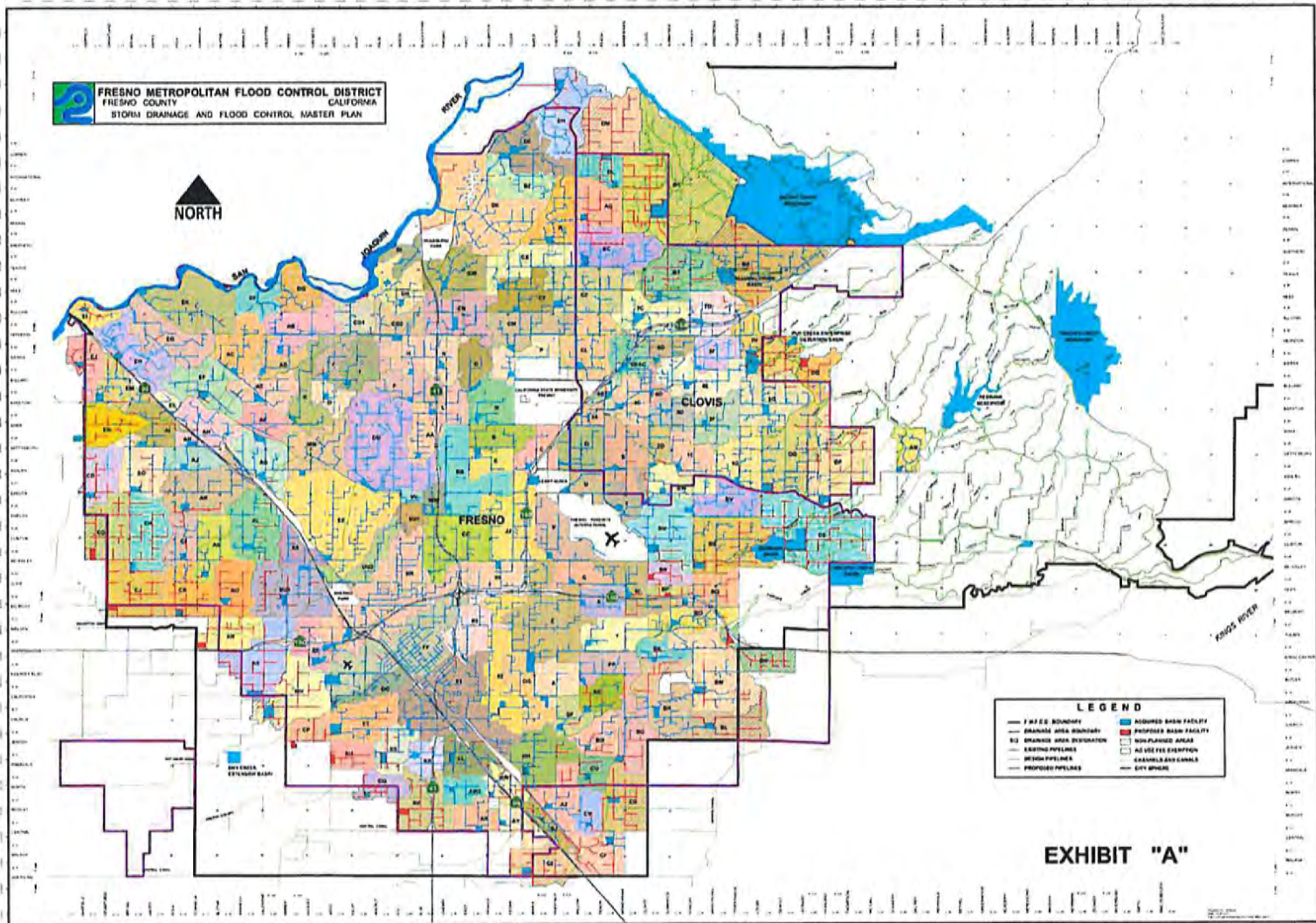
	<b>New Surcharge Area</b>	<b>Cost per Acre</b>	<b>Majority Zone Use</b>	<b>Comments</b>
1	"DO" (Loma Vista Community South)	\$4,840	C-1 to C-6	Additional Facilities due to street layout for Loma Vista Community Center



## FRESNO METROPOLITAN FLOOD CONTROL DISTRICT Exhibit No. 2

- Zone 1, 2021 Drainage Fee Amendments
- Zone 2, 2021 Drainage Fee Amendments
- Zone 3, 2021 Drainage Fee Amendments
- Drainage Areas
- Exempt
- City Sphere Lines
- Surcharge Areas BX, DO, DN

Prepared by: rebeccal  
Date: 12/4/2020  
Path: I:\Projects\Exhibits\Fees2021\Maps\Fee Zone Map 2021\FeeMaps2021\FeeMaps2021.aprx



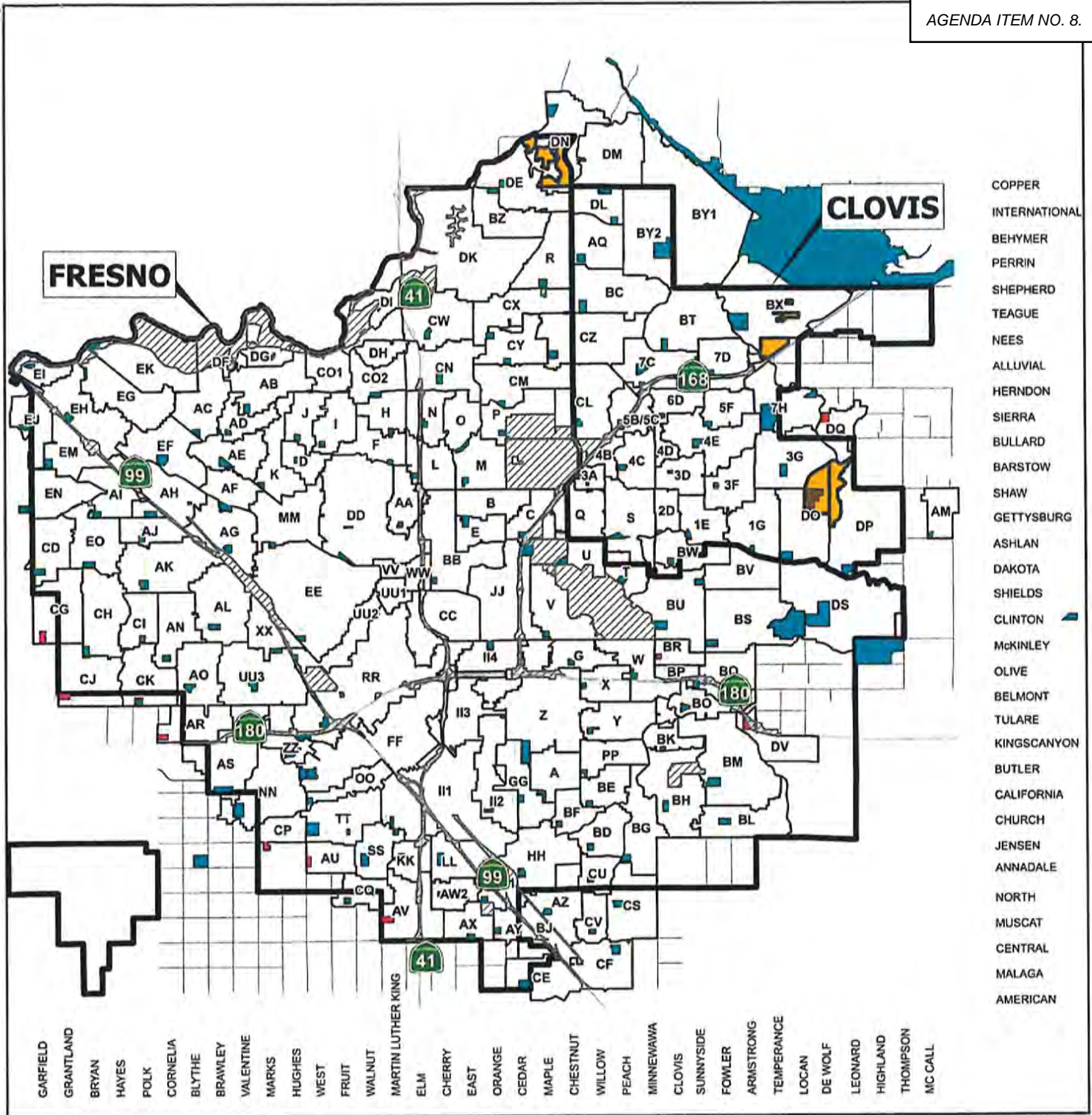
## Surcharge Fee Summary Sheet Drainage Areas "BX", "DN", and "DO"

<u>"BX" (RT Park) 2021 Surcharge Rates</u>		
ZONING	ACREAGE	COST PER ACRE
C-P, C-M, R-P	102.7	\$10,530

<u>"DN" (Copper River Ranch) 2021 Surcharge Rates</u>		
ZONING	ACREAGE	COST PER ACRE
R1-40 %	118.2	\$10,650
R1-45 %	59.1	\$10,990
R1-50 %	59.1	\$11,280
R-2	46.6	\$11,280
C-1	9.3	\$16,720

<u>"DO" (Southeast Urban Area) 2021 Surcharge Rates</u>		
ZONING	ACREAGE	COST PER ACRE
OS	32.9	-
R1-50 %	176.9	\$4,070
R-2, M-H	25.0	\$4,070
R-3, R-4	97.8	\$4,370
C-P, C-M, R-P	11.9	\$5,720
C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	115.1	\$6,040

<u>New Surcharge Area "DO" (Loma Vista Community Center South) 2021 Surcharge Rates</u>		
ZONING	ACREAGE	COST PER ACRE
R-3, R-4	20.2	\$3,500
C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	47.1	\$4,840



- COPPER
- INTERNATIONAL
- BEHYMER
- PERRIN
- SHEPHERD
- TEAGUE
- NEES
- ALLUVIAL
- HERNDON
- SIERRA
- BULLARD
- BARSTOW
- SHAW
- GETTYSBURG
- ASHLAN
- DAKOTA
- SHIELDS
- CLINTON
- McKINLEY
- OLIVE
- BELMONT
- TULARE
- KINGSCANYON
- BUTLER
- CALIFORNIA
- CHURCH
- JENSEN
- ANNADALE
- NORTH
- MUSCAT
- CENTRAL
- MALAGA
- AMERICAN

- GARFIELD
- GRANTLAND
- BRYAN
- HAYES
- POLK
- CORNELIA
- BLYTHE
- BRAWLEY
- VALENTINE
- MARKS
- HUGHES
- WEST
- FRUIT
- WALNUT
- MARTIN LUTHER KING
- ELM
- CHERRY
- EAST
- ORANGE
- CEDAR
- MAPLE
- CHESTNUT
- WILLOW
- PEACH
- MINNEWAWA
- CLOVIS
- SUNNYSIDE
- FOWLER
- ARMSTRONG
- TEMPERANCE
- LOCAN
- DE WOLF
- LEONARD
- HIGHLAND
- THOMPSON
- MC CALL



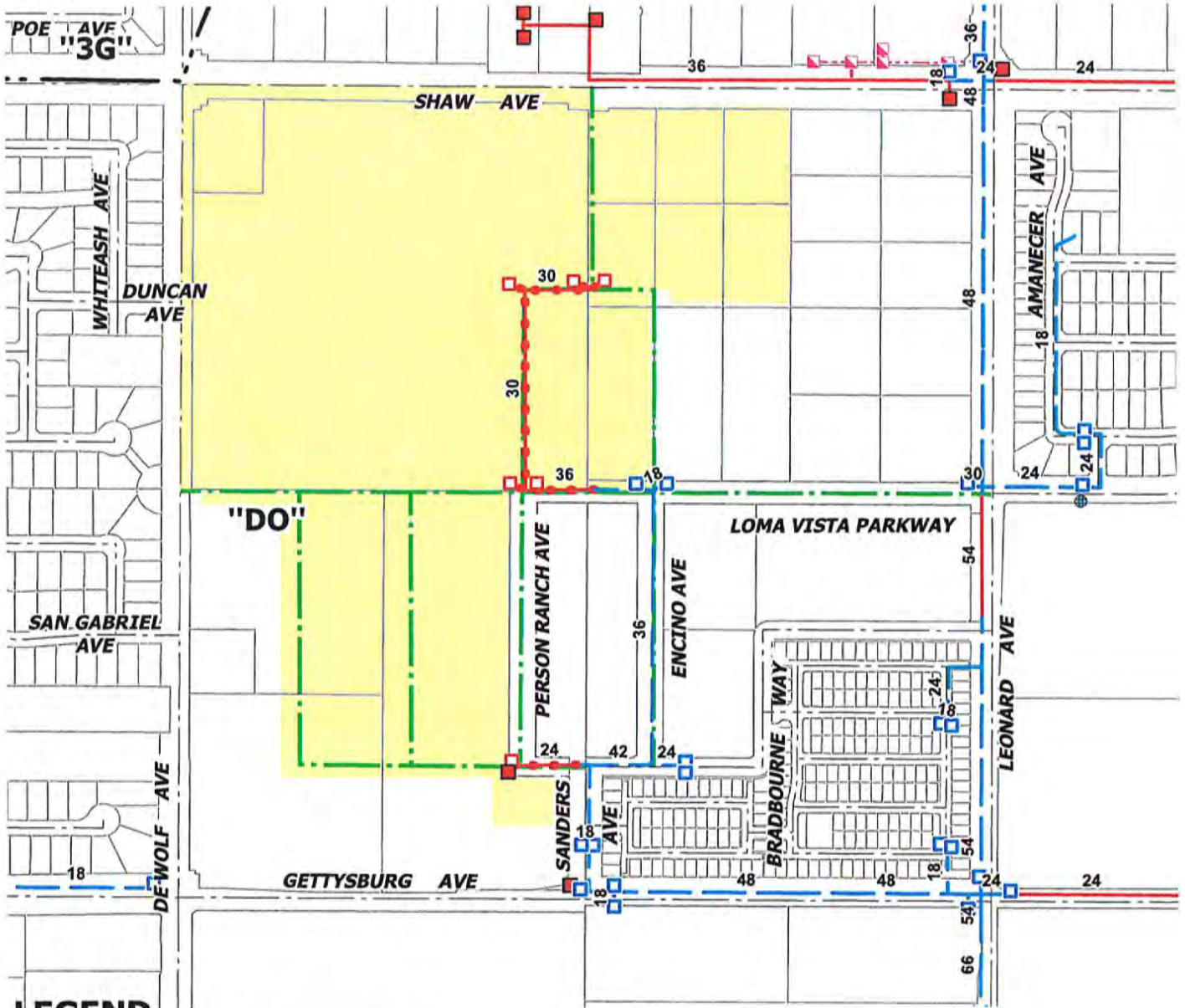
## FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

### Exhibit No. 3







- Existing Basin
- Proposed Basin
- City Sphere Lines
- Affected Surcharge Areas (BX, DN, DO)
- Drainage Areas
- New Surcharge Area "DO"
- Exempt



NOTE: THIS MA  
DISTANCES, AMOUNT OF CREDITABLE  
FACILITIES, AND LOCATION OF INLET  
BOUNDARIES ARE APPROXIMATE.



**LEGEND**

-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Proposed "DO" Surcharge Pipe And Size
-  Proposed "DO" Surcharge Area (67.28 Ac.)
-  Drainage Area Boundary
-  Proposed Street Centerline



1" = 500'

**SURCHARGE AREA  
DIAGRAM  
DRAINAGE AREA "DO"**



**EXHIBIT NO. 4A  
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: danielg  
Date: 12/4/2020  
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**SURCHARGE SUMMARY SHEET  
DRAINAGE AREA "DO"**

<u>ZONING DESIGNATION</u>	<u>AREA</u>	<u>SURCHARGE FEE</u>
R-3, R-4	20.17 Ac.	\$ 3500
C-1 to C-6, C-L, P	<u>47.11 Ac.</u>	\$ 4840
	67.28 Ac.	

Exhibit No. 4B

**RESOLUTION NO. 2020-****BEFORE THE BOARD OF DIRECTORS OF THE  
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT****RESOLUTION AMENDING THE STORM DRAINAGE AND FLOOD CONTROL  
MASTER PLAN AND AMENDING THE SCHEDULE  
OF DRAINAGE FEES, SURCHARGES AND COSTS ESTABLISHING SUCH  
COSTS AND FEES FOR LOCAL DRAINAGE AREAS  
(2021-2022)**

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WHEREAS, the Board of Directors enacted Resolution No. 1412 on February 9, 1988, establishing a schedule of drainage system costs and fees pursuant to the adopted Storm Drainage and Flood Control Master Plan, said schedule being an element of the drainage fee ordinances of the Fresno Metropolitan Flood Control District, Cities of Clovis and Fresno, and the County of Fresno, which ordinances are incorporated herein by this reference; and

WHEREAS, the Board of Directors enacted resolutions from time to time, amending said schedule, the last District-wide amendment being Resolution No. 2019-936 adopted on December 11, 2019; and

WHEREAS, an amended Storm Drainage and Flood Control Master Plan Map, attached as Exhibit "A" hereto, specifying public facilities and improvements, existing and proposed, which are necessary to provide drainage service and flood control within the respective local drainage areas specified therein, has been presented to the Board of Directors; and

**RESOLUTION NO. 2020-**  
**Page 2 of 7**

WHEREAS, the District's Storm Drainage and Flood Control Master Plan includes a study of the impacts of contemplated future development on the District's existing storm drainage services and facilities in the local drainage areas of the Fresno Metropolitan Flood Control District listed in Exhibit "B" attached hereto, along with an analysis of new, improved or expanded public facilities and improvements required or appropriate to serve development in said local drainage areas; and

WHEREAS, as to each of said local drainage areas, said Map, said Plan and said study set forth the relationship between development and said services or facilities; the estimated cost thereof; and the schedule of per gross acre fees calculated to raise the sum of money necessary to pay the estimated total cost of local drainage facilities therein; and

WHEREAS, said Map and said study were available at the District's office for public inspection and review ten (10) days prior to this public hearing, and notice was given in compliance with the requirements therefor; and

WHEREAS, a public hearing was held pursuant to the public notice cited herein at a regularly scheduled meeting of the Board of Directors of the Fresno Metropolitan Flood Control District; and

WHEREAS, the Board of Directors finds as follows:

A. That the purpose of said fees is to finance facilities within the District required for the removal of surface and storm waters attributable to development; to obviate the menace to the public health, safety and welfare arising from inadequate provision for removal of surface and storm waters occurring as the result of development of property; to prevent

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**Page 3 of 7**

deterioration of property values and impairment of conditions making for desirable residential, commercial or industrial development, as the case may be, which would result from the failure to construct planned local drainage facilities relative to development of property; and to prevent deterioration of public streets and other public facilities which would result from failure to construct planned local drainage facilities concurrently with development.

B. The fees adopted and collected pursuant to the drainage fee ordinances and this Resolution are to be used to finance only the public facilities shown on Exhibit "A", within each of the respective local drainage areas identified in Exhibit "B" hereto.

C. After considering said Map and said study and the analysis prepared by the District; the respective General Plans and community and specific plans prepared by the Development Departments of said County and Cities; and the information and testimony received at this public hearing, the Board of Directors approves said Map and said study, and incorporates such herein. The Board further finds that all new development in the subject area will generate the need for storm drainage facilities therein, and generates an unmet need for storm drainage facilities and services in said area.

D. There is a need in local drainage areas for storm drainage facilities which have not been constructed or have been constructed; said facilities have been called for in, or are consistent with, the General Plans. Development will contribute its fair share toward the facility costs in those local drainage areas listed in Exhibit "B" through payment of the

**RESOLUTION NO. 2020-**  
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respective drainage fees set forth therein.

E. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development as described in Exhibits “A” and “B” for which the corresponding fee set forth in Exhibit “B” is charged. There is a reasonable relationship between the use of said fee and development of the lands in the service area for which the fee is charged, as these reasonable relationships or nexuses are described in more detail in the study and Map referred to above.

F. The Storm Drainage and Flood Control Master Plan Map attached hereto as Exhibit “A” and the storm drainage fee rate schedule set forth in Exhibit “B”, as adopted by Paragraphs 2 and 3 herein, revise the District’s Storm Drainage and Flood Control Master Plan, to conform to its General Plan and comply with Section 66483 of the California Government Code.

G. The cost estimates set forth in Exhibit “B” are reasonable cost estimates for constructing these facilities, and the fee schedule set forth therein is based on said estimates and is to generate fees from development which will not exceed the total of these costs.

NOW THEREFORE, it is hereby resolved by the Board of Directors of the Fresno Metropolitan Flood Control District that:

1. The above recitals are true and correct, and this Board so finds and determines.

**RESOLUTION NO. 2020-**  
**Page 5 of 7**

2. This Resolution is exempt from further California Environmental Quality Act (CEQA) assessment per the provisions of Public Resources Code Section 21080(b)(8)(D).

3. The Storm Drainage and Flood Control Master Plan is hereby amended to include that Storm Drain and Flood Control Master Plan Map attached hereto as Exhibit "A" and as supported by Exhibit "B".

4. The schedule of drainage fees for those respective local drainage areas listed in Exhibit "B" hereto is hereby adopted as set forth in said Exhibit "B". The District shall prepare a 2021-2022 schedule of drainage fees for each of its local drainage areas, which shall include the amendments adopted herein. Pursuant to California Government Code Section 66017, said schedule of drainage fees shall become effective no sooner than sixty (60) days from the date of adoption of this Resolution. In compliance with California Government Code Section 66017, the District's 2021-2022 schedule of drainage fees shall be effective as of March 1, 2021, in accordance with the drainage fee ordinances. Fees shall be paid in accordance with the drainage fee ordinances and as specified in said 2021-2022 drainage fee schedule.

5. The fee shall be used solely to pay: (a) costs related to the design, administration and construction of the described public storm water facilities; (b) for reimbursing the District for the development's fair share of those costs incurred by the District in the design and construction of the described public storm water facilities; or (c) to reimburse other developers who have constructed public facilities in each service area where those facilities were beyond that needed to mitigate the impacts of the other

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**RESOLUTION NO. 2020-**  
**Page 6 of 7**

developers' project or projects and where reimbursement is provided for in the applicable Drainage Fee Ordinance.

6. The District, pursuant to the Drainage Fee Ordinance, shall analyze and review the estimated cost of the described capital improvements for which this fee is charged, the continued or expanded need therefor, and the reasonable relationship between such facility needs and the varying types of development. The General Manager-Secretary shall report the findings to the Board of Directors and recommend any adjustment to this fee or other action as may be needed.

7. Pursuant to California Government Code Section 66022, any judicial action or proceeding to attack, review, set aside, void or annul this Resolution shall be brought within one hundred twenty (120) days of the adoption of this Resolution. Pursuant to California Government Code Section 66022, any judicial action or proceeding to attack, review, set aside, void, or annul the fee increase shall commence within one hundred twenty (120) days of the effective date of the increase, which is identified in Paragraph No. 4 hereinabove. Administrative appeal is a mandatory prerequisite to any such judicial action or proceeding. Such appeal shall be made in writing to the Director of Development of Public Works of the political subdivision in which the property subjected hereto is located (i.e., the City of Fresno, the City of Clovis or the County of Fresno). Such appeal must be made within sixty (60) days after the effective date hereof. The Director shall set the matter for hearing, conduct the hearing and render a decision within forty (40) days after such appeal is filed.

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8. The Ordinances of the City of Fresno, City of Clovis, and the County of Fresno have an administrative mechanism whereby a property owner who seeks to develop property within the boundaries of the Fresno Metropolitan Flood Control District can challenge the fees imposed thereunder only by first paying said fees under protest. Developers of property within the Fresno Metropolitan Flood Control District shall adhere to the applicable ordinance of the City of Fresno, City of Clovis or the County of Fresno under which it is required that drainage fees must be paid before development is allowed, and that such fee may be paid under protest.

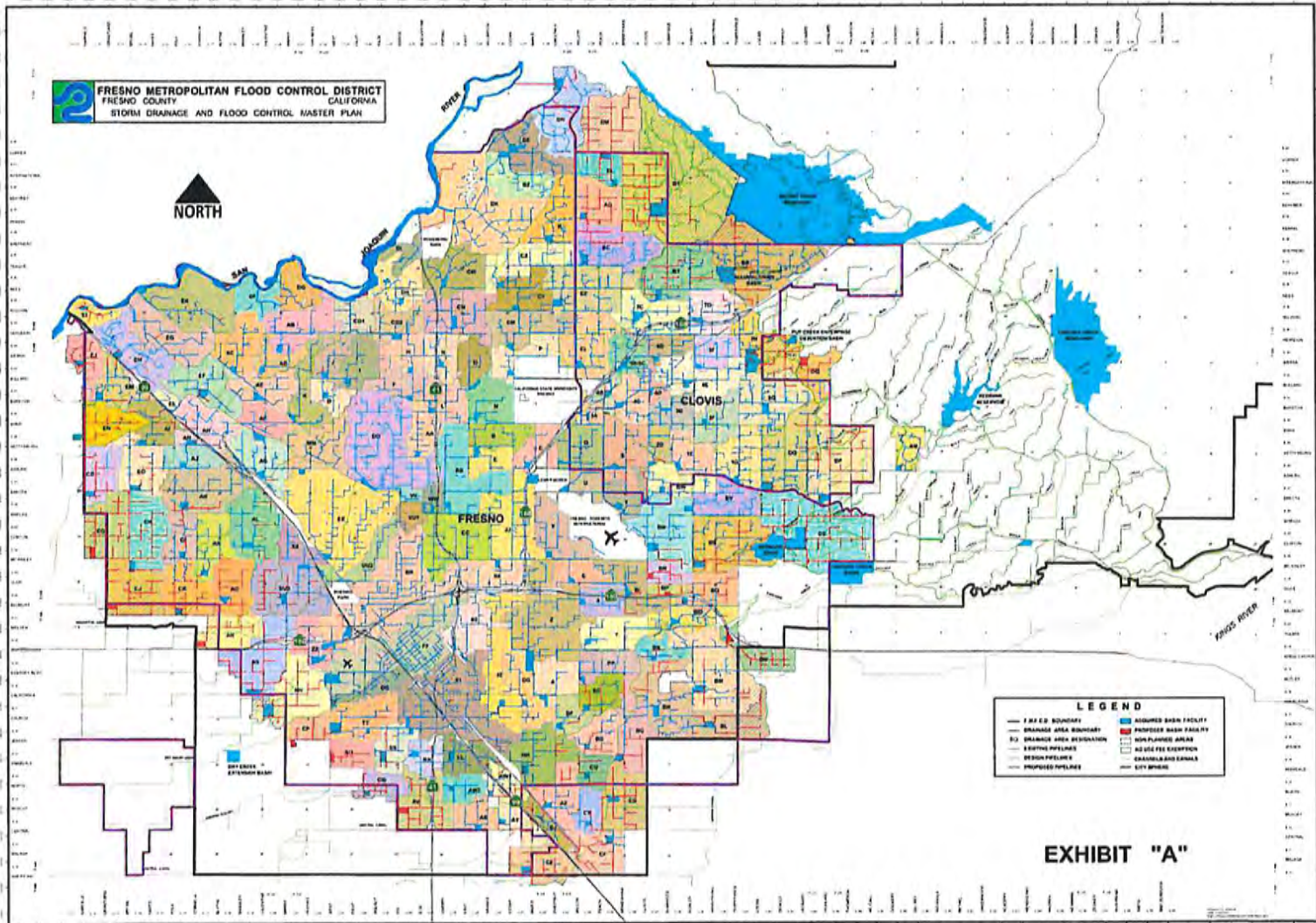
PASSED AND ADOPTED this 9<sup>th</sup> day of December, 2020, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:



**2021 Drainage Fee Schedule with Amendments (County Schedule)**

County schedule includes both City of Fresno and Clovis schedules

Exhibit "B"

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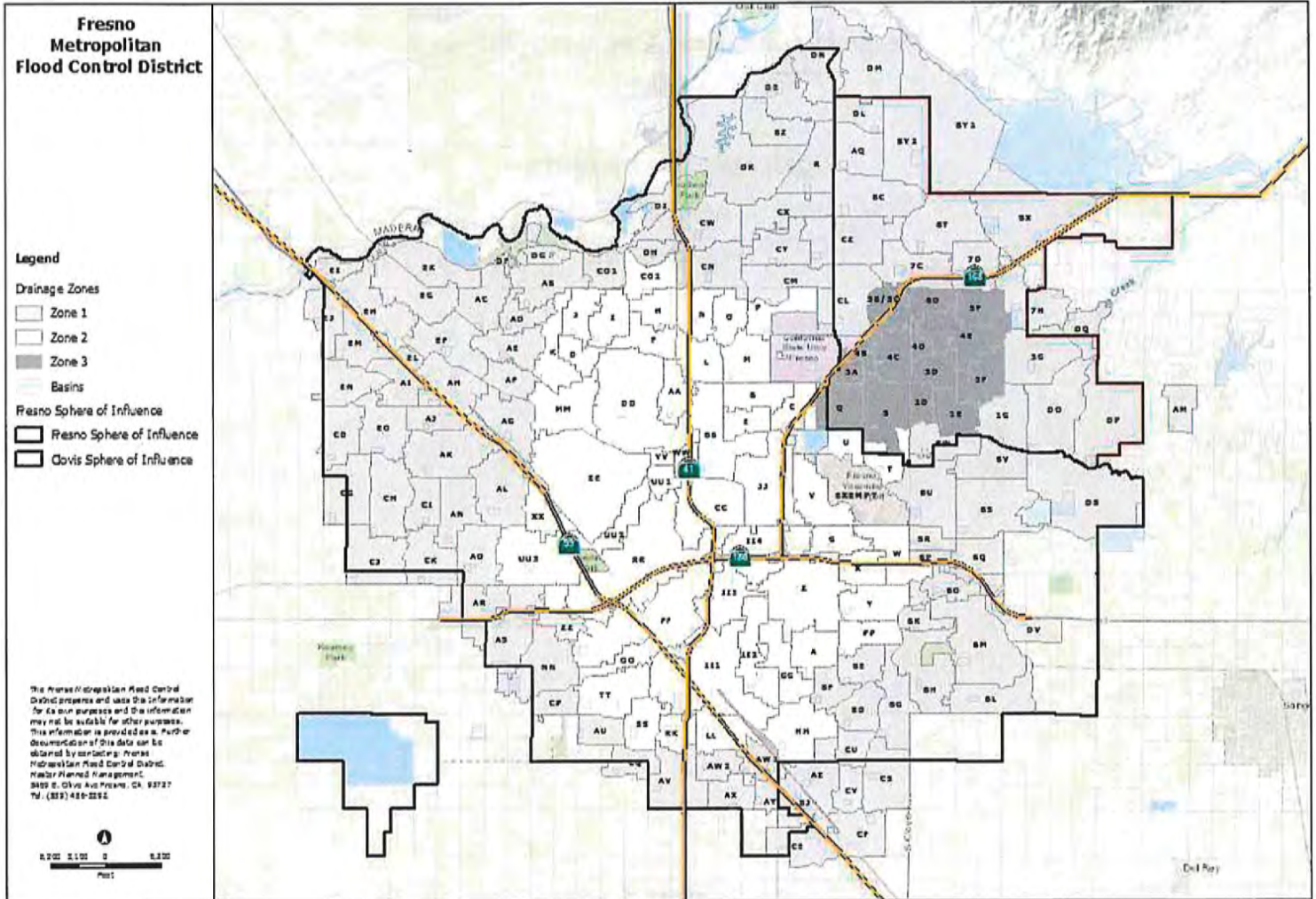
**Fresno Metropolitan Flood Control District**



**2021 DRAINAGE FEE SCHEDULE**

**Fresno County**

Effective Date: 3/1/2021



Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-1, D	AI, A2, RR	R-1-E, R-1-EM, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, R-L	C-P, C-H, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>R</b>	BASIN PIPE TOTAL	\$1,410 \$1,840 \$3,250	\$1,610 \$2,040 \$3,650	\$2,020 \$2,760 \$4,780	\$2,420 \$2,990 \$5,410	\$2,820 \$3,250 \$6,070	\$3,020 \$3,380 \$6,400	\$3,180 \$3,490 \$6,670	\$3,330 \$3,580 \$6,910	\$3,330 \$3,580 \$6,910	\$4,530 \$3,840 \$8,370	\$6,960 \$4,760 \$11,720	\$7,060 \$5,010 \$12,070	\$7,570 \$5,310 \$12,880	\$2,891,860 \$2,730,580 \$5,622,440
<b>AB</b>	BASIN PIPE TOTAL	\$1,020 \$1,000 \$2,020	\$1,190 \$1,130 \$2,320	\$1,460 \$1,500 \$2,960	\$1,740 \$1,630 \$3,370	\$2,040 \$1,770 \$3,810	\$2,180 \$1,840 \$4,020	\$2,290 \$1,900 \$4,190	\$2,400 \$1,930 \$4,330	\$2,400 \$2,050 \$4,450	\$3,270 \$2,230 \$5,500	\$4,750 \$2,590 \$7,340	\$5,090 \$2,740 \$7,830	\$5,460 \$2,890 \$8,350	\$1,748,490 \$1,410,070 \$3,158,560
<b>AC</b>	BASIN PIPE TOTAL	\$690 \$890 \$1,530	\$730 \$1,010 \$1,740	\$920 \$1,340 \$2,260	\$1,100 \$1,460 \$2,560	\$1,280 \$1,580 \$2,860	\$1,370 \$1,650 \$3,020	\$1,440 \$1,700 \$3,140	\$1,520 \$1,740 \$3,260	\$1,520 \$1,670 \$3,190	\$2,060 \$1,990 \$4,050	\$3,800 \$2,320 \$6,120	\$3,210 \$2,450 \$5,660	\$3,440 \$2,580 \$6,020	\$1,095,117 \$1,164,819 \$2,259,936
<b>AD</b>	BASIN PIPE TOTAL	\$1,410 \$480 \$1,890	\$1,600 \$540 \$2,140	\$2,010 \$720 \$2,730	\$2,400 \$780 \$3,180	\$2,810 \$940 \$3,650	\$3,010 \$860 \$3,870	\$3,160 \$910 \$4,070	\$3,320 \$930 \$4,250	\$3,320 \$910 \$4,230	\$4,510 \$1,960 \$6,470	\$6,550 \$1,230 \$7,780	\$7,030 \$1,310 \$8,340	\$7,520 \$1,380 \$8,900	\$1,194,150 \$330,500 \$1,524,650
<b>AE</b>	BASIN PIPE TOTAL	\$1,790 \$630 \$2,420	\$2,050 \$710 \$2,760	\$2,570 \$950 \$3,520	\$3,070 \$1,030 \$4,100	\$3,590 \$1,160 \$4,750	\$3,840 \$1,160 \$5,000	\$4,040 \$1,210 \$5,250	\$4,230 \$1,230 \$5,460	\$4,230 \$1,230 \$5,460	\$4,740 \$1,410 \$6,150	\$6,380 \$1,730 \$8,110	\$6,970 \$1,300 \$8,270	\$7,620 \$1,420 \$9,040	\$2,524,720 \$715,120 \$3,239,840
<b>AF</b>	BASIN PIPE TOTAL	\$820 \$500 \$1,320	\$930 \$570 \$1,500	\$1,170 \$850 \$1,920	\$1,390 \$890 \$2,280	\$1,630 \$890 \$2,520	\$1,750 \$870 \$2,620	\$1,830 \$860 \$2,690	\$1,910 \$860 \$2,770	\$1,920 \$850 \$2,770	\$2,160 \$1,050 \$3,210	\$3,810 \$1,300 \$5,110	\$4,080 \$1,380 \$5,460	\$4,370 \$1,460 \$5,830	\$1,371,210 \$130,250 \$1,501,460
<b>AG</b>	BASIN PIPE TOTAL	\$500 \$1,390 \$1,890	\$570 \$1,570 \$2,140	\$720 \$2,090 \$2,810	\$860 \$2,270 \$3,130	\$1,010 \$2,460 \$3,470	\$1,080 \$2,560 \$3,640	\$1,130 \$2,650 \$3,780	\$1,190 \$2,720 \$3,910	\$1,190 \$2,720 \$3,910	\$1,610 \$3,100 \$4,710	\$2,510 \$3,610 \$6,120	\$2,510 \$3,820 \$6,330	\$2,690 \$4,020 \$6,710	\$1,392,090 \$2,340,300 \$3,732,390
<b>AH</b>	BASIN PIPE TOTAL	\$1,360 \$2,160 \$3,520	\$1,550 \$2,440 \$3,990	\$1,940 \$3,240 \$5,180	\$2,320 \$3,520 \$5,840	\$2,720 \$3,820 \$6,540	\$2,910 \$3,970 \$6,880	\$3,090 \$4,100 \$7,190	\$3,210 \$4,210 \$7,420	\$3,210 \$4,210 \$7,420	\$4,360 \$4,810 \$9,170	\$6,140 \$5,190 \$11,330	\$6,790 \$5,910 \$12,700	\$7,280 \$6,330 \$13,610	\$4,228,460 \$3,924,020 \$8,152,480
<b>AI</b>	BASIN PIPE TOTAL	\$1,620 \$3,250 \$4,870	\$1,840 \$3,670 \$5,510	\$2,310 \$4,870 \$7,180	\$2,770 \$5,290 \$8,060	\$3,240 \$5,750 \$8,990	\$3,460 \$5,960 \$9,420	\$3,640 \$6,170 \$9,810	\$3,820 \$6,330 \$10,150	\$3,820 \$6,330 \$10,150	\$4,270 \$6,790 \$11,060	\$5,200 \$7,240 \$12,440	\$6,090 \$8,410 \$14,500	\$6,670 \$9,290 \$15,960	\$2,596,980 \$3,464,880 \$6,061,860
<b>AJ</b>	BASIN PIPE TOTAL	\$1,800 \$590 \$2,390	\$2,050 \$670 \$2,720	\$2,570 \$880 \$3,450	\$3,070 \$860 \$3,930	\$3,600 \$1,040 \$4,640	\$3,850 \$1,090 \$4,940	\$4,040 \$1,120 \$5,160	\$4,240 \$1,150 \$5,390	\$4,240 \$1,150 \$5,390	\$4,750 \$1,230 \$5,980	\$6,390 \$1,530 \$7,920	\$6,990 \$1,620 \$8,610	\$7,620 \$1,700 \$9,320	\$1,635,640 \$433,040 \$2,068,680
<b>AK</b>	BASIN PIPE TOTAL	\$1,640 \$1,820 \$3,460	\$1,190 \$1,050 \$2,240	\$1,490 \$2,730 \$4,220	\$1,790 \$2,960 \$4,750	\$2,090 \$3,220 \$5,310	\$2,240 \$3,340 \$5,580	\$2,350 \$3,450 \$5,800	\$2,470 \$3,540 \$6,010	\$2,470 \$3,540 \$6,010	\$2,760 \$4,050 \$6,810	\$3,350 \$4,710 \$8,060	\$4,080 \$4,980 \$9,060	\$5,220 \$5,250 \$10,470	\$3,176,510 \$4,122,480 \$7,298,990
<b>AL</b>	BASIN PIPE TOTAL	\$1,060 \$2,070 \$3,130	\$1,210 \$2,340 \$3,550	\$1,520 \$3,110 \$4,630	\$1,820 \$3,380 \$5,200	\$2,130 \$3,670 \$5,800	\$2,280 \$3,820 \$6,100	\$2,390 \$3,940 \$6,330	\$2,510 \$4,050 \$6,560	\$2,510 \$4,050 \$6,560	\$3,420 \$4,340 \$7,760	\$4,970 \$4,630 \$9,600	\$5,320 \$5,880 \$11,200	\$5,700 \$6,000 \$11,700	\$2,597,880 \$3,880,220 \$6,478,100
<b>AM</b>	BASIN PIPE TOTAL	\$2,370 \$5,890 \$8,260	\$2,370 \$5,950 \$8,320	\$2,970 \$7,900 \$10,870	\$3,550 \$8,590 \$12,140	\$4,150 \$9,330 \$13,480	\$4,450 \$9,700 \$14,150	\$4,670 \$10,010 \$14,680	\$4,900 \$10,280 \$15,180	\$4,900 \$10,280 \$15,180	\$5,480 \$11,010 \$16,490	\$6,670 \$11,750 \$18,420	\$9,700 \$13,650 \$23,350	\$10,700 \$14,440 \$25,140	\$1,200,066 \$2,880,860 \$4,080,926

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>AN</b>	BASIN \$1,640	\$1,920	\$2,410	\$2,080	\$3,370	\$3,660	\$3,790	\$3,970	\$3,970	\$4,440	\$5,400	\$7,860	\$8,420	\$9,520	\$2,177,910
	PIPE \$1,820	\$2,050	\$2,720	\$2,960	\$3,210	\$3,340	\$3,450	\$3,540	\$3,540	\$3,790	\$4,050	\$4,700	\$4,970	\$5,250	\$2,162,840
	TOTAL \$3,500	\$3,970	\$5,130	\$5,040	\$6,580	\$7,000	\$7,240	\$7,510	\$7,510	\$8,230	\$9,450	\$12,560	\$13,390	\$14,270	\$4,340,750
<b>AO</b>	BASIN \$1,640	\$1,870	\$2,340	\$2,800	\$3,270	\$3,500	\$3,660	\$3,860	\$3,860	\$4,320	\$5,250	\$7,640	\$8,180	\$9,770	\$2,944,040
	PIPE \$3,880	\$4,380	\$5,810	\$6,320	\$6,660	\$7,130	\$7,360	\$7,560	\$7,560	\$8,100	\$9,640	\$10,620	\$10,620	\$11,200	\$5,223,830
	TOTAL \$5,520	\$6,250	\$8,150	\$9,120	\$10,130	\$10,630	\$11,040	\$11,420	\$11,420	\$12,420	\$13,890	\$17,660	\$18,800	\$20,970	\$8,168,670
<b>AQ</b>	BASIN \$1,610	\$1,810	\$2,300	\$2,750	\$3,210	\$3,440	\$3,610	\$3,790	\$3,790	\$4,240	\$5,160	\$7,500	\$8,030	\$9,610	\$2,458,430
	PIPE \$3,750	\$4,240	\$5,630	\$6,120	\$6,440	\$6,910	\$7,130	\$7,320	\$7,320	\$7,840	\$8,370	\$9,720	\$10,280	\$10,850	\$5,303,330
	TOTAL \$5,360	\$6,070	\$7,930	\$8,870	\$9,650	\$10,350	\$10,740	\$11,110	\$11,110	\$12,080	\$13,530	\$17,220	\$18,310	\$20,460	\$7,761,760
<b>AR</b>	BASIN \$1,700	\$1,910	\$2,430	\$2,900	\$3,390	\$3,630	\$3,820	\$4,000	\$4,000	\$4,460	\$5,450	\$7,820	\$8,460	\$9,990	\$3,480,940
	PIPE \$4,920	\$5,560	\$7,380	\$8,020	\$8,730	\$9,050	\$9,350	\$9,590	\$9,590	\$10,240	\$12,370	\$13,740	\$14,480	\$16,210	\$6,261,410
	TOTAL \$6,620	\$7,490	\$9,810	\$10,920	\$12,100	\$12,680	\$13,170	\$13,590	\$13,590	\$14,700	\$17,820	\$21,560	\$22,940	\$26,200	\$9,742,350
<b>AS</b>	BASIN \$1,340	\$1,530	\$1,920	\$2,290	\$2,680	\$2,870	\$3,020	\$3,170	\$3,170	\$3,540	\$4,310	\$6,270	\$6,710	\$7,190	\$4,256,450
	PIPE \$4,090	\$4,620	\$6,130	\$6,660	\$7,330	\$7,520	\$7,760	\$7,970	\$7,970	\$8,540	\$9,110	\$10,580	\$11,190	\$11,810	\$5,103,660
	TOTAL \$5,430	\$6,150	\$8,050	\$8,950	\$9,910	\$10,390	\$10,780	\$11,140	\$11,140	\$12,080	\$13,420	\$16,850	\$17,900	\$19,000	\$9,360,110
<b>AU</b>	BASIN \$3,500	\$3,990	\$5,010	\$5,990	\$7,010	\$7,500	\$7,880	\$8,270	\$8,270	\$9,250	\$11,250	\$16,360	\$17,510	\$18,780	\$3,831,950
	PIPE \$3,540	\$4,020	\$5,240	\$6,180	\$7,300	\$7,550	\$7,770	\$8,050	\$8,050	\$8,440	\$9,940	\$13,220	\$14,290	\$15,290	\$2,522,670
	TOTAL \$7,060	\$8,010	\$10,250	\$12,170	\$14,310	\$15,050	\$15,650	\$16,320	\$16,320	\$17,690	\$21,190	\$29,580	\$31,800	\$34,070	\$6,354,620
<b>AV</b>	BASIN \$1,330	\$1,520	\$1,910	\$2,280	\$2,670	\$2,860	\$3,000	\$3,150	\$3,150	\$3,520	\$4,290	\$6,230	\$6,670	\$7,150	\$4,509,070
	PIPE \$5,410	\$6,110	\$8,110	\$9,810	\$11,570	\$12,200	\$12,570	\$12,940	\$12,940	\$14,300	\$17,260	\$24,600	\$26,170	\$27,530	\$6,246,590
	TOTAL \$6,740	\$7,630	\$10,020	\$12,090	\$14,240	\$15,060	\$15,670	\$16,090	\$16,090	\$17,820	\$21,550	\$30,830	\$32,840	\$34,680	\$10,755,660
<b>AW1</b>	BASIN \$1,160	\$1,340	\$1,680	\$2,010	\$2,360	\$2,520	\$2,690	\$2,780	\$2,780	\$3,110	\$3,780	\$5,500	\$5,890	\$6,310	\$1,733,620
	PIPE \$5,940	\$6,260	\$8,310	\$9,930	\$11,810	\$12,300	\$12,530	\$12,800	\$12,800	\$14,600	\$17,360	\$24,350	\$25,180	\$26,010	\$4,122,710
	TOTAL \$7,100	\$7,600	\$9,990	\$11,940	\$14,170	\$14,720	\$15,180	\$15,580	\$15,580	\$17,710	\$21,140	\$29,850	\$31,070	\$32,320	\$5,856,330
<b>AW2</b>	BASIN \$960	\$1,030	\$1,290	\$1,540	\$1,800	\$1,930	\$2,030	\$2,130	\$2,130	\$2,380	\$2,890	\$4,210	\$4,510	\$4,830	\$1,295,650
	PIPE \$990	\$1,120	\$1,490	\$1,820	\$2,190	\$2,300	\$2,390	\$2,490	\$2,490	\$2,860	\$3,210	\$4,570	\$4,720	\$4,870	\$82,850
	TOTAL \$1,950	\$2,150	\$2,780	\$3,360	\$3,990	\$4,230	\$4,420	\$4,620	\$4,620	\$5,240	\$6,100	\$8,780	\$9,230	\$9,700	\$1,378,500
<b>AX</b>	BASIN \$1,290	\$1,470	\$1,850	\$2,210	\$2,590	\$2,770	\$2,910	\$3,050	\$3,050	\$3,420	\$4,150	\$6,040	\$6,470	\$6,930	\$2,047,230
	PIPE \$2,220	\$2,510	\$3,330	\$3,620	\$4,500	\$4,680	\$4,720	\$4,760	\$4,760	\$5,490	\$6,650	\$9,790	\$10,280	\$10,740	\$1,947,650
	TOTAL \$3,510	\$3,980	\$5,180	\$5,830	\$7,090	\$7,450	\$7,630	\$7,810	\$7,810	\$8,910	\$10,800	\$15,830	\$16,750	\$17,670	\$3,994,880
<b>AY</b>	BASIN \$1,730	\$1,970	\$2,470	\$2,960	\$3,460	\$3,700	\$3,890	\$4,080	\$4,080	\$4,570	\$5,550	\$8,080	\$8,650	\$9,270	\$3,153,000
	PIPE \$2,330	\$2,640	\$3,500	\$3,860	\$4,720	\$4,900	\$4,930	\$4,970	\$4,970	\$5,660	\$6,860	\$10,240	\$10,740	\$11,240	\$2,350,680
	TOTAL \$4,060	\$4,610	\$5,970	\$6,820	\$8,180	\$8,600	\$8,820	\$9,050	\$9,050	\$10,230	\$12,410	\$18,320	\$19,390	\$20,510	\$5,503,680
<b>AZ</b>	BASIN \$540	\$610	\$770	\$920	\$1,070	\$1,150	\$1,210	\$1,270	\$1,270	\$1,420	\$1,720	\$2,510	\$2,660	\$2,850	\$1,433,270
	PIPE \$1,940	\$2,190	\$2,910	\$3,170	\$3,440	\$3,570	\$3,690	\$3,790	\$3,790	\$4,060	\$4,330	\$5,000	\$5,220	\$5,610	\$3,017,880
	TOTAL \$2,480	\$2,800	\$3,680	\$4,090	\$4,510	\$4,720	\$4,900	\$5,060	\$5,060	\$5,480	\$6,050	\$7,510	\$7,880	\$8,460	\$4,451,150
<b>BC</b>	BASIN \$1,730	\$1,970	\$2,470	\$2,960	\$3,460	\$3,690	\$3,880	\$4,070	\$4,070	\$4,560	\$5,540	\$8,060	\$8,630	\$9,250	\$4,239,270
	PIPE \$2,560	\$2,890	\$3,830	\$4,170	\$4,520	\$4,700	\$4,860	\$4,980	\$4,980	\$5,480	\$6,700	\$9,620	\$10,000	\$10,500	\$5,156,740
	TOTAL \$4,290	\$4,860	\$6,300	\$7,130	\$7,980	\$8,390	\$8,740	\$9,050	\$9,050	\$10,040	\$12,240	\$17,680	\$18,630	\$19,750	\$9,396,010

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, D	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>BD</b>	BASIN	\$1,310	\$1,540	\$1,840	\$2,310	\$2,710	\$2,900	\$3,190	\$3,190	\$3,570	\$4,350	\$6,390	\$6,770	\$7,260	\$2,246,500
	PIPE	\$2,940	\$2,870	\$3,890	\$4,130	\$4,490	\$4,670	\$4,830	\$4,950	\$5,300	\$5,660	\$6,370	\$6,950	\$7,330	\$2,620,550
	TOTAL	\$3,890	\$4,410	\$5,740	\$6,440	\$7,200	\$7,570	\$7,870	\$8,140	\$8,870	\$10,010	\$12,890	\$13,720	\$14,590	\$5,007,050
<b>BE</b>	BASIN	\$1,420	\$1,620	\$2,030	\$2,420	\$2,840	\$3,030	\$3,190	\$3,250	\$3,740	\$4,550	\$6,620	\$7,090	\$7,600	\$1,490,860
	PIPE	\$1,960	\$2,240	\$2,970	\$3,220	\$3,500	\$3,640	\$3,760	\$3,860	\$4,140	\$4,410	\$5,130	\$5,420	\$5,720	\$1,853,630
	TOTAL	\$3,400	\$3,860	\$5,000	\$5,640	\$6,340	\$6,670	\$6,950	\$7,110	\$7,880	\$8,960	\$11,750	\$12,510	\$13,320	\$2,852,490
<b>BF</b>	BASIN	\$1,940	\$2,210	\$2,770	\$3,320	\$3,880	\$4,150	\$4,340	\$4,380	\$4,580	\$5,120	\$6,220	\$6,690	\$7,190	\$1,671,200
	PIPE	\$1,270	\$1,360	\$1,830	\$1,990	\$2,160	\$2,240	\$2,310	\$2,380	\$2,380	\$2,720	\$3,150	\$3,240	\$3,240	\$854,240
	TOTAL	\$3,180	\$3,590	\$4,600	\$5,310	\$6,040	\$6,390	\$6,650	\$6,760	\$6,960	\$7,840	\$9,370	\$9,930	\$10,430	\$2,525,440
<b>BG</b>	BASIN	\$1,600	\$1,620	\$2,290	\$2,720	\$3,200	\$3,420	\$3,600	\$3,770	\$4,220	\$4,130	\$7,460	\$7,990	\$8,570	\$3,725,190
	PIPE	\$2,690	\$2,260	\$4,330	\$4,710	\$5,110	\$5,310	\$5,490	\$5,630	\$6,040	\$6,440	\$7,400	\$7,910	\$8,350	\$4,521,100
	TOTAL	\$4,490	\$5,080	\$6,620	\$7,430	\$8,310	\$8,730	\$9,090	\$9,400	\$10,260	\$11,570	\$14,940	\$15,900	\$16,920	\$8,246,290
<b>BH</b>	BASIN	\$970	\$1,110	\$1,390	\$1,660	\$1,940	\$2,080	\$2,180	\$2,290	\$2,290	\$3,110	\$4,530	\$4,850	\$5,200	\$1,946,090
	PIPE	\$3,510	\$4,960	\$5,260	\$5,720	\$6,210	\$6,450	\$6,660	\$6,840	\$6,940	\$7,330	\$8,080	\$8,610	\$9,140	\$4,179,860
	TOTAL	\$4,480	\$6,070	\$6,650	\$7,380	\$8,150	\$8,530	\$8,840	\$9,130	\$9,230	\$10,440	\$12,610	\$13,460	\$14,340	\$6,125,950
<b>BI</b>	BASIN	\$880	\$1,090	\$1,260	\$1,510	\$1,760	\$1,890	\$1,980	\$2,080	\$2,230	\$2,030	\$4,110	\$4,400	\$4,720	\$1,985,850
	PIPE	\$2,750	\$3,110	\$4,130	\$4,490	\$4,870	\$5,070	\$5,230	\$5,370	\$5,750	\$6,140	\$7,130	\$7,940	\$7,960	\$1,894,520
	TOTAL	\$3,630	\$4,110	\$5,390	\$6,000	\$6,630	\$6,960	\$7,210	\$7,450	\$8,000	\$8,170	\$11,240	\$12,340	\$12,680	\$3,880,370
<b>BK</b>	BASIN	\$2,050	\$2,350	\$2,950	\$3,520	\$4,130	\$4,450	\$4,690	\$4,690	\$5,440	\$6,620	\$8,620	\$10,300	\$11,050	\$2,690,100
	PIPE	\$2,320	\$2,620	\$3,480	\$4,280	\$4,110	\$4,270	\$4,410	\$4,530	\$4,530	\$5,170	\$6,010	\$6,360	\$6,710	\$1,499,930
	TOTAL	\$4,370	\$4,970	\$6,430	\$7,800	\$8,240	\$8,720	\$9,100	\$9,220	\$9,970	\$11,790	\$14,630	\$16,660	\$17,760	\$4,189,930
<b>BL</b>	BASIN	\$1,590	\$1,810	\$2,270	\$2,720	\$3,180	\$3,400	\$3,580	\$3,750	\$4,200	\$5,100	\$7,450	\$7,950	\$8,520	\$4,467,370
	PIPE	\$4,110	\$4,630	\$6,170	\$6,710	\$7,290	\$7,570	\$7,820	\$8,030	\$8,600	\$9,180	\$10,660	\$11,280	\$11,900	\$7,392,400
	TOTAL	\$5,710	\$6,440	\$8,440	\$9,430	\$10,470	\$10,970	\$11,400	\$11,780	\$12,800	\$14,280	\$18,080	\$19,230	\$20,420	\$11,859,770
<b>BM</b>	BASIN	\$770	\$960	\$1,100	\$1,320	\$1,540	\$1,650	\$1,720	\$1,820	\$2,040	\$2,470	\$3,600	\$3,850	\$4,130	\$3,141,200
	PIPE	\$3,600	\$4,070	\$5,400	\$5,870	\$6,370	\$6,620	\$6,840	\$7,020	\$7,620	\$8,610	\$9,320	\$9,860	\$10,400	\$10,836,250
	TOTAL	\$4,370	\$5,030	\$6,500	\$7,190	\$7,910	\$8,270	\$8,560	\$8,840	\$9,660	\$11,090	\$12,920	\$13,710	\$14,530	\$13,977,450
<b>BO</b>	BASIN	\$1,090	\$1,280	\$1,560	\$1,870	\$2,190	\$2,340	\$2,460	\$2,580	\$2,890	\$3,510	\$5,110	\$5,470	\$5,870	\$1,016,950
	PIPE	\$2,220	\$2,510	\$3,330	\$3,620	\$4,090	\$4,220	\$4,330	\$4,430	\$4,640	\$4,950	\$5,750	\$6,090	\$6,420	\$1,588,180
	TOTAL	\$3,310	\$3,790	\$4,890	\$5,490	\$6,280	\$6,560	\$6,790	\$7,010	\$7,530	\$8,460	\$10,860	\$11,560	\$12,290	\$2,605,130
<b>BP</b>	BASIN	\$3,240	\$3,650	\$4,620	\$5,590	\$6,470	\$6,920	\$7,280	\$7,640	\$8,540	\$10,390	\$15,110	\$16,180	\$17,340	\$2,137,910
	PIPE	\$3,400	\$3,870	\$5,140	\$5,590	\$6,070	\$6,310	\$6,510	\$6,680	\$6,680	\$7,160	\$7,640	\$8,980	\$9,910	\$1,256,170
	TOTAL	\$6,670	\$7,540	\$9,760	\$11,180	\$12,540	\$13,230	\$13,790	\$14,320	\$14,320	\$15,700	\$22,800	\$25,170	\$27,250	\$3,394,080
<b>BQ</b>	BASIN	\$1,420	\$1,620	\$2,040	\$2,440	\$2,850	\$3,050	\$3,200	\$3,360	\$3,860	\$4,570	\$6,650	\$7,120	\$7,630	\$2,601,610
	PIPE	\$3,320	\$3,750	\$4,980	\$5,420	\$5,880	\$6,110	\$6,310	\$6,480	\$6,940	\$7,410	\$8,610	\$9,100	\$9,600	\$3,834,040
	TOTAL	\$4,740	\$5,370	\$7,020	\$7,860	\$8,730	\$9,160	\$9,510	\$9,840	\$10,800	\$11,980	\$15,260	\$16,220	\$17,230	\$6,435,650
<b>BR</b>	BASIN	\$2,100	\$2,390	\$3,000	\$3,590	\$4,200	\$4,490	\$4,950	\$4,950	\$5,540	\$6,740	\$9,800	\$10,490	\$11,250	\$2,676,220
	PIPE	\$3,130	\$3,540	\$4,700	\$5,110	\$5,590	\$5,760	\$5,990	\$6,110	\$6,550	\$6,990	\$8,110	\$8,560	\$9,050	\$2,215,320
	TOTAL	\$5,230	\$5,930	\$7,700	\$8,700	\$9,790	\$10,250	\$10,940	\$11,060	\$12,090	\$13,730	\$17,910	\$19,070	\$20,300	\$4,891,540



**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>BS</b>	BASIN \$1,590	\$1,750	\$2,200	\$2,630	\$3,070	\$3,290	\$3,460	\$3,630	\$3,800	\$4,060	\$4,310	\$7,180	\$7,600	\$8,240	\$4,480,290
	PIPE \$4,170	\$4,720	\$6,260	\$6,800	\$7,350	\$7,650	\$7,950	\$8,140	\$8,140	\$8,720	\$9,310	\$10,810	\$11,430	\$12,060	\$9,381,720
	TOTAL \$5,710	\$6,470	\$8,460	\$9,430	\$10,460	\$10,970	\$11,390	\$11,770	\$11,770	\$12,780	\$14,240	\$17,990	\$19,120	\$20,300	\$13,871,010
<b>BT</b>	BASIN \$2,200	\$2,510	\$3,150	\$3,770	\$4,410	\$4,710	\$4,960	\$5,200	\$5,200	\$5,820	\$7,070	\$10,290	\$11,010	\$11,810	\$4,576,050
	PIPE \$3,970	\$4,490	\$5,960	\$6,470	\$7,030	\$7,210	\$7,550	\$7,750	\$7,750	\$8,300	\$9,860	\$10,280	\$10,580	\$11,480	\$7,282,080
	TOTAL \$6,170	\$7,000	\$9,110	\$10,240	\$11,440	\$12,020	\$12,510	\$12,950	\$12,950	\$14,120	\$16,930	\$20,560	\$21,590	\$23,290	\$11,858,130
<b>BU</b>	BASIN \$510	\$560	\$730	\$870	\$1,030	\$1,090	\$1,140	\$1,200	\$1,200	\$1,340	\$1,630	\$2,370	\$2,540	\$2,720	\$2,282,300
	PIPE \$1,620	\$1,830	\$2,430	\$2,840	\$3,370	\$3,580	\$3,760	\$3,160	\$3,160	\$3,160	\$3,620	\$4,300	\$4,440	\$4,690	\$4,270,860
	TOTAL \$2,130	\$2,410	\$3,160	\$3,610	\$4,400	\$4,670	\$4,900	\$4,360	\$4,360	\$4,500	\$5,250	\$6,670	\$6,980	\$7,410	\$6,554,160
<b>BV</b>	BASIN \$950	\$1,030	\$1,380	\$1,620	\$1,900	\$2,030	\$2,140	\$2,240	\$2,240	\$2,510	\$3,050	\$4,430	\$4,750	\$5,090	\$1,365,840
	PIPE \$2,280	\$2,550	\$3,430	\$4,040	\$4,940	\$5,200	\$5,430	\$5,430	\$4,450	\$4,770	\$5,990	\$8,910	\$9,260	\$9,600	\$2,697,310
	TOTAL \$3,230	\$3,580	\$4,790	\$5,660	\$6,840	\$7,230	\$7,570	\$7,670	\$6,690	\$7,280	\$9,040	\$13,340	\$14,010	\$14,690	\$4,063,150
<b>BW</b>	BASIN \$970	\$1,110	\$1,290	\$1,640	\$1,940	\$2,080	\$2,190	\$2,300	\$2,300	\$2,570	\$3,120	\$4,540	\$4,860	\$5,210	\$1,211,930
	PIPE \$1,090	\$1,240	\$1,640	\$1,780	\$1,940	\$2,010	\$2,080	\$2,130	\$2,130	\$2,250	\$2,440	\$2,830	\$3,000	\$3,160	\$1,682,000
	TOTAL \$2,060	\$2,350	\$2,930	\$3,420	\$3,880	\$4,090	\$4,270	\$4,430	\$4,430	\$4,820	\$5,560	\$7,370	\$7,860	\$8,370	\$2,894,030
<b>BX</b>	BASIN \$2,130	\$2,130	\$2,670	\$3,200	\$3,740	\$4,000	\$4,210	\$4,410	\$4,410	\$4,930	\$6,000	\$8,700	\$9,350	\$10,020	\$7,690,715
	PIPE \$2,660	\$3,040	\$3,530	\$4,040	\$4,160	\$4,330	\$4,470	\$4,590	\$4,590	\$4,920	\$5,250	\$6,090	\$6,450	\$6,800	\$8,666,477
	TOTAL \$4,790	\$5,170	\$6,200	\$7,240	\$7,900	\$8,330	\$8,680	\$9,000	\$9,000	\$9,850	\$11,250	\$14,820	\$15,800	\$16,820	\$16,357,192
<small>*Note: A surcharge fee is in effect per Board Resolution No. 2017-004 &amp; 2018-008.</small>															
<b>BY1</b>	BASIN \$1,230	\$1,400	\$1,790	\$2,160	\$2,450	\$2,620	\$2,760	\$2,890	\$2,890	\$3,240	\$3,940	\$5,730	\$6,130	\$6,570	\$3,374,630
	PIPE \$730	\$830	\$1,100	\$1,190	\$1,290	\$1,350	\$1,390	\$1,430	\$1,430	\$1,530	\$1,630	\$1,890	\$2,000	\$2,110	\$1,979,790
	TOTAL \$1,960	\$2,230	\$2,890	\$3,350	\$3,740	\$3,970	\$4,150	\$4,320	\$4,320	\$4,770	\$5,570	\$7,620	\$8,130	\$8,680	\$5,354,420
<b>BY2</b>	BASIN \$1,770	\$2,010	\$2,530	\$3,030	\$3,530	\$3,780	\$3,970	\$4,170	\$4,170	\$4,660	\$5,670	\$8,250	\$8,830	\$9,470	\$4,159,722
	PIPE \$5,380	\$5,960	\$7,920	\$8,660	\$9,340	\$9,710	\$10,030	\$10,290	\$10,290	\$11,030	\$11,770	\$13,670	\$14,460	\$15,260	\$10,408,360
	TOTAL \$7,050	\$7,970	\$10,450	\$11,690	\$12,870	\$13,690	\$14,180	\$14,460	\$14,460	\$15,690	\$17,440	\$21,920	\$23,290	\$24,730	\$14,568,080
<b>BZ</b>	BASIN \$2,770	\$3,150	\$3,960	\$4,730	\$5,530	\$5,920	\$6,230	\$6,530	\$6,530	\$7,310	\$8,680	\$12,920	\$13,840	\$14,870	\$7,515,460
	PIPE \$1,930	\$2,180	\$2,890	\$3,140	\$3,410	\$3,550	\$3,670	\$3,760	\$3,760	\$4,030	\$4,350	\$5,000	\$5,250	\$5,500	\$2,881,640
	TOTAL \$4,700	\$5,330	\$6,850	\$7,870	\$8,940	\$9,470	\$9,900	\$10,290	\$10,290	\$11,340	\$13,180	\$17,920	\$19,130	\$20,410	\$10,397,100
<b>CD</b>	BASIN \$2,240	\$2,560	\$3,210	\$3,840	\$4,490	\$4,800	\$5,050	\$5,300	\$5,300	\$5,830	\$7,210	\$10,480	\$11,220	\$12,030	\$7,504,750
	PIPE \$4,090	\$4,630	\$6,130	\$6,660	\$7,240	\$7,520	\$7,770	\$7,970	\$7,970	\$8,540	\$9,120	\$10,590	\$11,200	\$11,810	\$4,927,970
	TOTAL \$6,330	\$7,190	\$9,340	\$10,500	\$11,730	\$12,320	\$12,820	\$13,270	\$13,270	\$14,370	\$16,330	\$21,070	\$22,420	\$23,840	\$12,432,720
<b>CE</b>	BASIN \$1,010	\$1,150	\$1,440	\$1,720	\$2,020	\$2,160	\$2,270	\$2,380	\$2,380	\$2,660	\$3,240	\$4,710	\$5,040	\$5,400	\$2,982,210
	PIPE \$5,170	\$5,690	\$7,750	\$8,420	\$9,150	\$9,510	\$9,820	\$10,090	\$10,090	\$10,660	\$11,520	\$13,380	\$14,160	\$14,990	\$8,479,910
	TOTAL \$6,180	\$6,840	\$9,190	\$10,140	\$11,170	\$11,670	\$12,090	\$12,460	\$12,460	\$13,320	\$14,760	\$18,090	\$19,200	\$20,390	\$11,462,120
<b>CF</b>	BASIN \$820	\$930	\$1,170	\$1,400	\$1,640	\$1,750	\$1,840	\$1,930	\$1,930	\$2,160	\$2,530	\$3,820	\$4,090	\$4,390	\$2,522,470
	PIPE \$4,620	\$5,220	\$6,830	\$7,330	\$8,180	\$8,560	\$8,790	\$8,910	\$8,910	\$9,660	\$10,300	\$11,970	\$12,660	\$13,350	\$7,692,630
	TOTAL \$5,440	\$6,150	\$8,000	\$8,730	\$9,820	\$10,250	\$10,630	\$10,840	\$10,840	\$11,820	\$12,830	\$15,790	\$16,750	\$17,740	\$10,215,100
<b>CG</b>	BASIN \$2,510	\$2,870	\$3,590	\$4,300	\$5,030	\$5,380	\$5,660	\$5,930	\$5,930	\$6,640	\$8,070	\$11,740	\$12,570	\$13,470	\$4,745,160
	PIPE \$4,350	\$4,920	\$6,530	\$7,090	\$7,700	\$8,010	\$8,270	\$8,490	\$8,490	\$9,120	\$9,760	\$11,270	\$11,920	\$12,580	\$6,866,350
	TOTAL \$6,860	\$7,790	\$10,120	\$11,390	\$12,730	\$13,390	\$13,930	\$14,420	\$14,420	\$15,760	\$17,830	\$23,010	\$24,490	\$26,050	\$11,611,510

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, D	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-R, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	H-1, H-2, M-3, C-R, M-1-P, S-L	C-P, C-H, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost	
CH	BASIN	\$1,760	\$2,030	\$2,540	\$3,040	\$3,550	\$4,000	\$4,180	\$4,790	\$4,600	\$5,700	\$8,300	\$8,880	\$9,570	\$3,446,470	
	PIPE	\$5,440	\$6,150	\$6,180	\$6,870	\$9,630	\$10,910	\$10,340	\$10,610	\$11,370	\$12,130	\$14,090	\$14,910	\$15,700	\$0,860,650	
	TOTAL	\$7,200	\$8,180	\$10,700	\$11,910	\$13,180	\$15,810	\$15,340	\$14,800	\$15,800	\$16,060	\$17,830	\$22,390	\$25,290	\$12,307,120	
CE	BASIN	\$1,930	\$2,200	\$2,760	\$3,300	\$3,860	\$4,130	\$4,560	\$4,560	\$5,100	\$6,200	\$9,620	\$9,660	\$10,360	\$1,894,010	
	PIPE	\$3,030	\$3,430	\$4,550	\$4,940	\$5,370	\$5,580	\$5,910	\$6,340	\$6,760	\$7,860	\$9,310	\$9,310	\$9,740	\$2,478,720	
	TOTAL	\$4,960	\$5,630	\$7,310	\$8,240	\$9,230	\$9,710	\$10,470	\$10,900	\$11,440	\$12,960	\$18,930	\$18,970	\$20,100	\$4,372,730	
CI	BASIN	\$2,210	\$2,520	\$3,160	\$3,780	\$4,420	\$4,730	\$4,970	\$5,220	\$5,220	\$5,840	\$10,330	\$11,090	\$11,850	\$4,206,380	
	PIPE	\$4,450	\$5,030	\$6,070	\$7,230	\$8,070	\$8,180	\$8,450	\$8,670	\$9,290	\$9,920	\$11,620	\$12,180	\$12,850	\$7,180,950	
	TOTAL	\$6,660	\$7,550	\$9,830	\$11,010	\$12,490	\$13,810	\$13,430	\$13,890	\$14,890	\$15,130	\$17,020	\$23,850	\$24,700	\$11,387,330	
CK	BASIN	\$3,030	\$3,320	\$3,910	\$4,480	\$4,970	\$4,250	\$4,570	\$4,860	\$4,860	\$5,370	\$8,490	\$10,160	\$10,990	\$1,160,150	
	PIPE	\$4,150	\$4,690	\$5,220	\$6,760	\$7,340	\$7,630	\$7,880	\$8,090	\$8,090	\$8,670	\$9,250	\$10,740	\$11,990	\$5,469,420	
	TOTAL	\$6,180	\$7,010	\$9,130	\$10,240	\$11,410	\$11,980	\$12,450	\$12,890	\$12,890	\$14,040	\$14,760	\$19,230	\$21,980	\$6,629,570	
CL	BASIN	\$810	\$920	\$1,160	\$1,390	\$1,630	\$1,740	\$1,830	\$1,920	\$1,920	\$2,150	\$3,600	\$4,070	\$4,300	\$2,130,360	
	PIPE	\$1,160	\$1,310	\$1,740	\$1,890	\$2,050	\$2,130	\$2,260	\$2,360	\$2,360	\$2,420	\$2,580	\$3,170	\$3,340	\$2,199,380	
	TOTAL	\$1,970	\$2,240	\$2,900	\$3,280	\$3,680	\$3,870	\$4,090	\$4,280	\$4,280	\$4,570	\$5,180	\$7,240	\$7,700	\$4,329,740	
CM	BASIN	\$740	\$890	\$490	\$590	\$680	\$720	\$779	\$810	\$810	\$900	\$1,100	\$1,600	\$1,710	\$85,340	
	PIPE	\$730	\$820	\$1,050	\$1,190	\$1,290	\$1,340	\$1,380	\$1,420	\$1,420	\$1,520	\$1,620	\$1,800	\$1,990	\$1,746,080	
	TOTAL	\$1,070	\$1,210	\$1,580	\$1,780	\$1,970	\$2,070	\$2,150	\$2,230	\$2,230	\$2,420	\$2,720	\$3,480	\$3,700	\$2,831,420	
*Note: A surcharge fee is in effect per Board Resolution No. 1224.																
CN	BASIN	\$180	\$220	\$280	\$330	\$390	\$410	\$430	\$460	\$460	\$510	\$620	\$960	\$1,030	\$636,110	
	PIPE	\$680	\$990	\$1,320	\$1,430	\$1,550	\$1,620	\$1,670	\$1,710	\$1,710	\$1,840	\$1,960	\$2,270	\$2,410	\$1,808,510	
	TOTAL	\$1,070	\$1,210	\$1,600	\$1,760	\$1,940	\$2,030	\$2,100	\$2,170	\$2,170	\$2,350	\$2,580	\$3,170	\$3,370	\$2,444,660	
*Note: A surcharge fee is in effect per Board Resolution Nos. 1159, 1342, 1343, & 1422.																
COI	BASIN	\$530	\$600	\$750	\$900	\$1,050	\$1,130	\$1,180	\$1,240	\$1,240	\$1,390	\$1,690	\$2,460	\$2,630	\$480,571	
	PIPE	\$1,640	\$1,850	\$2,460	\$2,670	\$2,900	\$3,020	\$3,120	\$3,200	\$3,200	\$3,430	\$3,660	\$4,250	\$4,490	\$1,191,940	
	TOTAL	\$2,170	\$2,450	\$3,210	\$3,570	\$3,950	\$4,150	\$4,300	\$4,440	\$4,440	\$4,820	\$5,350	\$6,710	\$7,120	\$1,672,511	
CP	BASIN	\$7,160	\$8,010	\$4,530	\$5,410	\$6,330	\$6,770	\$7,170	\$7,470	\$7,470	\$8,350	\$10,160	\$14,760	\$15,020	\$2,456,470	
	PIPE	\$5,140	\$5,810	\$7,710	\$8,380	\$9,100	\$9,460	\$9,790	\$10,020	\$10,020	\$10,740	\$11,460	\$13,310	\$14,080	\$3,168,700	
	TOTAL	\$12,300	\$13,820	\$12,240	\$13,790	\$15,430	\$16,230	\$16,960	\$17,490	\$17,490	\$19,090	\$21,620	\$28,090	\$29,100	\$5,625,170	
CQ	BASIN	\$2,670	\$3,050	\$3,890	\$4,570	\$5,190	\$5,720	\$6,110	\$6,310	\$6,310	\$7,060	\$9,590	\$12,490	\$13,370	\$2,641,790	
	PIPE	\$3,880	\$4,380	\$5,820	\$6,320	\$6,860	\$7,130	\$7,370	\$7,560	\$7,560	\$8,100	\$8,650	\$10,040	\$10,610	\$3,088,990	
	TOTAL	\$6,550	\$7,430	\$9,690	\$10,890	\$12,050	\$12,850	\$13,390	\$13,670	\$13,670	\$15,160	\$17,240	\$22,530	\$23,990	\$5,730,780	
CS	BASIN	\$430	\$700	\$860	\$1,050	\$1,220	\$1,310	\$1,380	\$1,440	\$1,440	\$1,620	\$2,860	\$3,060	\$3,280	\$2,395,510	
	PIPE	\$3,420	\$3,870	\$5,130	\$5,580	\$6,090	\$6,300	\$6,500	\$6,670	\$6,670	\$7,190	\$7,630	\$8,870	\$9,380	\$7,429,020	
	TOTAL	\$4,050	\$4,570	\$6,010	\$6,630	\$7,310	\$7,610	\$7,880	\$8,110	\$8,110	\$8,770	\$10,590	\$11,730	\$12,440	\$9,824,530	
CU	BASIN	\$1,580	\$1,800	\$2,260	\$2,710	\$3,160	\$3,300	\$3,580	\$3,730	\$3,730	\$4,180	\$5,680	\$7,190	\$7,480	\$2,328,720	
	PIPE	\$2,920	\$3,320	\$4,400	\$4,780	\$5,190	\$5,400	\$5,700	\$5,720	\$5,720	\$6,130	\$6,540	\$7,600	\$8,140	\$2,795,910	
	TOTAL	\$4,510	\$5,120	\$6,660	\$7,490	\$8,350	\$8,700	\$9,280	\$9,450	\$9,450	\$10,310	\$11,620	\$14,790	\$15,620	\$5,124,630	
CV	BASIN	\$4,230	\$1,910	\$1,770	\$2,110	\$2,470	\$2,640	\$2,780	\$2,910	\$2,910	\$3,260	\$3,960	\$5,770	\$6,170	\$6,620	\$1,924,550
	PIPE	\$1,040	\$1,170	\$1,560	\$1,690	\$1,840	\$1,910	\$1,970	\$2,030	\$2,030	\$2,170	\$2,320	\$2,690	\$2,850	\$897,980	
	TOTAL	\$5,270	\$3,080	\$3,330	\$3,800	\$4,310	\$4,550	\$4,750	\$4,940	\$4,940	\$5,430	\$6,280	\$8,460	\$9,020	\$2,822,530	

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>CW</b>	BASIN 1050 PIPE 1400 TOTAL \$1,250	\$740 \$670 \$1,410	\$930 \$890 \$1,820	\$1,110 \$970 \$2,080	\$1,280 \$1,050 \$2,340	\$1,390 \$1,100 \$2,490	\$1,460 \$1,130 \$2,590	\$1,530 \$1,160 \$2,690	\$1,530 \$1,160 \$2,690	\$1,710 \$1,240 \$2,950	\$2,080 \$1,330 \$3,410	\$3,020 \$1,540 \$4,560	\$3,240 \$1,630 \$4,870	\$3,470 \$1,720 \$5,190	\$1,601,660 \$1,004,420 \$2,606,080
<b>CX</b>	BASIN 1750 PIPE \$1,190 TOTAL \$1,940	\$850 \$1,110 \$2,200	\$1,070 \$1,790 \$2,860	\$1,280 \$1,040 \$2,320	\$1,300 \$2,110 \$3,410	\$1,500 \$2,190 \$3,790	\$1,890 \$2,240 \$4,090	\$1,770 \$2,320 \$4,090	\$1,770 \$2,320 \$4,090	\$1,980 \$2,490 \$4,470	\$2,400 \$2,660 \$5,060	\$3,500 \$3,090 \$6,590	\$3,750 \$3,270 \$7,020	\$4,020 \$3,440 \$7,460	\$1,327,077 \$1,744,171 \$3,071,248
<b>CY</b>	BASIN 1700 PIPE \$1,000 TOTAL \$1,760	\$860 \$1,130 \$1,990	\$1,080 \$1,500 \$2,580	\$1,290 \$1,630 \$2,920	\$1,310 \$1,770 \$3,280	\$1,620 \$1,940 \$3,460	\$1,700 \$1,960 \$3,660	\$1,780 \$1,950 \$3,730	\$1,780 \$1,950 \$3,730	\$1,990 \$2,090 \$4,080	\$2,420 \$2,230 \$4,650	\$3,530 \$2,500 \$6,120	\$3,760 \$2,740 \$6,520	\$4,050 \$2,890 \$6,940	\$1,350,910 \$1,211,940 \$2,372,850
<b>CZ</b>	BASIN 1540 PIPE \$1,220 TOTAL \$1,760	\$620 \$1,380 \$2,000	\$780 \$1,830 \$2,610	\$930 \$1,990 \$2,920	\$1,090 \$1,770 \$2,250	\$1,170 \$2,240 \$3,410	\$1,230 \$2,320 \$3,550	\$1,290 \$2,380 \$3,670	\$1,290 \$2,380 \$3,670	\$1,440 \$2,560 \$3,990	\$1,750 \$2,720 \$4,470	\$2,540 \$3,160 \$5,700	\$3,720 \$3,160 \$6,880	\$4,020 \$3,440 \$7,460	\$1,504,630 \$1,705,940 \$4,210,570
<b>DE</b>	BASIN \$1,510 PIPE \$2,160 TOTAL \$3,670	\$1,730 \$2,380 \$4,110	\$2,160 \$3,160 \$5,320	\$2,590 \$3,430 \$6,020	\$2,030 \$3,740 \$5,770	\$3,240 \$4,000 \$7,240	\$3,410 \$4,000 \$7,410	\$3,570 \$4,100 \$7,670	\$3,570 \$4,100 \$7,670	\$4,000 \$4,400 \$8,400	\$4,860 \$4,600 \$9,460	\$2,070 \$5,450 \$7,520	\$3,750 \$5,700 \$9,450	\$8,110 \$6,080 \$14,190	\$2,875,210 \$3,201,150 \$6,076,360
*Note: A surcharge fee is in effect per Board Resolution No. 2006-186															
<b>DF</b>	BASIN 1570 PIPE \$1,070 TOTAL \$1,640	\$650 \$1,210 \$1,860	\$820 \$1,610 \$2,430	\$970 \$1,750 \$2,720	\$1,140 \$1,900 \$3,040	\$1,220 \$1,570 \$2,790	\$1,280 \$2,040 \$3,320	\$1,350 \$2,090 \$3,440	\$1,350 \$2,090 \$3,440	\$1,510 \$2,240 \$3,750	\$1,630 \$2,290 \$3,920	\$2,660 \$2,780 \$5,440	\$2,850 \$2,940 \$5,790	\$3,040 \$3,100 \$6,160	\$165,172 \$383,863 \$449,035
<b>DG</b>	BASIN 1720 PIPE \$1,260 TOTAL \$1,988	\$830 \$1,430 \$2,260	\$1,040 \$1,900 \$2,940	\$1,240 \$2,060 \$3,300	\$1,450 \$2,240 \$3,690	\$1,550 \$2,320 \$3,870	\$1,630 \$2,400 \$4,030	\$1,710 \$2,460 \$4,170	\$1,710 \$2,460 \$4,170	\$1,910 \$2,640 \$4,550	\$2,320 \$2,820 \$5,140	\$3,380 \$3,270 \$6,650	\$3,610 \$3,460 \$7,070	\$3,880 \$3,650 \$7,530	\$447,410 \$720,114 \$1,167,524
<b>DH</b>	BASIN 1860 PIPE 1950 TOTAL \$1,620	\$980 \$1,080 \$2,060	\$1,230 \$1,440 \$2,670	\$1,470 \$1,560 \$3,030	\$1,720 \$1,690 \$3,410	\$1,840 \$1,760 \$3,600	\$1,910 \$1,820 \$3,730	\$2,030 \$1,870 \$3,900	\$2,030 \$1,870 \$3,900	\$2,270 \$2,000 \$4,270	\$2,760 \$2,130 \$4,890	\$4,010 \$2,480 \$6,490	\$4,290 \$2,620 \$6,910	\$4,600 \$2,770 \$7,370	\$1,590,510 \$1,109,580 \$2,700,090
<b>DI</b>	BASIN 1460 PIPE 1750 TOTAL \$1,210	\$520 \$650 \$1,170	\$650 \$1,120 \$1,770	\$780 \$1,220 \$2,000	\$920 \$1,330 \$2,250	\$980 \$1,360 \$2,340	\$1,030 \$1,420 \$2,450	\$1,080 \$1,460 \$2,540	\$1,080 \$1,460 \$2,540	\$1,210 \$1,570 \$2,780	\$1,470 \$1,670 \$3,140	\$2,140 \$1,940 \$4,080	\$2,290 \$2,050 \$4,340	\$2,450 \$2,170 \$4,620	\$219,705 \$326,191 \$545,896
<b>DK</b>	BASIN 1210 PIPE \$1,540 TOTAL \$1,750	\$340 \$1,740 \$1,980	\$500 \$2,310 \$2,810	\$650 \$2,510 \$3,160	\$810 \$2,720 \$3,530	\$840 \$2,810 \$3,650	\$860 \$2,900 \$3,760	\$890 \$3,000 \$3,890	\$890 \$3,000 \$3,890	\$950 \$3,220 \$4,170	\$1,060 \$3,430 \$4,490	\$1,900 \$3,880 \$5,780	\$1,030 \$4,210 \$5,240	\$1,110 \$4,450 \$5,560	\$958,892 \$5,970,360 \$6,929,252
<b>DL</b>	BASIN \$2,550 PIPE \$3,580 TOTAL \$6,130	\$2,910 \$4,040 \$6,950	\$3,650 \$5,370 \$9,020	\$4,340 \$5,820 \$10,160	\$5,100 \$6,330 \$11,430	\$5,460 \$6,520 \$11,980	\$5,740 \$6,800 \$12,540	\$6,020 \$6,980 \$13,000	\$6,020 \$6,980 \$13,000	\$6,700 \$7,480 \$14,180	\$8,190 \$7,980 \$16,170	\$11,910 \$9,270 \$21,180	\$12,750 \$9,600 \$22,350	\$13,670 \$10,340 \$24,010	\$2,971,630 \$2,920,340 \$5,900,970
<b>DM</b>	BASIN \$1,910 PIPE \$4,920 TOTAL \$6,830	\$2,180 \$5,560 \$7,740	\$2,730 \$7,380 \$10,110	\$3,270 \$8,020 \$11,290	\$3,820 \$9,710 \$13,530	\$4,090 \$9,600 \$13,690	\$4,300 \$9,290 \$13,590	\$4,510 \$9,600 \$14,110	\$4,510 \$9,600 \$14,110	\$5,050 \$10,290 \$15,340	\$6,140 \$10,970 \$17,110	\$8,630 \$12,790 \$21,420	\$9,560 \$13,480 \$23,040	\$10,200 \$14,220 \$24,420	\$4,679,720 \$9,933,400 \$14,613,120
<b>DN</b>	BASIN \$2,500 PIPE \$3,610 TOTAL \$6,110	\$2,860 \$4,080 \$6,940	\$3,580 \$5,420 \$9,000	\$4,280 \$5,890 \$10,170	\$5,010 \$6,900 \$11,910	\$5,360 \$6,650 \$12,010	\$5,600 \$6,870 \$12,470	\$5,810 \$7,050 \$12,860	\$5,810 \$7,050 \$12,860	\$6,510 \$7,560 \$14,070	\$8,240 \$9,060 \$17,300	\$11,700 \$9,360 \$21,060	\$12,520 \$9,990 \$22,510	\$13,420 \$10,450 \$23,870	\$5,518,460 \$6,787,650 \$12,286,110
*Note: A surcharge fee is in effect per Board Resolution No. 2018-040 & 2018-008															

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, H-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, N-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>DO</b>	BASIN \$1,880	\$2,150	\$2,690	\$3,220	\$3,760	\$4,020	\$4,230	\$4,440	\$4,440	\$4,970	\$6,040	\$8,790	\$9,410	\$10,090	\$5,738,779
	PIPE \$2,690	\$3,040	\$4,040	\$4,390	\$4,790	\$4,950	\$5,110	\$5,250	\$5,280	\$5,620	\$6,900	\$8,970	\$9,370	\$7,780	\$6,373,409
	TOTAL \$4,570	\$5,190	\$6,730	\$7,610	\$8,550	\$8,980	\$9,340	\$9,690	\$9,800	\$10,590	\$12,940	\$15,760	\$18,780	\$17,870	\$12,112,170
*Note: A surcharge fee is in effect per Board Resolution No. 2007-022, 2014-006, 2018-047, & 2018-108. A surcharge fee for Long Vista Community Center South is pending Board Resolution approval for 2021.															
<b>DP</b>	BASIN \$1,660	\$1,890	\$2,370	\$2,640	\$3,120	\$3,550	\$3,730	\$3,910	\$3,910	\$4,330	\$5,320	\$7,740	\$8,290	\$8,890	\$6,192,550
	PIPE \$5,080	\$5,740	\$7,620	\$8,280	\$9,990	\$9,350	\$9,660	\$9,910	\$9,910	\$10,630	\$11,330	\$13,160	\$13,820	\$14,690	\$14,133,450
	TOTAL \$6,740	\$7,630	\$9,990	\$11,120	\$13,110	\$12,900	\$13,390	\$13,820	\$13,820	\$15,000	\$16,650	\$20,900	\$22,110	\$23,580	\$30,326,000
<b>DQ</b>	BASIN \$5,990	\$6,820	\$8,580	\$10,240	\$11,980	\$12,620	\$13,480	\$14,130	\$14,130	\$15,810	\$19,220	\$27,970	\$29,950	\$32,100	\$4,900,200
	PIPE \$4,390	\$4,960	\$6,590	\$7,160	\$7,770	\$8,080	\$8,350	\$8,570	\$8,570	\$9,180	\$11,380	\$14,600	\$15,480	\$16,600	\$3,194,600
	TOTAL \$10,380	\$11,780	\$15,150	\$17,400	\$19,750	\$20,900	\$21,830	\$22,700	\$22,700	\$24,990	\$29,020	\$39,350	\$44,900	\$47,700	\$8,094,800
<b>DS</b>	BASIN \$2,400	\$2,730	\$3,430	\$4,100	\$4,790	\$5,130	\$5,390	\$5,660	\$5,660	\$6,230	\$7,690	\$11,290	\$11,580	\$12,650	\$10,381,470
	PIPE \$4,650	\$5,260	\$6,980	\$8,100	\$9,430	\$9,560	\$9,840	\$9,970	\$9,970	\$10,720	\$13,070	\$18,070	\$18,440	\$19,600	\$16,271,730
	TOTAL \$7,050	\$7,990	\$10,410	\$11,680	\$13,020	\$13,690	\$14,230	\$14,230	\$14,730	\$16,050	\$18,660	\$23,940	\$24,720	\$26,250	\$26,653,200
<b>DV</b>	BASIN \$660	\$750	\$940	\$1,130	\$1,320	\$1,410	\$1,490	\$1,550	\$1,550	\$1,740	\$2,110	\$3,080	\$3,290	\$3,530	\$1,386,100
	PIPE \$5,330	\$6,030	\$8,060	\$9,700	\$11,440	\$12,190	\$12,740	\$13,290	\$13,290	\$14,400	\$17,400	\$25,820	\$27,620	\$29,420	\$6,453,350
	TOTAL \$5,990	\$6,780	\$8,940	\$10,830	\$12,760	\$13,230	\$13,620	\$13,950	\$13,950	\$15,640	\$19,010	\$26,900	\$27,910	\$29,950	\$7,839,450
<b>EF</b>	BASIN \$1,470	\$1,680	\$2,180	\$2,520	\$2,940	\$3,150	\$3,310	\$3,470	\$3,470	\$3,880	\$4,720	\$6,870	\$7,350	\$7,890	\$2,964,070
	PIPE \$810	\$920	\$1,220	\$1,320	\$1,430	\$1,490	\$1,540	\$1,580	\$1,580	\$1,690	\$2,100	\$2,100	\$2,220	\$2,340	\$1,284,910
	TOTAL \$2,280	\$2,600	\$3,320	\$3,840	\$4,370	\$4,640	\$4,850	\$5,050	\$5,050	\$5,570	\$6,820	\$8,970	\$9,570	\$10,230	\$4,248,980
<b>EG</b>	BASIN \$900	\$1,020	\$1,280	\$1,530	\$1,790	\$1,920	\$2,010	\$2,110	\$2,110	\$2,360	\$2,870	\$4,180	\$4,400	\$4,800	\$2,119,230
	PIPE \$1,770	\$2,000	\$2,650	\$3,130	\$3,610	\$3,260	\$3,360	\$3,450	\$3,450	\$3,700	\$4,490	\$6,380	\$6,850	\$7,110	\$3,129,180
	TOTAL \$2,670	\$3,020	\$3,930	\$4,660	\$5,400	\$5,180	\$5,370	\$5,560	\$5,560	\$6,060	\$7,360	\$10,560	\$11,250	\$11,910	\$5,248,410
<b>EH</b>	BASIN \$1,060	\$1,210	\$1,520	\$1,810	\$2,120	\$2,270	\$2,380	\$2,500	\$2,500	\$2,800	\$3,400	\$4,950	\$5,200	\$5,680	\$1,283,980
	PIPE \$2,740	\$3,100	\$4,110	\$4,470	\$4,850	\$5,040	\$5,210	\$5,350	\$5,350	\$5,720	\$6,110	\$7,100	\$7,510	\$7,920	\$3,378,100
	TOTAL \$3,800	\$4,310	\$5,630	\$6,280	\$6,970	\$7,310	\$7,590	\$7,850	\$7,850	\$8,520	\$9,510	\$12,050	\$12,710	\$13,600	\$4,662,080
<b>EI</b>	BASIN \$3,000	\$3,420	\$4,280	\$5,130	\$6,000	\$6,420	\$6,750	\$7,080	\$7,080	\$7,920	\$9,630	\$14,110	\$15,000	\$16,080	\$2,488,790
	PIPE \$7,280	\$8,370	\$10,410	\$12,710	\$15,010	\$16,180	\$16,320	\$16,440	\$16,440	\$17,760	\$21,070	\$29,900	\$31,220	\$32,540	\$1,126,870
	TOTAL \$10,280	\$11,790	\$14,690	\$17,840	\$21,010	\$22,600	\$23,070	\$23,520	\$23,520	\$25,680	\$30,700	\$44,010	\$46,220	\$48,620	\$3,615,660
<b>EJ</b>	BASIN \$3,520	\$4,010	\$5,000	\$6,010	\$7,020	\$7,520	\$7,910	\$8,300	\$8,300	\$9,280	\$11,280	\$16,420	\$17,580	\$18,840	\$3,580,410
	PIPE \$3,820	\$4,320	\$5,730	\$6,320	\$6,920	\$7,030	\$7,260	\$7,450	\$7,450	\$7,990	\$9,520	\$13,900	\$14,770	\$15,640	\$3,361,130
	TOTAL \$7,340	\$8,330	\$10,730	\$12,330	\$13,940	\$14,550	\$15,170	\$15,750	\$15,750	\$17,270	\$20,800	\$30,320	\$32,350	\$34,480	\$6,941,540
<b>EK</b>	BASIN \$400	\$450	\$570	\$680	\$800	\$850	\$890	\$940	\$940	\$1,050	\$1,280	\$1,860	\$1,990	\$2,130	\$632,917
	PIPE \$1,780	\$2,010	\$2,670	\$3,090	\$3,510	\$3,280	\$3,380	\$3,470	\$3,470	\$3,720	\$4,510	\$6,510	\$6,880	\$7,150	\$2,264,726
	TOTAL \$2,180	\$2,460	\$3,240	\$3,580	\$3,950	\$4,130	\$4,270	\$4,410	\$4,410	\$4,770	\$5,790	\$8,370	\$8,870	\$9,280	\$2,997,643
<b>EL</b>	BASIN \$1,520	\$1,760	\$2,240	\$2,780	\$3,320	\$3,610	\$3,710	\$3,820	\$3,820	\$4,230	\$5,060	\$7,150	\$7,580	\$8,010	\$924,060
	PIPE \$1,490	\$1,680	\$2,230	\$2,630	\$3,140	\$3,240	\$3,330	\$3,420	\$3,420	\$3,730	\$4,460	\$6,260	\$6,680	\$7,010	\$1,090,470
	TOTAL \$3,010	\$3,440	\$4,470	\$5,410	\$6,460	\$6,850	\$7,040	\$7,240	\$7,240	\$7,960	\$9,520	\$13,410	\$14,260	\$15,020	\$2,014,530
<b>EM</b>	BASIN \$1,830	\$2,090	\$2,620	\$3,130	\$3,660	\$3,920	\$4,120	\$4,320	\$4,320	\$4,830	\$5,880	\$8,550	\$9,180	\$9,810	\$2,377,250
	PIPE \$2,850	\$3,230	\$4,290	\$4,660	\$5,080	\$5,260	\$5,430	\$5,580	\$5,580	\$6,280	\$7,610	\$10,840	\$11,470	\$12,100	\$2,066,840
	TOTAL \$4,680	\$5,320	\$6,910	\$7,790	\$8,740	\$9,180	\$9,550	\$9,900	\$9,900	\$11,110	\$13,490	\$19,390	\$20,650	\$21,910	\$4,444,090

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 1: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-5, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, H-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
<b>EN</b>															
BASIN	\$1,620	\$1,860	\$2,340	\$2,790	\$3,370	\$3,500	\$3,680	\$3,860	\$3,660	\$4,310	\$5,210	\$7,630	\$8,170	\$9,760	\$3,884,400
PIPE	\$4,860	\$5,510	\$7,310	\$7,950	\$9,630	\$9,970	\$9,260	\$9,510	\$9,510	\$10,190	\$10,970	\$12,630	\$13,360	\$16,090	\$6,795,320
TOTAL	\$6,510	\$7,370	\$9,650	\$10,740	\$13,000	\$12,470	\$12,940	\$13,370	\$13,170	\$14,500	\$16,120	\$20,260	\$21,530	\$22,850	\$9,459,720
<b>EO</b>															
BASIN	\$2,710	\$3,090	\$3,880	\$4,640	\$5,420	\$5,800	\$6,100	\$6,400	\$6,400	\$7,160	\$8,710	\$12,670	\$13,560	\$16,540	\$4,532,860
PIPE	\$2,350	\$2,660	\$3,530	\$4,830	\$4,330	\$4,160	\$4,470	\$4,390	\$4,590	\$4,910	\$5,240	\$6,090	\$6,440	\$8,600	\$3,258,670
TOTAL	\$5,060	\$5,750	\$7,410	\$9,470	\$9,580	\$10,130	\$10,570	\$10,990	\$10,990	\$12,070	\$13,950	\$18,760	\$20,000	\$23,140	\$7,791,530
<b>HH</b>															
BASIN	\$1,490	\$1,700	\$2,130	\$2,550	\$2,980	\$3,190	\$3,350	\$3,520	\$3,520	\$3,940	\$4,790	\$6,960	\$7,450	\$7,990	\$3,243,300
PIPE	\$3,330	\$3,770	\$5,000	\$5,440	\$5,900	\$6,140	\$6,340	\$6,500	\$6,500	\$6,070	\$7,490	\$8,640	\$9,140	\$9,640	\$6,496,160
TOTAL	\$4,820	\$5,470	\$7,130	\$7,990	\$8,880	\$9,330	\$9,690	\$10,020	\$10,020	\$10,010	\$12,230	\$15,600	\$16,590	\$17,630	\$9,739,460
<b>IG</b>															
BASIN	\$1,320	\$1,330	\$1,670	\$1,990	\$2,330	\$2,500	\$2,620	\$2,750	\$2,750	\$3,080	\$3,740	\$5,490	\$5,830	\$6,250	\$1,660,870
PIPE	\$1,380	\$1,380	\$1,830	\$1,980	\$2,160	\$2,240	\$2,310	\$2,370	\$2,370	\$2,540	\$2,710	\$3,150	\$3,330	\$3,530	\$1,541,150
TOTAL	\$2,710	\$2,710	\$3,500	\$3,970	\$4,490	\$4,740	\$4,930	\$5,120	\$5,120	\$5,620	\$6,450	\$8,640	\$9,160	\$9,770	\$3,202,020
<b>3G</b>															
BASIN	\$2,130	\$2,430	\$3,030	\$3,630	\$4,270	\$4,590	\$4,800	\$5,020	\$5,020	\$5,630	\$6,810	\$9,960	\$10,670	\$11,430	\$4,649,180
PIPE	\$2,260	\$2,560	\$3,330	\$3,690	\$4,010	\$4,180	\$4,300	\$4,410	\$4,410	\$4,730	\$5,030	\$5,860	\$6,200	\$6,540	\$4,154,740
TOTAL	\$4,390	\$4,990	\$6,440	\$7,340	\$8,280	\$8,770	\$9,100	\$9,440	\$9,440	\$10,360	\$11,900	\$15,820	\$16,870	\$17,970	\$8,803,900
<b>7C</b>															
BASIN	\$1,810	\$1,810	\$2,260	\$2,710	\$3,170	\$3,390	\$3,560	\$3,740	\$3,740	\$4,180	\$5,080	\$7,460	\$7,820	\$8,480	\$3,220,892
PIPE	\$1,820	\$1,820	\$2,410	\$2,620	\$2,850	\$2,960	\$3,080	\$3,140	\$3,140	\$3,560	\$3,590	\$4,170	\$4,410	\$4,650	\$2,323,081
TOTAL	\$3,630	\$3,630	\$4,670	\$5,330	\$6,020	\$6,350	\$6,620	\$6,880	\$6,880	\$7,740	\$8,670	\$11,630	\$12,230	\$13,140	\$5,543,973
<b>7D</b>															
BASIN	\$1,020	\$1,110	\$2,890	\$3,460	\$4,050	\$4,330	\$4,550	\$4,770	\$4,770	\$5,340	\$6,490	\$9,450	\$10,120	\$10,840	\$2,547,180
PIPE	\$1,760	\$1,990	\$2,690	\$2,870	\$3,110	\$3,230	\$3,340	\$3,410	\$3,410	\$3,670	\$3,920	\$4,550	\$4,820	\$5,090	\$2,333,030
TOTAL	\$3,780	\$4,300	\$5,530	\$6,330	\$7,160	\$7,560	\$7,890	\$8,200	\$8,200	\$9,010	\$10,410	\$14,000	\$14,940	\$15,930	\$4,880,210
*Note: A surcharge fee is in effect per Board Resolution No. 2019-009 & 2018-008.															
<b>7H</b>															
BASIN	\$2,040	\$2,370	\$2,910	\$3,460	\$4,070	\$4,360	\$4,580	\$4,800	\$4,800	\$5,370	\$6,130	\$9,500	\$10,180	\$10,910	\$4,614,570
PIPE	\$3,620	\$4,090	\$5,430	\$5,950	\$6,410	\$6,680	\$6,880	\$7,080	\$7,080	\$7,570	\$8,080	\$9,360	\$9,920	\$10,470	\$5,815,720
TOTAL	\$5,660	\$6,410	\$8,340	\$9,380	\$10,480	\$11,020	\$11,460	\$11,860	\$11,860	\$12,940	\$14,510	\$18,860	\$20,100	\$21,380	\$10,430,290
*Note: A surcharge fee is in effect per Board Resolution No. 2019-009 & 2018-008.															

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 2: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-H, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
Zone 2	ASIN	710	810	\$1,010	\$1,210	\$1,410	\$1,510	\$1,670	\$1,670	\$1,870	\$2,370	\$3,000	\$3,510	\$3,790	\$79,605,058
	PIPE	\$1,530	\$1,730	\$2,380	\$2,490	\$2,710	\$2,820	\$2,910	\$2,980	\$3,200	\$3,410	\$3,960	\$4,190	\$4,420	\$120,942,408
	TOTAL	\$2,240	\$2,540	\$3,390	\$3,700	\$4,120	\$4,330	\$4,580	\$4,650	\$5,070	\$5,780	\$6,960	\$7,700	\$8,210	\$200,547,466

**Planned Local Drainage Areas: Zone 2**

Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total	Area	Basin Cost	Pipe Cost	Total
A	\$2,202,851	\$1,216,582	\$3,519,433	X	\$1,717,823	\$448,103	\$2,165,926	OO	\$2,060,127	\$754,900	\$2,815,027
B	1592,476	1142,170	\$1,124,646	Y	\$1,133,065	\$2,262,773	\$3,394,841	PP	\$1,625,135	\$1,217,957	\$2,843,092
C	1479,853	\$317,414	\$787,287	Z	\$1,121,879	\$2,523,279	\$3,645,158 **	RR	\$1,998,235	\$17,955,076	\$22,953,311
D	1001,395	1694,153	\$1,495,548	AA	1976,454	\$1,241,714	\$2,318,168	SS	\$2,245,208	\$2,551,192	\$4,796,400
E	1747,392	\$228,063	\$925,455	BB	\$487,097	\$623,774	\$1,309,871	TT	\$1,777,893	\$1,307,214	\$3,285,107
F	\$272,523	\$302,016	\$574,539	CC	\$516,778	\$2,084,693	\$2,601,471	UU1	\$474,202	\$938,840	\$1,384,122
G	\$1,141,790	\$157,007	\$1,298,803	CC2	\$892,058	\$1,424,260	\$2,316,318	UU2	\$1,458,495	\$1,686,186	\$3,144,681
H	\$99,458	\$214,682	\$314,540	DD	\$1,833,060	\$7,704,370	\$9,537,430	UU3	\$3,005,594	\$8,102,216	\$11,107,810
I	\$227,820	\$248,025	\$475,845	EE	\$754,118	\$3,353,335	\$4,107,453	VV	\$34,124	\$136,961	\$251,085
J	\$1,624,773	\$376,113	\$2,010,886	FF	\$1,433,799	\$9,519,715	\$10,953,514	WW	\$18,653	\$360,044	\$378,697
K	1985,172	\$674,818	\$1,659,990	GG	\$2,285,718	\$1,446,392	\$3,732,110	XX	\$1,025,092	\$2,132,726	\$3,157,818
L	\$633,035	\$494,850	\$1,127,885	HH	\$3,952,602	\$4,941,399	\$8,894,001	ZZ	\$2,442,162	\$2,535,950	\$4,978,112
M	\$967,464	\$251,974	\$1,223,438	II1	\$4,491,818	\$15,095,792	\$20,587,608				
N	\$462,283	\$437,888	\$900,171	II2	\$7,387,542	\$1,266,885	\$8,654,427				
O	\$908,910	\$190,139	\$1,177,048	II3	\$1,460,536	\$1,465,005	\$2,925,541				
P	\$835,152	\$277,552	\$1,112,704	II4	\$2,071,813	\$1,313,110	\$3,384,923				
T	\$1,706,427	\$2,127,357	\$3,833,784	JJ	\$1,868,936	\$3,644,665	\$5,713,601				
U	\$1,327,425	\$668,375	\$1,995,800	KK	\$1,826,753	\$1,527,562	\$3,354,315				
V	\$648,623	\$1,726,395	\$2,374,418	LL	\$2,071,107	\$3,870,127	\$5,941,234				
W	\$2,059,214	\$3,144,362	\$5,203,576 *	MM	\$555,189	\$940,108	\$1,504,295				

W \* Note: A surcharge fee is in effect per Board Resolution No. 005-10PBR.  
 Z \*\* Note: A surcharge fee is in effect per Board Resolution Nos. 1227, 1265, 1266, 1386.

Fresno County

Effective Date: 3/1/2021

**DRAINAGE FEE SCHEDULE FOR ZONE 3: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	Total Cost
Zone 3 BASIN	\$1,350	\$1,530	\$1,920	\$2,300	\$2,690	\$2,880	\$3,030	\$3,180	\$3,180	\$3,550	\$4,320	\$6,280	\$6,730	\$7,210	\$24,837,792
Zone 3 PIPE	\$1,480	\$1,680	\$2,230	\$2,420	\$2,630	\$2,730	\$2,820	\$2,890	\$2,890	\$3,100	\$3,310	\$3,840	\$4,060	\$4,290	\$19,594,270
TOTAL	\$2,830	\$3,210	\$4,150	\$4,720	\$5,320	\$5,610	\$5,850	\$6,070	\$6,070	\$6,650	\$7,630	\$10,120	\$10,790	\$11,500	\$44,432,062

**Planned Local Drainage Areas: Zone 3**

Area	Basin Cost	Pipe Cost	Total
Q	\$381,015	\$411,805	\$792,820
S	\$1,306,359	\$2,237,246	\$3,543,605
1E	\$2,036,329	\$920,107	\$2,956,436
2D	\$806,060	\$1,278,863	\$2,085,823
2A	\$1,246,423	\$831,608	\$2,078,031
3D	\$1,398,783	\$1,032,196	\$2,430,979
3F	\$1,080,072	\$1,224,524	\$2,304,596
4B	\$1,370,562	\$904,730	\$2,275,292
4C	\$1,132,175	\$2,383,951	\$3,516,126
4D	\$3,574,465	\$920,777	\$4,504,242
4E	\$3,326,038	\$2,136,302	\$5,462,340
5B/5C	\$4,201,521	\$2,185,870	\$6,387,391
5F	\$1,544,804	\$1,530,399	\$3,075,203
6D	\$1,432,286	\$1,566,892	\$3,019,178

Fresno County

Effective Date: 3/1/2021

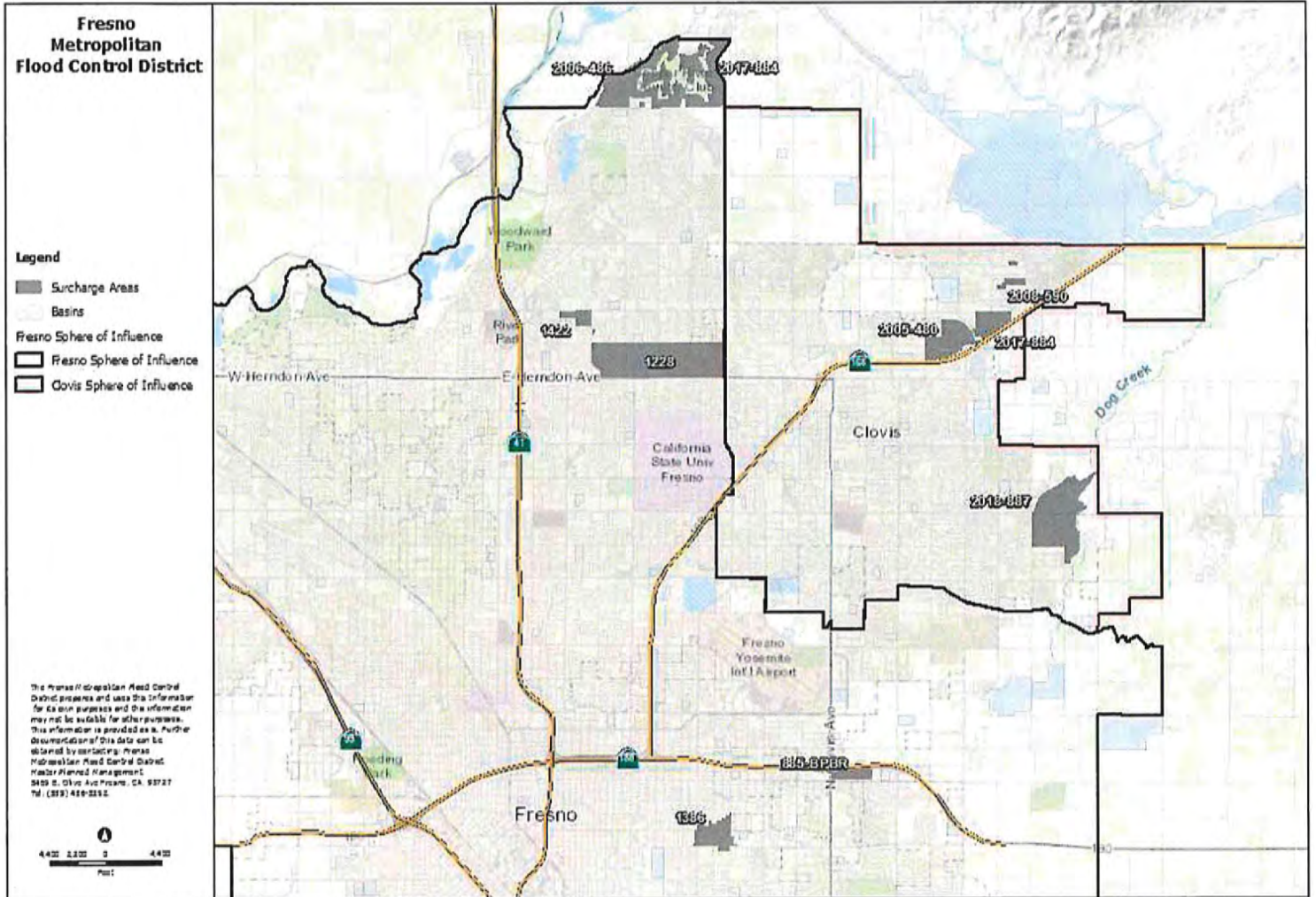
**DRAINAGE FEE SCHEDULE FOR SURCHARGE AREAS: PLANNED LOCAL DRAINAGE AREAS**

Area	AE-S, A-L, O	A1, A2, RR	R-1-E, R-1-EH, R-A	R-1-A, R-1-AH	R-1-B, R-1-C, RE	R-1 40%	R-1 45%	R-1 50%	R-2, M-H	R-3	R-4, T-P	M-1, M-2, M-3, C-R, M-1-P, S-L	C-P, C-M, R-P	C-1, C-2, C-3, C-4, C-5, C-6, C-L, P	
<b>W</b>	TOTAL	-	-	-	-	-	-	-	-	-	-	\$11,075	-	-	
	*Note: A surcharge fee is in effect per Board Resolution No. 885-0985.														
<b>Z</b>	TOTAL	-	-	-	-	-	-	-	\$1,970	\$2,110	\$2,250	\$2,615	\$5,380	\$2,915	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 1227, 1265, 1269, 1386.														
<b>BX</b>	TOTAL	-	-	-	-	-	-	-	-	-	-	-	\$9,140	-	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 2017-864 & 2018-908.														
<b>CM</b>	TOTAL	\$90	\$105	\$135	\$145	\$160	\$165	\$165	\$165	\$175	\$185	\$200	\$235	\$485	\$260
	*Note: A surcharge fee is in effect per Board Resolution No. 1228.														
<b>CN</b>	TOTAL	-	-	-	-	-	-	-	\$2,200	\$2,395	\$2,695	\$3,465	\$3,690	\$3,925	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 1139, 1342, 1414, & 1422.														
<b>DE</b>	TOTAL	-	-	-	-	\$790	\$790	\$790	\$840	\$900	-	\$1,120	\$1,250	\$1,280	
	*Note: A surcharge fee is in effect per Board Resolution No. 2002-486.														
<b>DN</b>	TOTAL	-	-	-	-	\$10,510	\$10,870	\$11,140	\$11,140	-	-	-	-	\$16,510	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 2016-810 & 2018-908.														
<b>DO</b>	TOTAL	-	-	-	-	-	-	\$3,680	\$3,680	\$3,950	\$3,950	-	\$5,170	\$5,460	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 2007-522, 2014-804, 2018-887, & 2018-908. A surcharge fee for Loma Vista Community Center South is pending Board Resolution approval for 2021.														
<b>7D</b>	TOTAL	-	-	-	-	-	-	-	-	-	-	-	\$2,651	-	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 2005-488 & 2018-908.														
<b>7H</b>	TOTAL	-	-	-	-	-	-	-	-	-	-	-	\$3,651	-	
	*Note: A surcharge fee is in effect per Board Resolution Nos. 2005-488 & 2018-908.														



Fresno County

Effective Date: 3/1/2021



**RESOLUTION NO. 2020-  
BEFORE THE BOARD OF DIRECTORS  
OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**RESOLUTION ADOPTING SURCHARGE FEE  
IN DRAINAGE AREA "DO"**

---

WHEREAS, the Ordinance Codes of the Fresno Metropolitan Flood Control District (the "District") and the County of Fresno and the Clovis Municipal Code provide for the collection of local drainage fees to finance the construction of planned local drainage facilities within local drainage areas in accordance with the respective local drainage plans therefor; and

WHEREAS, the Board of Directors of the District, the Board of Supervisors of Fresno County and the Council of the City of Clovis have established a schedule of per gross acre drainage fees in accordance with said code for Drainage Area "DO"; and

WHEREAS, Section 8 of the Fresno Metropolitan Flood Control District Act provides for the levy by resolution of the District of fees and charges for services, supplies or material provided by the District; and

WHEREAS, it has been determined that additional costs will be incurred to construct the additional storm drain facilities identified in Exhibit "A" hereto, to secure planned levels of District services to the properties designated in Exhibit "A" hereof; and

WHEREAS, the Board of Directors of the District desires to establish by resolution a schedule of surcharge fees, to be collected in addition to said per gross acre fees, said fees being needed to raise the funds necessary to pay the estimated cost of the facilities set forth in Exhibit "A" hereof; and

**RESOLUTION NO. 2020-**  
**Page 2 of 2**

WHEREAS, the area to be subjected to said surcharge fees shall be as shown on Exhibit "A" hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fresno Metropolitan Flood Control District as follows:

1. The foregoing recitals are true and correct, and the Board of Directors so finds and determines.
2. The schedule of drainage fee surcharges for Drainage Area "DO" set forth in Exhibit "B" attached hereto and incorporated herein by reference is hereby adopted.
3. Said schedule of drainage fee surcharges shall be levied, in addition, to planned local drainage fees, on all properties identified in Exhibit "A" hereof.

PASSED AND ADOPTED this 9<sup>th</sup> day of December 2020 by the following vote, to wit:

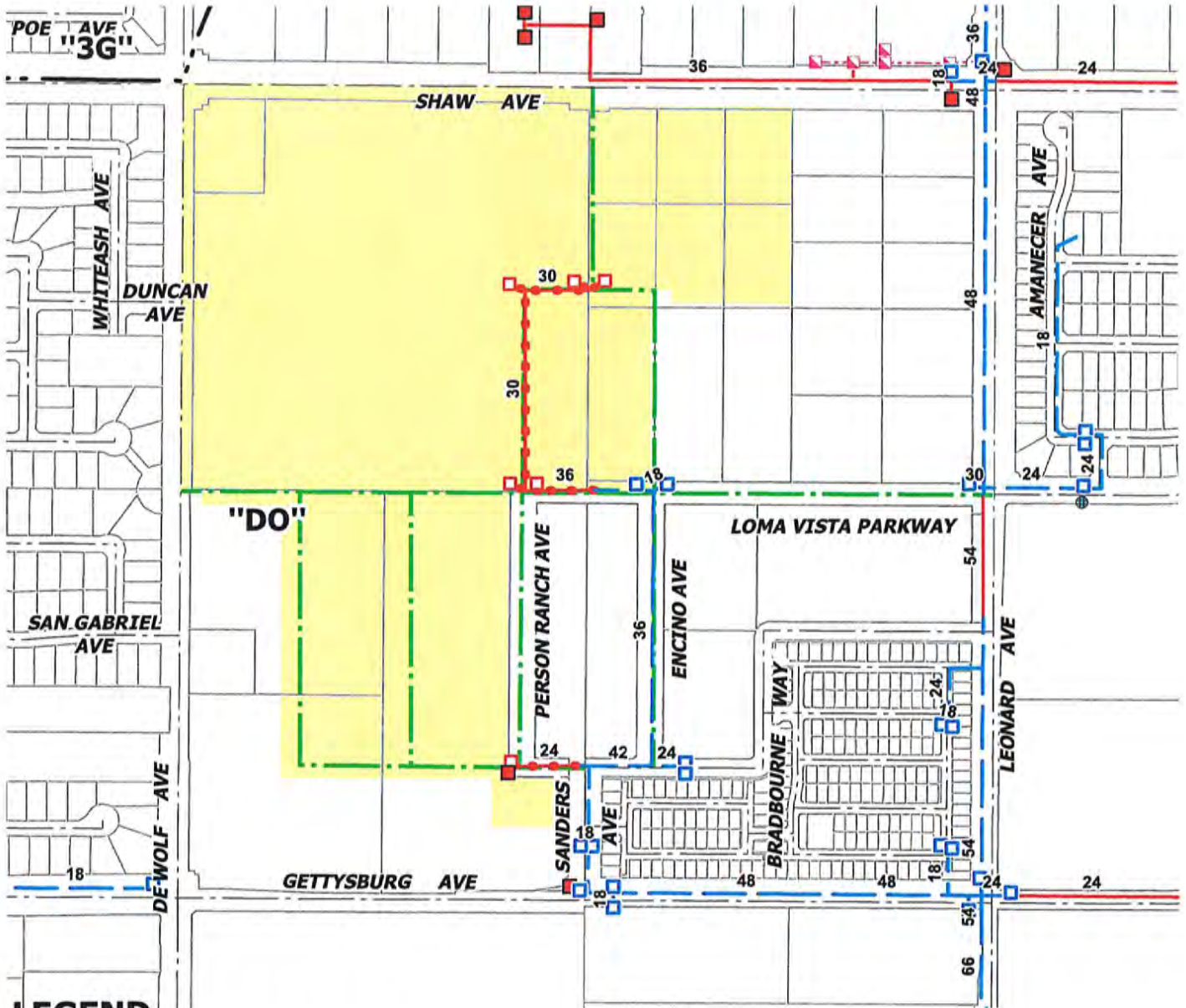
AYES:

NOES:

ABSENT:

ABSTAIN:

NOTE: THIS MA  
DISTANCES, AMOUNT OF CREDITABLE  
FACILITIES, AND LOCATION OF INLET  
BOUNDARIES ARE APPROXIMATE.



**LEGEND**

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Proposed "DO" Surcharge Pipe And Size
- Proposed "DO" Surcharge Area (67.28 Ac.)
- Drainage Area Boundary
- Proposed Street Centerline



1" = 500'

**SURCHARGE AREA  
DIAGRAM  
DRAINAGE AREA "DO"**



**EXHIBIT "A"  
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: danielg  
Date: 12/4/2020  
Path: K:\Autocad\DWGS\10EXHIBIT\MISC\DO - Surcharge.mxd

**SURCHARGE SUMMARY SHEET  
DRAINAGE AREA "DO"**

<u>ZONING DESIGNATION</u>	<u>AREA</u>	<u>SURCHARGE FEE</u>
R-3, R-4	20.17 Ac.	\$ 3500
C-1 to C-6, C-L, P	<u>47.11 Ac.</u>	\$ 4840
	67.28 Ac.	

Exhibit "B"



**Fresno Metropolitan Flood Control District**  
*Capturing Stormwater since 1956*

File 140.3143  
 210.81

December 24, 2020

Mr. Mike Harrison, City Engineer  
 City of Clovis  
 1033 Fifth Street  
 Clovis, CA 93612

Dear Mr. Harrison,

**Adoption of Resolution Confirming  
 Schedule of Drainage Costs and Fees**

The drainage ordinances of the District, Cities, and County are, as required by Section 66483 of the Government Code, predicated upon adoption of a Resolution, which identifies the actual (or estimated) cost of the planned drainage facilities. Because the development fees imposed pursuant to the Code Section are the same as these costs, the same Resolution serves as the Schedule of Fees.

On December 9, 2020, the Fresno Metropolitan Flood Control District conducted the prescribed noticed public hearing, in accordance with Government Code Section 6062a, and subsequently approved and adopted the subject schedule of costs. The District provides the required noticing of public hearing to effect the drainage fee update in accordance with law and has in the past suggested that the City may possibly rely on the District notice and hearing, in that they effect the same drainage fee cost schedule, or the City may wish to provide an additional ten (10) day noticing prior to action if it disagrees with this interpretation. No objection to the drainage fee update was presented at the District's hearing.

The District strives to adopt the fees at the end of the year so they become effective beginning in March of each year in accordance with the Ordinance. Section 66017 of the Government Code requires a 60-day period before the rates take effect. Therefore, the drainage fees, with no further changes in the rates, along with the additional new Drainage Area "DO" surcharge become effective on March 1, 2021 based on the District's adoption of the Resolution on December 9, 2020.

## ATTACHMENT 2

k:\letters\drainage fee letters\clovis\2021 fee adoption ltr-city clovis.docx

**Mr. Mike Harrison**  
**Adoption of Resolution Confirming**  
**Schedule of Drainage Costs and Fees**  
**December 24, 2020**  
**Page 2**

It is requested that the attached Resolution identifying drainage costs and fees, as provided by the Drainage Fee Ordinance of the City of Clovis, be presented to the City of Clovis Council for adoption at the earliest possible date. To assist in expediting this matter, District staff has attached a Draft Resolution, the Storm Drainage and Flood Control Master Plan Map (Exhibit "A") and the 2021 Drainage Fee Schedule which should be included in Clovis' Resolution to Council. Also attached is the December 9, 2020 District Board Memorandum, which provides a discussion regarding the adoption of the 2021 Drainage Fee Schedule.

Your assistance is greatly appreciated. If additional information is needed, please contact us.

Very truly yours,



Denise Wade  
Master Plan Special Projects Manager

DW/lrl

Enclosure(s)

c: Luke Serpa, City of Clovis  
Mike Prandini, Building Industry Association



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: January 19, 2021

SUBJECT: Consider Approval - Res. 21-\_\_\_\_, A request to amend the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis regarding Standards of Annexation to address the annexation of approximately 40 acres of property at the southeast corner of Ashlan and Thompson Avenues. City of Clovis, applicant.

**Staff:** George González, MPA, Senior Planner

**Recommendation:** Approve

ATTACHMENTS:

1. Third Amendment to MOU Resolution 21-\_\_\_\_
2. Proposed Third Amendment to the Standards of Annexation
3. 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the City Council approve an amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis.

### EXECUTIVE SUMMARY

The Ashlan-Thompson Southeast Reorganization includes two previously approved vesting tentative tract maps 6161 and 6340, proposing the development of 183 single-family residential homes on approximately 40 acres. This reorganization would extend a peninsula of the City limits eastwardly along the south side of Ashlan Avenue. This configuration is not consistent with the Standards for Annexation set forth in the City's Memorandum of Understanding with the County of Fresno. A Third Amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis



is necessary to accommodate the annexation of the Ashlan-Thompson Southeast Reorganization to the City of Clovis.

### **BACKGROUND**

The 2017 Amended and Restated Memorandum of Understanding (MOU) was executed in June 2017, prior to the expiration of the 1990 City/County Memorandum of Understanding. Included in the MOU are the “Standards of Annexation” (see **Attachment 3**). Standards of Annexation establish criteria to determine compliance with the City, County and the Local Agency Formation Commission (LAFCo).

In July 2018, the City Council approved a Resolution of Application for the Annexation of the Territory known as the Ashlan-Thompson Southeast Reorganization and requested that the Local Agency Formation Commission proceed with reorganization. The aforesaid reorganization is within the City’s adopted sphere of influence and is consistent with the City’s General Plan land use diagram and Loma Vista Specific Plan.

In August 2018, the County of Fresno notified City staff of their determination that the proposed reorganization is inconsistent with the Standards for Annexation of the MOU as it creates a peninsula on the south side of Ashlan Avenue, east of Highland Avenue. As a result, City staff was unable to formally submit an application to LAFCo, since a letter of consistency for the proposed reorganization was not provided by the County.

### **PROPOSAL AND ANALYSIS**

In an effort to facilitate the annexation of this area, City staff worked with the County of Fresno to draft the Third Amendment to the Memorandum of Understanding (see **Attachment 2**). Through this agreement, the City and County memorialized specific conditions associated with this annexation. The attached Third Amendment has been reviewed and approved by the City Attorney and the County of Fresno. The principal features of the Third Amendment are as follows:

- The annexation area will include the full public right-of-way of Ashlan Avenue along the project’s frontage, and the remaining public right-of-way of Ashlan Avenue in front of the City’s Water Reuse Facility.
- When development activity requires the construction of municipal utilities in County road rights-of-way within the annexed area, the City shall require reconstruction of affected sections of such roads to City standard cross-section specifications.
- As a part of its City’s development process, developers shall obtain a County encroachment permit prior to constructing municipal utilities in County road rights-of-way within the annexed area. City agrees to the timely maintenance and repair of the County’s roadway at City’s expense for any repairs created by or related to the Ashlan-Thompson SE Reorganization Project annexation.
- All existing storm drainage patterns and all storm drainage generated as a result of development activity in the annexed area shall be accommodated by existing or

project-installed Master Planned Storm Drainage infrastructure and shall not contribute to surface flows or ponding within the unincorporated areas.

If approved by the City Council and the Board of Supervisors, the proposed Third Amendment to the Memorandum of Understanding will allow City staff to request for LAFCo to proceed with the reorganization of the subject area.

#### California Environmental Quality Act (CEQA)

The City has determined that the project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. The Third Amendment to the Memorandum of Understanding between the County of Fresno and City of Clovis 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 Section 15162, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, January 6, 2021.

#### **REASON FOR RECOMMENDATION**

The purpose of the request to amend the 2017 Amended and Restated Memorandum of Understanding is to facilitate the annexation of the Ashlan-Thompson Southeast Reorganization to the City of Clovis. The Ashlan-Thompson Southeast Reorganization is intended for urban development, as is evidenced by the approved Vesting Tentative Tract Maps 6161 and 6340, covering 100 percent of the developable area. Therefore, staff recommends that City Council approve the Third Amendment to the Memorandum of Understanding, per **Attachment 2**.

#### **FISCAL IMPACT**

None.

#### **ACTIONS FOLLOWING APPROVAL**

The approved resolution will be forwarded to the County Board of Supervisors for consideration and approval.

Prepared by: George González, MPA, Senior Planner

Reviewed by: City Manager *JH*

**RESOLUTION 21-\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE THIRD AMENDMENT TO THE 2017 AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF FRESNO AND CITY OF CLOVIS REGARDING STANDARDS OF ANNEXATION**

**WHEREAS**, In July 2018, the City Council approved a Resolution of Application for the Annexation of the Territory known as the Ashlan-Thompson Southeast Reorganization and requested that the Local Agency Formation Commission proceed with reorganization. This reorganization is within the City's adopted sphere of influence and is consistent with the City's general plan land use diagram and Loma Vista Specific Plan; and

**WHEREAS**, In August 2018, the County of Fresno notified City staff that the proposed reorganization is inconsistent with the Standards for Annexation of the Memorandum of Understanding as it creates a peninsula on the south side of Ashlan Avenue, east of Highland Avenue; and

**WHEREAS**, A Third Amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis is necessary to facilitate the annexation of the Ashlan-Thompson Southeast Reorganization to the City of Clovis, as set forth in **Attachment 2**; and

**WHEREAS**, the City scheduled a noticed Public Hearing on the Project for January 19, 2021; and

**WHEREAS**, the City published notice of the Public Hearing in the Fresno Business Journal ten days prior to the Public Hearing, and otherwise posted notice of the Public Hearing according to applicable law; and

**WHEREAS**, a duly noticed hearing was held on January 19, 2021; and

**WHEREAS**, the City Council has given careful consideration to this project on January 19, 2021, and considered the CEQA analysis outlined in the staff report and elsewhere in the Administrative Record which supports the finding that this project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. The Third Amendment to the Memorandum of Understanding between the County of Fresno and City of Clovis 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 Section 15162, no further environmental review is required for this project; and

**WHEREAS**, the City Council has reviewed and considered the staff report and all written materials submitted in connection with the application and hearing and considered the testimony presented during the public hearing ("Administrative Record"); and

**ATTACHMENT 1**

**WHEREAS**, this Council finds and determines that approval of said Third Amendment to the Memorandum of Understanding between the County of Fresno and City of Clovis should be conditioned on all conditions recommended by the City and County staff, as set forth in **Attachment 2** which is on file with the City Clerk's office.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:**

1. A Third Amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis is necessary to facilitate the annexation of the Ashlan-Thompson Southeast Reorganization to the City of Clovis, as set forth in **Attachment 2**; and
2. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The City has determined that the project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. The Third Amendment to the Memorandum of Understanding between the County of Fresno and City of Clovis 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 Section 15162, no further environmental review is required for this project; and
3. The basis for the findings is detailed in the January 19, 2021, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing; and
4. As part of the Ashlan-Thompson Southeast Reorganization boundaries, the annexation area will include the full public rights-of-way of Ashlan Avenue, along the project's frontage and the remaining public rights-of-way of Ashlan Avenue in front of the City of Clovis Water Reuse Facility; and
5. The Third Amendment to the 2017 Amended and Restated Memorandum of Understanding between the County of Fresno and City of Clovis is hereby approved.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 19, 2021, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: January 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**THIRD AMENDMENT TO  
2017 AMENDED AND RESTATED  
MEMORANDUM OF UNDERSTANDING**

**COUNTY OF FRESNO AND THE CITY OF CLOVIS**

This Third Amendment to 2017 Memorandum of Understanding (“Third Amendment”) is executed on \_\_\_\_\_, 2021 (the “Effective Date”), by and between the County of Fresno, a political subdivision of the State of California (“County”), and the City of Clovis, a municipal corporation of the State of California (“City”), with respect to the following Recitals, which are a substantive part of this Third Amendment. County and City are a “party” to this Third Amendment and are sometimes collectively referred to as “the Parties.”

**RECITALS**

WHEREAS, the Parties previously entered into a comprehensive agreement covering development, annexations, sales taxes, property taxes, and other matters, which is entitled “2017 Amended and Restated Memorandum of Understanding,” dated June 6, 2017 (hereinafter “MOU”); and

WHEREAS, it has become apparent to the Parties that an amendment to the MOU is necessary and desirable to accommodate changes in the patterns of new urban growth and development that City is experiencing as it regulates and facilitates the build-out of its Sphere of Influence; and

WHEREAS, the City has notified the County of its desire to file an annexation proposal identified as the “Ashlan-Thompson SE Reorganization Project” to LAFCo for annexing a 40-acre parcel of land for development of a residential subdivision, as shown in the map attached hereto as **Exhibit 1** and incorporated herein by reference, which shall be Exhibit 7 to the MOU; and

WHEREAS, for the Ashlan-Thompson SE Reorganization Project to be developed, it must be annexed into the City which would extend a peninsula of the City eastward along the south side of Ashlan Avenue, which peninsula would be consistent with the current City Sphere of Influence but would not be consistent with the Standards for annexation set forth in the MOU; and

WHEREAS, the Ashlan-Thompson SE Reorganization Project represents a logical development pattern in that it is under one ownership who desires annexation to the City and has presented a tentative

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1 subdivision map for residential development to the City; and

2 WHEREAS, the parties recognize that this Third Amendment to the MOU is necessary to  
3 accommodate the Ashlan-Thompson SE Reorganization Project annexation, and memorialize the City’s  
4 agreement to certain conditions associated with said annexation.

5 NOW, THEREFORE, County and City hereby agree to amend the MOU as follows:

6 **AGREEMENT**

7 1. Section 2.6 is added to Article II of the MOU, as follows:

8 “2.6. At such time as City applies to LAFCo for the annexation of the Ashlan-Thompson  
9 SE Reorganization Project, the boundaries of which are described in Exhibit 7 [Exhibit 1 attached  
10 to the Third Amendment to the MOU] attached and incorporated herein by reference, County  
11 agrees to express support for the annexation by letter or by staff appearance before LAFCo.”

12 2. Section 2.7 is added to Article II of the MOU, as follows:

13 “2.7. The County and the City agree that the Ashlan-Thompson SE Reorganization  
14 Project would be best served by being annexed to the City, and the County and the City each agree  
15 to support annexation of the area and will express such support to LAFCo at appropriate times as  
16 set forth herein. The City shall request LAFCo to schedule a hearing on the annexation application  
17 within six (6) months after the Effective Date of the Third Amendment to the MOU.

18 In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of  
19 2000, if LAFCo approves the annexation of the Ashlan-Thompson SE Reorganization Project and  
20 there is an insufficient protest, the area will be annexed to the City. If there is a protest sufficient  
21 to require an election, the City will continue with the LAFCo process through the election  
22 procedure.

23 If LAFCo fails to approve the annexation of the Ashlan-Thompson SE Reorganization  
24 Project, or if the annexation is defeated at an election, the City will make good faith efforts to  
25 actively pursue incremental annexation of the area as the consent of various property owners can  
26 be obtained and logical annexation areas can be defined.

27 In connection with the annexation of the Ashlan-Thompson SE Reorganization Project, the  
28 City shall accept responsibility for any existing code enforcement issues for the annexed property.

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The City shall pay required annexation fees and costs in addition to providing other preparation work. The City shall be responsible for the Fire District Transition Fee in accordance with its Transition Agreement with the Fresno County Fire District.”

3. Section 2.8 is added to Article II of the MOU, as follows:

“2.8. Upon the completion of the Ashlan-Thompson SE Reorganization Project annexation, the City agrees to do the following:

a. When development activity requires the construction of municipal utilities in County road rights-of-way within the annexed area, the City shall require reconstruction of affected sections of such roads to City standard cross-section specifications.

b. As a part of its development entitlement process, City shall require developer(s) to obtain a County encroachment permit prior to constructing municipal utilities in County road rights-of-way within the annexed area. City agrees to the timely maintenance and repair of the County’s roadway at City’s expense for any repairs created by or related to the Ashlan-Thompson SE Reorganization Project annexation.

c. All existing storm drainage patterns and all storm drainage generated as a result of development activity in the annexed area shall be accommodated by existing or project-installed Master Planned Storm Drainage infrastructure and shall not contribute to surface flows or ponding within the unincorporated areas. All new storm drainage shall conform to the Fresno Metropolitan Flood Control District’s master plan for the area.”

4. Unless expressly modified by the terms of this Third Amendment, all other terms of the MOU shall remain in full force and effect.

///

///

*[Remainder of page blank – Signatures on next page]*



1 IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment in the County  
2 of Fresno, State of California, to be effective on the Effective Date set forth above.

3  
4 **COUNTY OF FRESNO**, a Political Subdivision  
5 of the State of California  
6 (“County”)

**CITY OF CLOVIS**, a Municipal Corporation  
of the State of California  
 (“City”)

6 By: \_\_\_\_\_  
7 Steve Brandau, Chairman of the Board of  
8 Supervisors of the County of Fresno

By: \_\_\_\_\_  
Mayor, City of Clovis

8 **ATTEST:**

**ATTEST:**

9 BERNICE E. SEIDEL  
10 Clerk of the Board of Supervisors  
11 County of Fresno, State of California

JOHN HOLT  
City Clerk, City of Clovis

12 By: \_\_\_\_\_  
13 Deputy

By: \_\_\_\_\_  
John Holt, City Clerk

**REVIEWED AND RECOMMENDED FOR APPROVAL:**

LUKE SERPA  
City Manager, City of Clovis

By: \_\_\_\_\_  
Luke Serpa

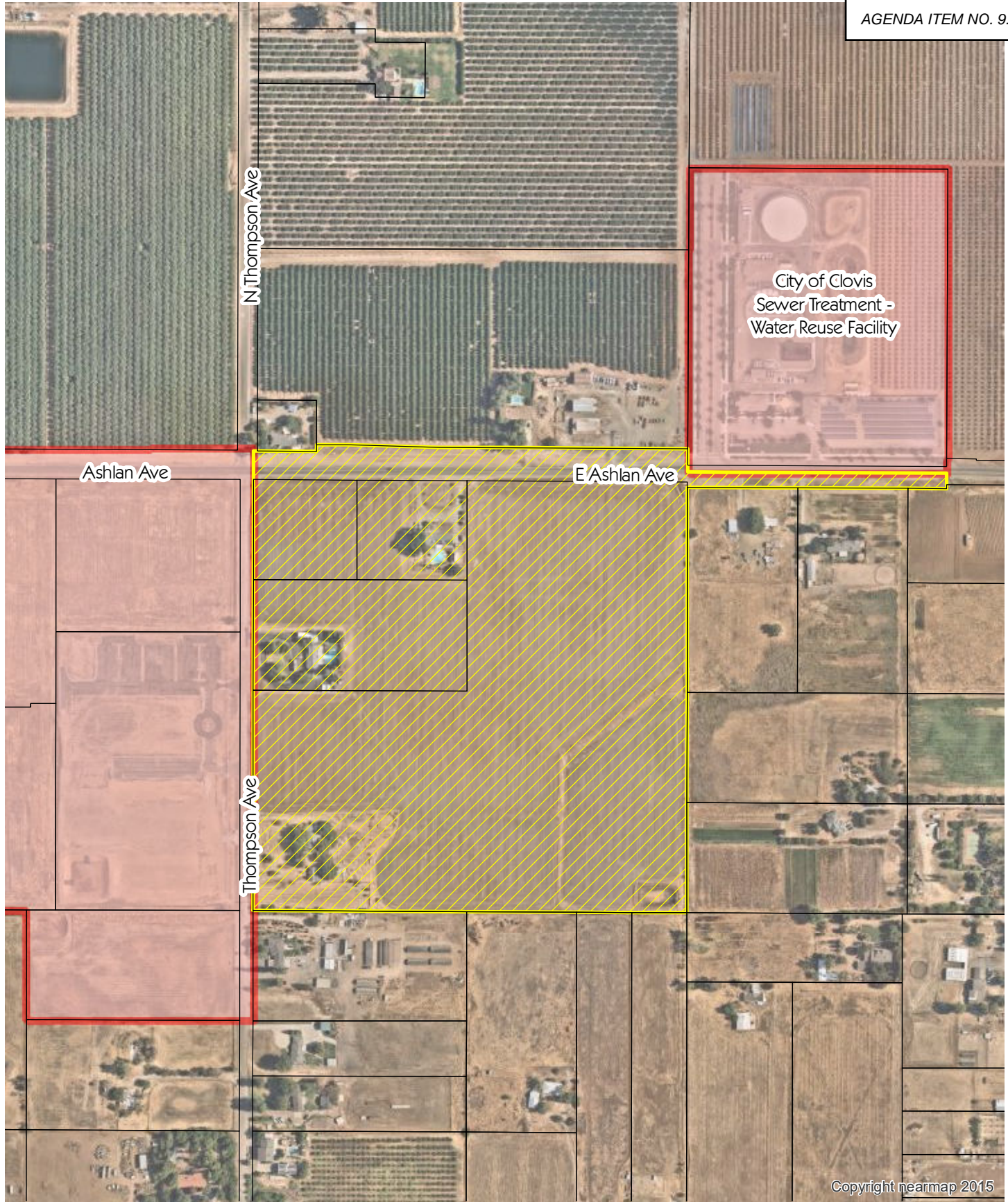
**APPROVED AS TO LEGAL FORM:**

SCOTT CROSS,  
City Attorney, City of Clovis

By: \_\_\_\_\_  
Scott Cross

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12/11/2020

# Exhibit 1 Ashlan-Thompson Southeast Reorganization



Ashlan-Thompson Southeast Reorganization



City Limits



1" = 400'

101-6724

17-0512

Agreement No. 17-236

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**2017 AMENDED AND RESTATED  
MEMORANDUM OF UNDERSTANDING  
COUNTY OF FRESNO AND CITY OF CLOVIS**

This Amended and Restated Memorandum of Understanding (“MOU”) is made and executed this 6th day of June, 2017 (“Effective Date”), by and between the County of Fresno, a political subdivision of the State of California (“County”) and the City of Clovis, a municipal corporation of the State of California (“City”), with respect to the following Recitals, which are a substantive part of this MOU. County and City are each a “party” to this Agreement and are sometimes collectively referred to as “the parties” to this Agreement.

**RECITALS**

A. On August 21, 1990, the parties entered into a comprehensive agreement covering development, annexations, sales taxes, property taxes, and other matters, commonly referred to as the County/Clovis MOU or Tax Sharing Agreement (“1990 MOU”). The 1990 MOU also included provisions relating to redevelopment and included as a party the former Clovis Community Development Agency. In 2011, the State adopted comprehensive legislation (ABx1 26) dissolving California redevelopment agencies and prohibiting further redevelopment activities under the California Community Redevelopment Law (former Health and Safety Code §§ 33000 et seq.)

B. On June 25, 2002, the parties entered a First Amendment to the 1990 MOU, which made substantive changes to the 1990 MOU.

C. The parties entered into additional amendments and side agreements to the 1990 MOU to address patterns of urban development and specific sphere of influence changes and annexations as follows:

- May 20, 1997, side agreement to address an annexation near Ashlan/Locan Avenues (hereafter “1997 Side Agreement”); and
- June 24, 2002, side letter agreement to address the City’s waste water plant (hereafter “2002 Side Letter Agreement”); and
- June 25, 2002, First Amendment to address new growth and special study areas, reciprocal collection of County and City development fees, sales tax equivalent provisions for new

**ATTACHMENT 3**

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- 1 growth areas, and alternative standards for annexation to facilitate industrial and regional
- 2 commercial development projects (hereafter "First Amendment to 1990 MOU"); and
- 3 • November 8, 2005, Second Amendment to address the annexation of Harlan Ranch and
- 4 the Locan/Nees Avenue area (hereafter "Second Amendment to 1990 MOU"); and
- 5 • March 14, 2012, Third Amendment to address an annexation into the Dry Creek preserve
- 6 (hereafter "Third Amendment to 1990 MOU"); and
- 7 • December 9, 2014, Fourth Amendment to expand the City's sphere of influence (hereafter
- 8 "Fourth Amendment to 1990 MOU").
- 9 • Collectively, the 1990 MOU, the 1997 Side Agreement, the 2002 Side Letter Agreement,
- 10 the First Amendment to 1990 MOU, the Second Amendment to 1990 MOU, the Third
- 11 Amendment to 1990 MOU, and the Fourth Amendment to 1990 MOU are hereafter
- 12 referred to as the "1990 MOU, as amended".

13 D. The 1990 MOU, as amended, contains some provisions that are no longer applicable to the

14 parties and the 1990 MOU, as amended is set to expire June 24, 2017. The parties desire to make

15 additional changes to their comprehensive agreement set forth in the 1990 MOU, as amended, and to

16 extend the term of their comprehensive agreement for an additional 10 years with an option for one 5 year

17 extension.

18 E. Due to the age of the 1990 MOU, as amended, the number of amendments, and a desire to

19 make additional changes, the parties determined that it is in their best interests to enter into this new

20 Restated and Amended MOU, which will replace the 1990 MOU, as amended.

21 F. The restated purposes for this MOU, as set forth in the 1990 MOU, as amended are as

22 follows:

23 1. County and City wish to work together to develop a fair and equitable approach to

24 tax sharing and encourage sound economic growth.

25 2. In order to encourage economic development and environmentally sound land use

26 planning, it is important that any tax sharing among County and City be determined in advance and that

27 such arrangements not be fiscally detrimental to either County or City.

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1           3.     County and City recognize the importance of County and City services and are  
2 prepared to cooperate in an effort to address County’s and City’s fiscal problems.

3           4.     Through annexation and appropriate development, City provides the opportunity  
4 for economic growth and development to support public services for City and County.

5           5.     Close cooperation between County and City is necessary to maintain the quality of  
6 life throughout Fresno County and deliver needed services in the most cost efficient manner to all City  
7 and County residents.

8           6.     County recognizes the need for orderly growth within and adjacent to City and for  
9 supporting appropriate annexations and promoting the concentration of development within City. In that  
10 regard, County General Plan Goal LU-G, provides that County will direct urban growth and development  
11 within the City spheres of influence to existing incorporated cities and will ensure that all development in  
12 City fringe areas is well planned and adequately served by necessary public facilities and infrastructure  
13 and further Countywide economic development goals.

14           7.     Annexation which results in the development of urban uses in response to a clearly  
15 demonstrated community demand is appropriate; and well planned and fiscally sound development can  
16 be a valuable tool in the physical and economic development of City and County.

17           8.     City recognizes that development within City limits may also have the effect of  
18 concentrating revenue generating activities within City rather than in unincorporated areas.

19           9.     The parties recognize that when urban growth and development is directed to cities  
20 there is a lost opportunity of development by County in the unincorporated area and the sharing of the  
21 local sales and use taxes generated by such development would serve as a tool for the County to participate  
22 in receiving a share of that new revenue.

23           10.    It is the interest of the parties to require all new urban development to pay a roughly  
24 proportionate share of the cost of urban services and infrastructure created by that development, whether  
25 it occurs in the City or in the adjacent unincorporated area of the City’s sphere of influence.

26           11.    The parties recognize the need to cooperate to pursue common goals of economic  
27 development for citizens of the County and City.

28           G.     The purpose for the 1990 MOU, as amended, as set forth above remain, and the parties

1 desire to address the fiscal, economic development, and service needs mentioned above.

2 H. Nothing in this MOU is intended to change the underlying property and sales tax sharing  
3 formulas set forth in the 1990 MOU, as amended, and restated herein.

4 NOW, THEREFORE, County and City hereby agree as follows:

5 **ARTICLE I**  
6 **DEFINITIONS**

7 Unless the particular provision or context otherwise requires, the definitions contained in this  
8 article and in the Revenue and Taxation Code shall govern the construction, meaning, and application of  
9 words used in this MOU.

10 1.1. "Base property tax revenues" means property tax revenues allocated by tax rate equivalents  
11 to all taxing jurisdictions as to the geographic area comprising a given tax rate area annexed in the fiscal  
12 year immediately preceding the tax year in which property tax revenues are apportioned pursuant to this  
13 MOU, including the amount of State reimbursement for the homeowners' and business inventory  
14 exemptions.

15 1.2. "Property tax increment" means revenue from the annual tax increment, as "annual tax  
16 increment" is defined in Section 98 of the Revenue and Taxation Code, attributable to the tax rate area for  
17 the respective tax year.

18 1.3. "Substantial development" or "substantially developed" means real property which, prior  
19 to annexation, has an improvement value to land value ratio equal to or greater than 1.25:1, as of the lien  
20 date in the fiscal year in which the annexation becomes effective.

21 1.4. "Property tax revenue" means base property tax revenue, plus the property tax increment  
22 for a given tax rate area.

23 1.5. "Tax apportionment ratio" means the tax apportionment ratio of the parties for a given  
24 fiscal year and shall be ascertained by dividing the amount determined for each party pursuant to Revenue  
25 and Taxation Code Sections 96(a) or 97(a), whichever is applicable, by that party's gross assessed value,  
26 and by then dividing the sum of the resulting tax rate equivalents of both parties into each party's tax rate  
27 equivalent to produce the tax apportionment ratio.

28 1.6. "Tax rate equivalent" means the factor derived for an agency by dividing the property tax

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1 levy for the prior fiscal year computed pursuant to Section 97 of the Revenue and Taxation Code by the  
2 gross assessed value of the agency for the prior fiscal year.

3 1.7. "Urban development" or "urban type development" means development not allowed in  
4 areas designated Agriculture, Rural Residential or River Influence in County's General Plan or its  
5 applicable community plans as of the Effective Date of this MOU.

6 **ARTICLE II**

7 **ANNEXATIONS BY CITY**

8 2.1. Any annexations undertaken by City following the date of the execution of this MOU shall  
9 be consistent with both the terms of this MOU and the standards (hereinafter "The Standards" or  
10 "Standards") as set forth in **Exhibit 1**. This MOU shall not apply to annexations proposed by City which  
11 are not in compliance with its terms or which fail to meet The Standards. If a proposed annexation is not  
12 in compliance with the terms of this MOU, including, but not limited to, The Standards, then no property  
13 tax exchange agreement, as required by Revenue and Taxation Code Section 99, shall exist in regards to  
14 that proposed annexation. Any such non-complying annexation shall be handled individually through  
15 separate negotiations between City and County.

16 2.2. In order to encourage the orderly processing of proposed annexations, City shall, at least  
17 thirty (30) days prior to filing any annexation proposal with the Fresno County Local Agency Formation  
18 Commission (hereinafter "LAFCo"), notify County of its intention to file such proposal and the date upon  
19 which City expects such proposal to be filed. Upon County's request, City agrees to meet with County to  
20 review whether its proposed annexation complies with The Standards. Within fifteen (15) days after the  
21 date County receives notice by City of its annexation proposal, County shall notify City in writing if it has  
22 determined that the proposed annexation is inconsistent with The Standards. Upon receipt of such  
23 notification, City may either modify the proposal to County's specifications or adopt a resolution finding  
24 that the proposed annexation is, in City's determination, consistent with The Standards.

25 2.3. If City adopts a resolution making the findings described in Section 2.2, then County may  
26 challenge such findings by appropriate court action filed within thirty (30) days of receipt of written notice  
27 of the adoption of City's resolution. The court shall independently review the evidence and determine  
28 whether the proposed annexation is consistent with The Standards.

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1 As an alternative to a judicial challenge by the County, the parties may within the aforesaid thirty  
 2 (30) day period mutually agree in writing to arbitrate their dispute through proceedings conducted in  
 3 accordance with the rules established by the American Arbitration Association. The parties upon agreeing  
 4 to arbitrate will proceed with arbitration in a timely manner. The arbitrator hearing the matter shall  
 5 independently review the evidence and determine whether the proposed annexation is consistent with The  
 6 Standards.

7 Costs incurred by the prevailing party, either in court proceedings or arbitration, shall be paid by  
 8 the non-prevailing party. The parties agree that the City shall not proceed to LAFCo with the proposed  
 9 annexation until the dispute is finally resolved either by court or arbitration proceedings. If City attempts  
 10 to proceed with such proposed annexation prior to the expiration of the period in which County may file  
 11 its court action or agree to arbitrate, or prior to the final conclusion of such court or arbitration proceedings,  
 12 then this memorandum shall immediately terminate as to such annexation and in particular no property  
 13 tax exchange agreement, as required by section 99 of the Revenue and Taxation Code, shall exist between  
 14 City and County as to that proposed annexation.

15 Notwithstanding the foregoing, the City may proceed to LAFCo under this MOU if court or  
 16 arbitration proceedings are not completed within thirty (30) days after the filing thereof provided,  
 17 however, that LAFCo in its resolution of approval, at the request of the City, conditions the completion  
 18 of the annexation upon the Executive Officer's prior receipt of a certified copy of the document evidencing  
 19 the finality of the aforesaid court or arbitration proceedings determining that the proposed annexation is  
 20 consistent with **Exhibit 1**, or alternatively, receipt of a written stipulation of the City and County agreeing  
 21 that a master property tax agreement still exists permitting the completion of such proposed annexation.  
 22 If LAFCo declines to include the aforesaid condition in its approval, or City fails to timely request such  
 23 condition, no property tax exchange agreement as required by Section 99 of the Revenue and Taxation  
 24 Code shall exist between City and County as to that proposed annexation. If City nevertheless attempts  
 25 to proceed with the annexation, such action on the part of the City shall also be deemed good cause for  
 26 the County at its option to terminate this MOU in its entirety.

27 2.4. For the purpose of promoting economic development and job creation, an Alternate  
 28 Standard for Annexation for industrial or regional commercial uses is hereby created. In the place of the

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1 Standards for Annexation set forth in **Exhibit 1**, the Alternate Standard for Annexation shall apply to and  
2 govern the review of annexation proposals for industrial or regional commercial uses. Annexation  
3 proposals for industrial/regional commercial uses shall include a conceptual development plan, as  
4 described herein. The conceptual development plan shall consist of the economic objectives to be  
5 achieved, the service and financing strategy and its schedule, and shall include a map of the proposed  
6 rezoning. The conceptual development plan's schedule shall include milestones for major project  
7 components to measure the progress of the project. Due to the complexity of such projects the  
8 development schedule for planning and implementation may reasonably require a period of from five to  
9 ten years. The annexation proposal shall be submitted to and reviewed by the County pursuant to Section  
10 2.2. Annexation proposals that comply with the criteria of this Section 2.4 shall be deemed to comply with  
11 Section 2.1. The annexation application to be submitted to LAFCo shall be considered complete upon  
12 adoption of the rezoning by the City. County and City agree to meet annually to review the progress  
13 toward the achievement of the economic development objectives and to identify ways to promote mutual  
14 economic development objectives.

15           2.4.1. Section 2.4 shall be deemed suspended if City rezones an area that was annexed  
16 using the Alternate Standard for Annexation to a zone other than Industrial/Regional Commercial without  
17 County's consent.

18           2.5. The following conditions shall apply to the 830-acre Dry Creek Preserve area as shown on  
19 **Exhibit 2.**

20           2.5.1. Prior to approving any Master Plan development standards for the Dry Creek  
21 Preserve area, City shall notify and invite County to participate in development of the scope for the Master  
22 Plan. After meaningful consultation and taking into consideration County's comments, City may approve  
23 the Master Plan. City shall provide draft Master Plan documents to County as part of any environmental  
24 review process and in no event less than 30 days prior to City's first public hearing to consider adoption  
25 of the Master Plan.

26           2.5.2. Prior to annexations proposed in the Dry Creek Preserve, City shall demonstrate  
27 that it has sufficient capacity to provide urban services to the annexation project area and areas within 1/8  
28 mile of the site in accordance with the Clovis General Plan, Dry Creek Preserve Master Plan, and City

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1 adopted master service delivery plans. Clovis commits to studying urban service delivery (at a minimum  
2 provision of potable water and collection and treatment of wastewater) to the entire Dry Creek Preserve  
3 in the context of its Master Plan Updates and Planning Program.

4 2.5.3. City shall demonstrate that City’s impact fee structure includes, at a minimum, fees  
5 for signalization of the following intersections: Sunnyside and Shepherd, Fowler and Shepherd, Teague  
6 and Fowler, Nees and Fowler, Sunnyside and Teague, and Armstrong and Nees.

7 2.5.4. As part of any proposed annexation, City shall require a Traffic Report signal  
8 warrant study of the intersections listed above to determine if the proposed annexation at build out would  
9 result in any of the six intersections meeting signalization warrants. If so, City shall require the developer  
10 to provide said signalization as part of the conditions of approval for the development. County shall assist  
11 City in the analysis of the project traffic analysis and traffic signal warrant studies for this area.

12 2.5.5. City agrees that following annexation and upon request from the Director of the  
13 County’s Public Works and Planning Department, City shall conduct specific traffic enforcement  
14 activities for Fowler Avenue between Shepherd and Nees Avenues, Teague Avenue between Fowler and  
15 Armstrong Avenues, and Armstrong Avenue between Nees and Teague Avenues within the confines of  
16 the Dry Creek Preserve area.

17 2.5.6. If intersection safety lighting or additional regulatory or warning signage  
18 improvements are determined to be warranted by the County following a study for Fowler Avenue  
19 between Shepherd and Nees Avenues, Teague Avenue between Fowler and Armstrong Avenues, and  
20 Armstrong Avenue between Nees and Teague Avenues, City shall provide for the installation of the  
21 identified facilities at City’s expense within 90 days of request by the County.

22 2.5.7. When development activity requires the construction of municipal utilities in  
23 County road rights-of way, City shall obtain an encroachment permit that will, in part, obligate City to  
24 timely maintenance of the roadway at City expense for any repairs created by or related to City-installed  
25 improvements.

26 2.5.8. City shall provide for the pick-up and removal of illicitly dumped trash and debris  
27 within the public road rights-of-way of Fowler Avenue between Shepherd and Nees, Teague Avenue  
28 between Fowler and Armstrong Avenues, and Armstrong Avenue between Nees and Teague Avenues on

1 an as needed basis or as requested by the County.

2 2.5.9. All storm drainage generated by the proposed annexation and all existing drainage  
3 patterns shall be accommodated by existing or project-installed Master Planned Storm Drainage  
4 infrastructure and shall not contribute to the surface flows or ponding within the unincorporated areas. All  
5 new storm drainage shall conform with the Fresno Metropolitan Flood Control District's Master plan for  
6 this area.

7 2.5.10. City shall provide street sweeping on Armstrong Avenue between Teague and Nees  
8 Avenues; on Teague Avenue between Fowler and Armstrong Avenues; and on Fowler Avenue between  
9 Shepherd and Nees Avenues, on an as needed basis or as requested by the County.

10 **ARTICLE III**

11 **EXCHANGE OF PROPERTY TAX REVENUES TO BE MADE UNDER**  
12 **SECTION 99 OF THE REVENUE AND TAXATION CODE**

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13 3.1. The property tax revenues collected in relation to annexations covered by the terms of this  
14 MOU shall be apportioned between City and County as set forth in sections 3.2 and 3.3 below. The parties  
15 acknowledge that, pursuant to Sections 54902, 54902.1 and 54903 of the Government Code and Sections  
16 97 and 99 of the Revenue and Taxation Code, the distribution of such property tax revenues will not be  
17 effective until the revenues are collected in the tax year following the calendar year in which the statement  
18 of boundary changes and the map or plat is filed with the County Assessor and the State Board of  
19 Equalization.

20 3.2. In regards to the annexation of real properties which are not considered substantially  
21 developed at the time of annexation, County will retain all of its base property tax revenue upon  
22 annexation. The amount of the property tax increment for special districts whose services are assumed by  
23 City shall be combined with the property tax increment of the County, the sum of which shall be allocated  
24 between City and County pursuant to the following ratio:

- 25 County: 63%
- 26 City: 37%

27 3.3. In regards to the annexation of real properties which are considered substantially developed  
28 at the time of annexation, property tax revenue (base plus increment) will be reallocated as follows: a

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1 detaching or dissolving district's property tax revenue (base plus increment) shall be combined with  
2 County's and the sum of which shall be allocated between City and County pursuant to the ratio set forth  
3 in section 3.2.

4 **ARTICLE IIIA**

5 **ANNEXATIONS THAT DO NOT RESULT IN URBAN DEVELOPMENT**

6 County and City have expressed concern with the effect of property being annexed into City for  
7 the purposes of urban development but being utilized for new non-urban uses. To address these concerns,  
8 County and City agree to the following:

9 3A.1. City shall develop and implement policies and procedures, including amendments to its  
10 General Plan, Specific Plans and zoning ordinances, as City deems appropriate, to ensure that property  
11 planned for urban development and annexed into the City based upon that premise pursuant to the terms  
12 of this MOU, shall not be developed with new non-urban type development.

13 3A.2. With regards to property annexed into City for the purposes of urban development, if the  
14 entitlements for urban development expire and the land remains undeveloped without new urban type  
15 development entitlements for a period of 365 days, or if the property is subsequently used for new non-  
16 urban development uses (those not previously in active use at the time of annexation) regardless of the  
17 expiration of entitlements, City agrees to do the following:

18 Pay County the Cash Equivalent of 150% of the City's incremental allocation of the Countywide  
19 one-percent (1%) property tax rate that City collects from the annexation area subject to this  
20 Section until said properties receive new entitlements for urban development or are developed with  
21 urban type development, whichever occurs first. The first payment of Cash Equivalent shall be  
22 due and payable ninety (90) days after 365 days following the expiration of the City issued  
23 entitlements or (90) days after the annexed property is developed with new non-urban  
24 development, whichever occurs first.

25 3A.3. The Cash Equivalent payment shall only be due on those portions of the annexation that  
26 meet the requirements of Subsection 3A.2.

27 3A.4. Nothing in this Section shall prevent City from including in its policies and procedures a  
28 requirement that the property owner and developer be responsible to City for the Cash Equivalent.

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**ARTICLE IV**  
**DEVELOPMENT WITHIN, ADJACENT TO AND NEAR**  
**CITY’S SPHERE OF INFLUENCE**

4.1. Development within City’s sphere of influence.

4.1.1. Within one half (1/2) mile of City’s boundary as set forth in **Exhibit 3**, County shall not approve any discretionary development permit for new urban development within the City’s sphere of influence unless that development shall have first been referred to City for consideration of possible annexation. If City does not, within sixty (60) days of receipt of notice from County, adopt a resolution of application to initiate annexation proceedings before LAFCo, County may approve development permits for that new urban development. County’s approval shall take into consideration City’s general plan and be consistent with County’s general plan policies, provided that the development is orderly and does not result in the premature conversion of agricultural lands.

4.1.2. Within the City’s sphere of influence, County shall require compliance with development standards that are comparable to City’s and charge fees reflecting the increased administrative and implementing cost where such City standards are more stringent than County’s. These requirements shall apply to discretionary development applications approved by County. For purposes of this Agreement, “discretionary development applications” shall mean General Plan Amendments, Rezoning, Tentative Tract Maps, Tentative Parcel Maps, Conditional Use Permits, Director Review and Approvals, and Variances.

4.1.3. City development fees shall be charged for any discretionary development applications to be approved by the County within City’s sphere of influence. To establish or amend City development fees, City shall conduct a public hearing and notify property owners in accordance with State Law. At the conclusion of that hearing, City shall adopt a resolution describing the type, amount, and purpose of City fees to be requested for County adoption.

4.1.4. City shall transmit the adopted resolution to the County for its adoption of the fees. City shall include a draft ordinance for County’s adoption with appropriate supporting documentation or findings by the City demonstrating that the fees comply with Section 66000 of the Government Code and other applicable State Law requirements. City fees may also include City’s and County’s increased

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1 administrative costs and inspection charges.

2 4.1.5. County shall collect the applicable City development fees for infrastructure and  
3 facilities at the time of final map approval or issuance of building permits as established by the fee  
4 schedule. Or, County shall require the applicant to present a voucher issued by City evidencing the  
5 payment of the fees directly to City, or written confirmation by City that fees are inapplicable. If County  
6 imposes and collects fees on behalf of City, County shall transfer the fees to City at the earliest time legally  
7 permitted.

8 4.1.6. City shall give County at least thirty (30) days notice before implementing any new  
9 fees or an amendment to existing fees. Notwithstanding this Section 4.1.6, or any other provision of this  
10 MOU, City shall be solely responsible for determining the amount of the fees and setting them in  
11 accordance with law. This Section 4.1.6 shall not be construed as a representation by County as to the  
12 propriety of the fees or the procedures used in setting them.

13 4.1.7. City shall hold harmless, defend and indemnify the County from all claims,  
14 demands, litigation of any kind whatsoever arising from disputes relating to the fees, the enactment of the  
15 fees or the collection of fees.

16 4.2. Development adjacent to and near City's sphere of influence.

17 4.2.1. Within the City's sphere of influence and the area beyond that sphere of influence,  
18 as shown in **Exhibit 3**, County and City agree to the following prior to adopting any general plan  
19 amendment allowing new urban development or approving a discretionary development permit for new  
20 urban development:

21 A. With respect to general plan amendments, County shall notify City staff of the  
22 proposed general plan amendment, and consult with the City at a staff level in such fashion as to provide  
23 meaningful participation in County staff's analysis of the proposed general plan amendment, and shall  
24 likewise consult on other policy changes which may have an impact on growth or the provision of urban  
25 services. In this regard, City shall be given the opportunity to respond to County staff before the proposed  
26 general plan amendment is prepared for presentation to County's Planning Commission. Such  
27 consultation shall include County's solicitation of comments from City in the preparation of any Initial  
28 Study required by the California Environmental Quality Act undertaken as part of County staff's analysis

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1 of the proposed general plan amendment. If City determines that urban development which could occur  
 2 as a result of the proposed general plan amendment may have a significant effect on the environment,  
 3 County shall require an EIR to be prepared if a fair argument, based on substantial evidence in the record  
 4 before the County, can be made in support of the City's finding.

5           B.     With respect to discretionary development permits for new urban development,  
 6 County shall notify City staff of the proposed discretionary development permit, and consult with the City  
 7 at a staff level in such fashion as to provide meaningful participation in County staff's analysis of the  
 8 proposed discretionary development permit and consult with City over the potential effects on City  
 9 services of the proposed development, consistency with City's general plan, and the potential for an  
 10 expansion of the City's sphere of influence to include the proposed development. Consultation shall  
 11 commence not less than sixty (60) days prior to the first scheduled action to consider the discretionary  
 12 permit, and before the completion of environmental studies. After meaningful consultation and taking  
 13 into consideration City's general plan, County may approve development permits for that new urban  
 14 development that is consistent with County's general plan policies, provided that the development is  
 15 orderly and does not result in the premature conversion of agricultural lands.

16           4.2.2. County shall support urban unification. To this end, County shall oppose the  
 17 creation of new governmental entities within City's sphere of influence, or within one-half (1/2) mile  
 18 thereof, except for such entities that may be necessary to address service requirements that cannot be  
 19 addressed by annexation to City. City and County will support transition agreements with current service  
 20 providers which recognize the primary role of cities as providers of urban services within urban areas and  
 21 where current service providers of urban services have participated in service master planning.

22           4.3.   County development fees.

23           4.3.1. If County adopts County-wide capital facilities fees, City shall require that an  
 24 applicant for any land use entitlement or permit within City pay all County public facilities fees applicable  
 25 to the entitlement or permit on behalf of County.

26           4.3.2. At County's request, City shall either timely impose or collect all such fees or shall  
 27 require the applicant to present a voucher issued by County evidencing the payment of the fees directly to  
 28 County or written confirmation by County that fees are inapplicable.

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1 4.3.3. If adopted by County, the fees are to mitigate the impact of development on required  
2 County facilities and services including, but not limited to, the criminal justice system, health, social  
3 services, parks, transportation and library. If City imposes and collects fees on behalf of County, City  
4 shall transfer the fees to County at the earliest time legally permitted. County's fees may also include  
5 City's and County's increased costs required for their administration.

6 4.3.4. County shall give City at least thirty (30) days notice before implementing any new  
7 fees or an amendment to existing fees. Notwithstanding this Section 4.3.4, or any other provision of this  
8 MOU, County shall be solely responsible for determining the amount of the fees and setting them in  
9 accordance with law. This Section 4.3.4 shall not be construed as a representation by City as to the  
10 propriety of the fees or the procedures used in setting them.

11 4.3.5. If County proposes non-County-wide fees dedicated for localized improvements or  
12 quality of life issues, City is willing to consider such fee proposals.

13 4.3.6. County shall hold harmless, defend and indemnify the City from all claims,  
14 demands, litigation of any kind whatsoever arising from disputes relating to the fees, the enactment of the  
15 fees or the collection of fees.

16 4.4. Special Study Area.

17 4.4.1. The area generally bounded by Tollhouse Road (State Route 168) to the north, east  
18 of DeWolf Avenue, generally north of the Nees Avenue alignment on the southern boundary, and  
19 approximately halfway between McCall and DelRey Avenues to the east as shown in **Exhibit 4**, shall be  
20 the subject of a special study area by City and County. City and County agree to discuss further planning  
21 and development of the special study area, primarily for job generating uses. Development of the special  
22 study area shall require an amendment to this MOU.

23 //  
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26 **ARTICLE V**  
27 **IMPLEMENTATION OF SALES TAX**  
28 **REVENUE COLLECTION**

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1 5.1. Pursuant to the Bradley Burns Uniform Local Sales and Use Tax Law, Part 1.5, Division  
2 2, of the Revenue and Taxation Code (commencing with Section 7200), City consistent with the 1990  
3 MOU, amended its local sales and use tax ordinance, first operative as of October 1, 1990, to provide  
4 County with an equivalent sales tax revenue sharing proportion. After periodic reallocations, the County's  
5 proportion is currently set at five percent (5%) of the City's one percent (1%) sales and use tax revenues  
6 City receives from the Statewide sales tax generated within the incorporated areas of the City. The precise  
7 amount is reflected in Clovis Municipal Code, § 3.3.310, with the City receiving .950% and the County  
8 receiving .050%. The City's local sales and use tax ordinance is on file with the State Board of  
9 Equalization ("SBE").

10 5.2. The City's sales and use tax ordinance enables the County, pursuant to its sales and use tax  
11 ordinance, to collect from the SBE that percentage portion of the sales and use tax revenues generated  
12 within the incorporated areas of City set forth in Section 5.1.

13 5.3. Whenever City proposes an annexation of unincorporated territory which generates  
14 substantial sales tax revenue for County, City agrees to further amend its local sales and use tax ordinance  
15 as set forth in this section. This additional amendment shall become operative no later than the  
16 commencement of the next calendar quarter following the date upon which such annexation is certified as  
17 complete by the Executive Officer of LAFCo. This additional amendment shall decrease City's sales tax  
18 rate to yield an amount equal to the amount of substantial sales tax revenue being collected by County in  
19 the area to be annexed, thus enabling County to increase its sales tax rate by a corresponding percentage,  
20 which shall continue to accrue to County throughout the term of this MOU. Any such additional  
21 amendment made by City pursuant to this section shall likewise preserve intact the existing percentage  
22 share set forth in Section 5.1. Further, City agrees that it shall not split or separate areas into smaller  
23 annexations for the purpose of, or having the effect of, creating an annexation or annexations which,  
24 individually, do not generate substantial sales tax revenue, but which would generate such revenue if  
25 combined. For purposes of this Article, the term "substantial sales tax revenue" shall be defined as sales  
26 tax revenue derived from taxable sales in the area annexed equal to at least:

27 5.3.1. If only information, for less than one fiscal year exists, then \$100,000 in taxable  
28 sales in the most recent quarter for which such information from the State Board of Equalization is

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1 available in writing or electronic media, and projected to a full four quarters, at least \$400,000 in taxable  
2 sales.

3 5.3.2. If information for one or more years exists, then \$400,000 in taxable sales in the  
4 most recent year for which such information from the State Board of Equalization is available in writing  
5 or electronic media.

6 5.4. If City fails to amend its sales tax ordinance upon the annexation of unincorporated  
7 territory which generates substantial sales tax revenue for County as provided in section 5.3, or if City  
8 splits or separates areas into smaller areas as prohibited by section 5.3, then this MOU shall immediately  
9 terminate and, in particular, no property tax exchange agreement, as required by Section 99 of the Revenue  
10 and Taxation Code, shall exist between City and County.

11 5.5. City and County further agree that the annual report of the State Board of Equalization and  
12 the Department of Finance Annual Population Estimates shall be used as the data source for the purpose  
13 of calculating the per capita sales tax revenue pursuant to this MOU.

14 5.6. The provisions of Section 5.1 shall continue in effect during the entire term of this MOU  
15 at the current 5% level. The sharing of sales and use tax revenues shall include only those amounts  
16 collected pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law, and not any amounts  
17 collected as the result of any voter approved override to the local allocation to City. The provisions of  
18 Section 5.1, allowing the County to collect a portion of sales and use tax revenues generated within the  
19 incorporated area of City, shall continue to apply to all incorporated areas of City, regardless of the time  
20 of annexation.

21 5.7. In addition to local sales and use tax sharing pursuant to Sections 5.1 through 5.6 of this  
22 Article, City shall share with and pay County the cash equivalent of an additional percentage of City's  
23 portion of local sales and use taxes generated, as set forth in Section 5.8 (hereinafter "Cash Equivalent").  
24 The sharing and payment of the cash equivalent of sales and use tax revenues shall include only those  
25 equivalent amounts collected pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law, and  
26 not any amounts collected as the result of any voter approved override to the local allocation to City. Such  
27 Cash Equivalent payment shall represent only such local sales and use tax as shall be collected within City  
28 limits within the Expanded Sphere of Influence, as shown on **Exhibit 5** (hereinafter "Expanded Area").

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1 No Cash Equivalent payment shall be required for that area shown as the 1983 Sphere of Influence in  
 2 **Exhibit 5.** Cash Equivalent payments shall be made by City warrant to County. Such payments shall not  
 3 be made by distribution by the SBE from sales and use tax collected, but shall be paid separately by City  
 4 to County in an amount equal to the percentage set forth in Section 5.8.

5 5.8. The Cash Equivalent shall be three percent (3%) of City’s portion of local sales and use tax  
 6 collection in City by the SBE.

7 5.9. The first payment of Cash Equivalent shall be due and payable ninety (90) days after the first  
 8 quarter in which the final SBE data becomes available to City showing collection by City of sales and use  
 9 tax revenue within the incorporated areas of the City annexed from the Expanded Area. Within one  
 10 hundred eighty (180) days after each payment is made, City shall provide supporting documentation,  
 11 including situs reports, on the calculation of the first payments. The requirements of this section shall  
 12 apply to each of the first four quarterly payments made based on actual data available.

13 5.10. After the first four quarterly payments of the first year provided under section 5.9, City shall  
 14 make quarterly payments based on estimates of the Cash Equivalent using the applicable percentage rate  
 15 provided in Section 5.8 (hereinafter “Estimated. Payment”). The Estimated Payment shall be computed  
 16 and paid quarterly by City to County at the end of each calendar quarter based on the most recent SBE  
 17 data available, no later than 30 calendar days from the end of the quarter the sales and use tax revenue is  
 18 collected by City, each quarter ending as follows: March 31, June 30, September 30, and December 31.  
 19 Within 180 days after each quarter for which an Estimated Payment is made, City shall provide supporting  
 20 documentation, including situs reports, on the calculation of the amount of each Estimated Payment, as  
 21 well as the actual amount of the Cash Equivalent based upon final data for the applicable quarter. If an  
 22 Estimated Payment is less than the actual amount, City shall pay such difference to the County within 30  
 23 days of such calculation, but no later than 180 days after the subject quarter. If an Estimated Payment is  
 24 in excess of the actual amount, such excess shall be deducted from the Estimated Payment for the  
 25 subsequent calendar quarter. To the extent permitted or required by law, all supporting documentation  
 26 provided by City regarding the sources of local sales and use tax revenue to County shall be deemed  
 27 confidential and not made public. This restriction shall not apply to aggregate information regarding totals  
 28 of revenue from the entire area.

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 7404 N. Spalding Avenue Fresno, CA 93720-3370  
 Tel 559-431-5600 Fax 559-261-9366



1           7.1     County recognizes that certain revenue reallocated to it by this MOU would otherwise have  
 2 been appropriated by City to meet demands for services. Therefore, County agrees to use this new revenue  
 3 in order to maintain levels of County services that are supportive of City services, unless the federal or  
 4 state governments materially reduce the level of funding for such services. Examples of such County  
 5 services include: criminal justice system, public health, and other similar services. This section shall not  
 6 be construed as establishing minimum levels of County services that are supportive of City services.

7           7.2     City agrees to continue enforcement of laws which result in the collection of fines and  
 8 forfeitures.

**ARTICLE VIIA**

**ADMINISTRATIVE PROCESSING FEE**

11           7.3     City agrees to pay to County, as additional consideration for entering into this MOU, a one-  
 12 time fee of \$75,000. Payment shall be made within 60 days of the Effective Date of this MOU. This fee  
 13 is to cover County’s costs of developing, administering, and implementing this MOU throughout its term.

**ARTICLE VIII**

**COOPERATIVE EFFORTS AT LEGISLATIVE REFORM**

16           8.1     City and County agree to work jointly for state legislation and appropriations that would  
 17 improve the fiscal condition of City and County.

**ARTICLE IX**

**TERM OF MOU AND TERMINATION**

20           9.1.     Term of MOU.

21           This MOU shall commence as of the date of execution by County and City and shall remain in  
 22 effect through June 30, 2027 (“Initial Term”). This MOU shall be automatically extended for one  
 23 additional five (5) year period, through June 30, 2032 (“Extension Term”), unless either party provides  
 24 written notice not less than one hundred eighty (180) days prior to expiration of the Initial Term, of its  
 25 desire to not extend this MOU. This MOU may also be terminated at any time by mutual agreement of  
 26 the parties.

27           9.2.     Termination.

28           Should all or any portion of this MOU be declared invalid or inoperative by a court of competent

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2017 Amended and Restated Memorandum of Understanding  
 County of Fresno and City of Clovis

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7404 N. Spalding Avenue Fresno, CA 93720-3370  
Tel 559-431-5600 Fax 559-261-9366

1 jurisdiction, or should any party to this MOU fail to perform any of its obligations hereunder, or should  
2 any party to this MOU take any action to frustrate the intentions of the parties as expressed in this MOU,  
3 then in such event, this entire MOU, as well as any ancillary documents entered into by the parties in order  
4 to fulfill the intent of this MOU, shall immediately be of no force and effect and, in particular no property  
5 tax exchange agreement, as required by Section 99 of the Revenue and Taxation Code, shall exist between  
6 the City and County as to unincorporated property, and City shall not be required to further amend its  
7 sales tax ordinance.

8 9.3. Renegotiation Following Court Action.

9 If this Agreement is terminated by reason of court action, the parties agree to negotiate in good  
10 faith to achieve new agreement consistent with fundamental objectives of this MOU.

11 9.4. Penalty for County's Arbitrary Termination.

12 Other than termination for a reason specified in this MOU, if the County terminates this Agreement  
13 arbitrarily and without good cause, the City shall be entitled to increase its sales tax by one-half of one  
14 percent (.005) above its tax in place at the time of County's breach, beginning the next calendar quarter  
15 following the expiration of thirty (30) days written notice of breach to County.

16 9.5. Penalty for City's Arbitrary Termination.

17 Other than termination for a reason specified in this Agreement, if the City terminates this  
18 Agreement arbitrarily and without good cause, the County shall be entitled to increase its sales tax by one-  
19 half of one percent (.005) above its tax in place at the time of City's breach, beginning the next calendar  
20 quarter following the expiration of thirty (30) days written notice of breach to City.

21 9.6. Implementation of Penalties.

22 The parties covenant to make necessary changes in their respective sales tax ordinances to  
23 effectuate the intent hereof notwithstanding termination of this MOU.

24 9.7. Termination Due to Changes in Law.

25 The purpose of this MOU is to alleviate in part the revenue shortfall experienced by County which  
26 may result from City's annexation of revenue-producing or potentially revenue producing properties  
27 located within the unincorporated area of County. The purpose of this MOU is also to enable City to  
28 proceed with territorial expansion and economic growth consistent with the terms of existing law as

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County of Fresno and City of Clovis

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1 mutually understood by the parties as well as to maximize each party's ability to deliver essential  
2 governmental services. In entering into this MOU, the parties mutually assume the continuation of the  
3 existing statutory scheme for the distribution of available tax revenues to local government and that  
4 assumption is a basic tenet of this MOU. Accordingly, it is mutually understood and agreed that this MOU  
5 may, by mutual agreement be terminated should changes occur in statutory law, court decisions or state  
6 administrative interpretations which negate the basic tenets of this MOU.

7 9.8. Termination Due to Breach or Default.

8 Except as provided in Article II, prior to this MOU being terminated for breach or default by City,  
9 County shall provide notice to City of such breach, and City shall comply with the terms and conditions  
10 of this MOU within thirty (30) days of receipt of notice. If City fails to timely comply, this MOU shall  
11 terminate as provided herein. During the thirty (30) day notice period and until City certifies in writing  
12 that it is in compliance and County agrees in writing, no property tax exchange agreement, as required by  
13 Section 99 of the Revenue and Taxation Code, shall exist between County and City with respect to any  
14 pending annexations.

15 In like manner the City shall give County thirty (30) days written notice and opportunity to cure  
16 any alleged breach of this MOU on the part of the County.

17 **ARTICLE X**  
18 **GENERAL PROVISIONS**

19 10.1. Exhibits.

20 Exhibits 1, 2, 3, 4, 5, and 6 are incorporated into and made a part of this MOU.

21 10.2. Modification.

22 This MOU and all of the covenants and conditions set forth herein may be modified or amended  
23 only by writing a duly authorized and executed by County and City.

24 10.3. Enforcement.

25 County and City each acknowledge that this instrument cannot bind or limit themselves or each  
26 other or their future governing bodies in the exercise of their discretionary legislative power. However,  
27 each binds itself that it will insofar as is legally possible fully carry out the intent and purposes hereof, if  
28 necessary by administrative action independent of ordinances, and that this MOU may be enforced by

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2017 Amended and Restated Memorandum of Understanding  
County of Fresno and City of Clovis

1 injunction to the extent allowed by law.

2 10.4. Entire MOU; Supersession.

3 With respect to the subject matter hereof, this MOU supersedes any and all previous negotiations,  
4 proposals, commitments, writings, and understandings of any nature whatsoever between County and City  
5 except as otherwise provided herein. In addition, this MOU supersedes the 1990 MOU, as amended. This  
6 MOU does not supersede the "Joint Resolution on Metropolitan Planning" except where that resolution is  
7 inconsistent with this MOU; in such a case, this MOU supersedes the resolution.

8 10.5. Notice.

9 All notices, requests, certifications or other correspondence required to be provided by the parties  
10 to this MOU shall be in writing and shall be delivered by first class mail or an equal or better form of  
11 delivery to the respective parties at the following addresses:

12 COUNTY  
13 County Administrative Officer  
14 County of Fresno  
15 Hall of Records, Room 300  
2281 Tulare Street  
Fresno, CA 93721

CITY  
City Manager  
City of Clovis  
City Hall  
1033 Fifth Street  
Clovis, CA 93612

16 10.6. Most Favored Nation Clause; Renegotiation.

17 If County enters into an MOU with another City that has terms and conditions more favorable in  
18 the aggregate to that City than those terms and conditions contained herein, County agrees that it will  
19 negotiate such terms and conditions upon written request from City, with the intent of offering a more  
20 favorable agreement. Negotiations shall conclude thirty (30) days from the date of receipt of notice by  
21 County and, if agreement is tentatively reached during that period, the legislative bodies of the parties  
22 shall approve any such amendment within thirty (30) days following the date of the tentative agreement.  
23 County and City are not required to reach agreement.

24 10.7. Other Remedies.

25 Except as otherwise provided in this MOU for a breach of its terms and conditions, the parties may  
26 enforce this MOU in any other manner authorized by law.

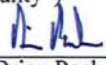
27 IN WITNESS WHEREOF, the parties hereto have executed this MOU in the County of Fresno,  
28 State of California, effective on the dates set forth above.

LOZANO SMITH  
7404 N. Spalding Avenue Fresno, CA 93720-3370  
Tel 559-431-5600 Fax 559-261-9366



1 **COUNTY OF FRESNO**, a Political  
2 Subdivision of the State of California  
3 ("County")

**CITY OF CLOVIS**, a Municipal  
Corporation of the State of California ("City")

4 By:   
5 Brian Pacheco, Chairman  
6 Board of Supervisors

4 By:   
5 Bob Whalen, Mayor  
6 City of Clovis

7 **ATTEST:**

7 **ATTEST:**

8 BERNICE E. SEIDEL  
9 Clerk to the Board of Supervisors

8 JOHN HOLT  
9 City Clerk, City of Clovis

10 By:   
11 Deputy

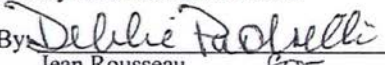
10 By:   
11 John Holt, City Clerk

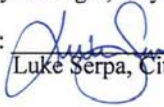
12 **REVIEWED AND RECOMMENDED  
13 FOR APPROVAL:**

12 **REVIEWED AND RECOMMENDED  
13 FOR APPROVAL:**

14 JEAN ROUSSEAU  
15 County Administrative Officer

14 LUKE SERPA  
15 City Manager, City of Clovis

16 By:   
17 Jean Rousseau <sup>for</sup>  
18 County Administrative Officer

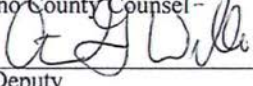
16 By:   
17 Luke Serpa, City Manager

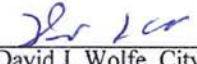
19 **APPROVED AS TO LEGAL FORM:**

19 **APPROVED AS TO LEGAL FORM:**

20 DANIEL CEDERBORG  
21 Fresno County Counsel

20 DAVID J. WOLFE, City Attorney, City of  
21 Clovis

22 By:   
23 Deputy

22 By:   
23 David J. Wolfe, City Attorney

24 **APPROVED AS TO ACCOUNTING  
25 FORM:**

26 OSCAR J. GARCIA, CPA  
27 Auditor-Controller/Treasurer-Tax Collector

28 By:   
Deputy

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EXHIBIT I

STANDARDS FOR ANNEXATION

- The proposal must be consistent with adopted sphere of influence of the city and not conflict with the goals and policies of the Cortese-Knox-Hertzberg Act.
- The proposal must be consistent with city general and specific plans, including adopted goals and policies.
- Pursuant to CEQA, the proposal must mitigate any significant adverse effect on continuing agricultural operations on adjacent properties, to the extent reasonable and consistent with the applicable general and specific plan.
- A proposal for annexation is acceptable if one of the following conditions exist:
  1. There is existing substantial development provided the City confines its area requested to that area needed to include the substantial development and create logical boundaries.
  2. Development exists that requires urban services which can be provided by the City.
  3. If no development exists, at least 50% of the area proposed for annexation has:
    - (i) Approved tentative subdivision map(s) (S.F. residential)
    - (ii) Approved site plan (for other uses)
- The proposal would not create islands. Boundaries must ultimately minimize creation of peninsulas and corridors, or other distortion of boundaries. For any of the following circumstances a proposal for annexation is presumed to comply with all standards for annexation:
- The request for annexation is by a city for annexation of its own publicly-owned property for public use.
- The request for annexation is by a city in order to facilitate construction of public improvements or public facilities which otherwise could not be constructed.
- The request for annexation is to remove an unincorporated island or substantially surrounded area.
- The request for annexation is for an industrial or regional commercial project for which a development application has been made and no significant adverse environmental impact will result that cannot be mitigated or overridden by a necessary public purpose. Condition(s) assuring the financing or completion of necessary development infrastructure before completion of annexation

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2017 Amended and Restated Memorandum of Understanding  
County of Fresno and City of Clovis

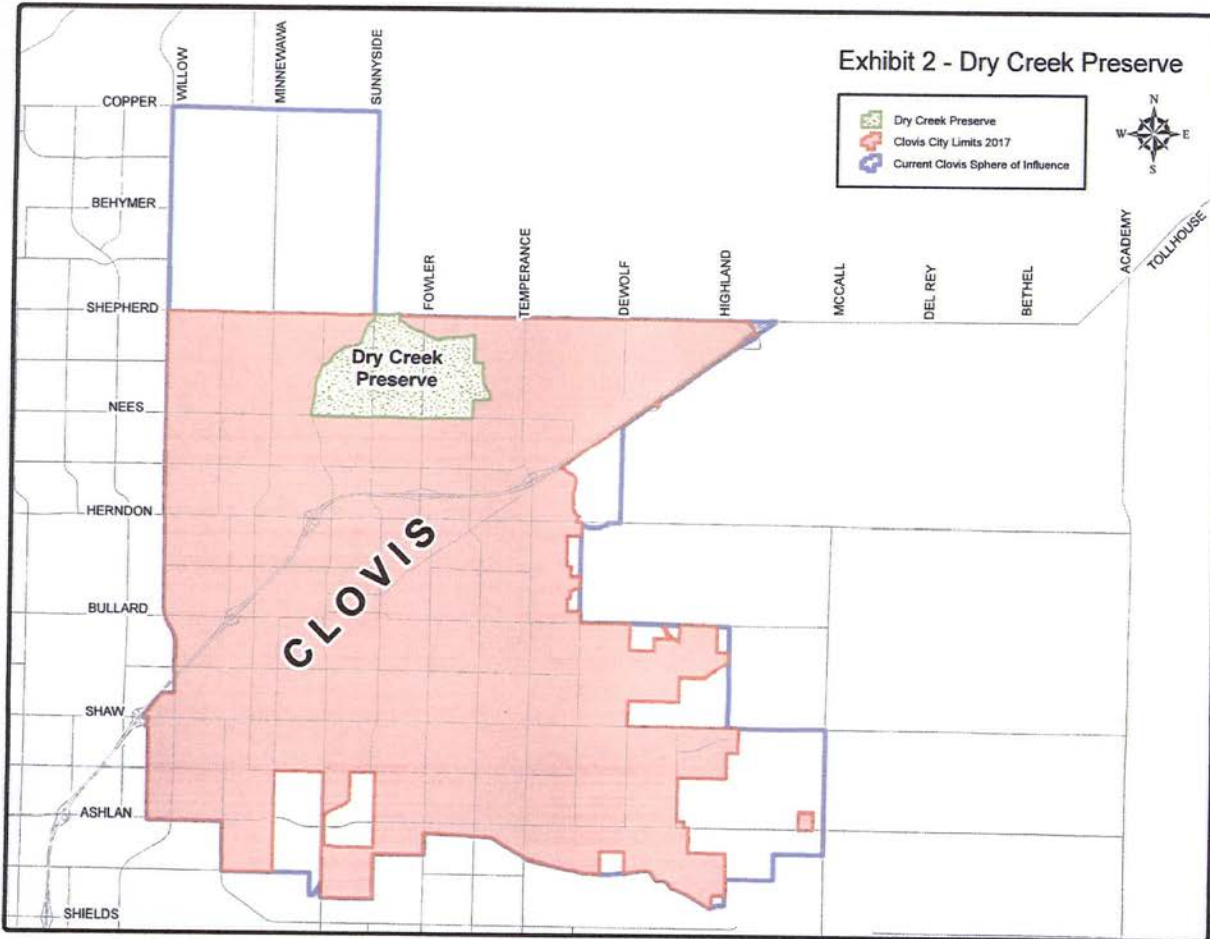
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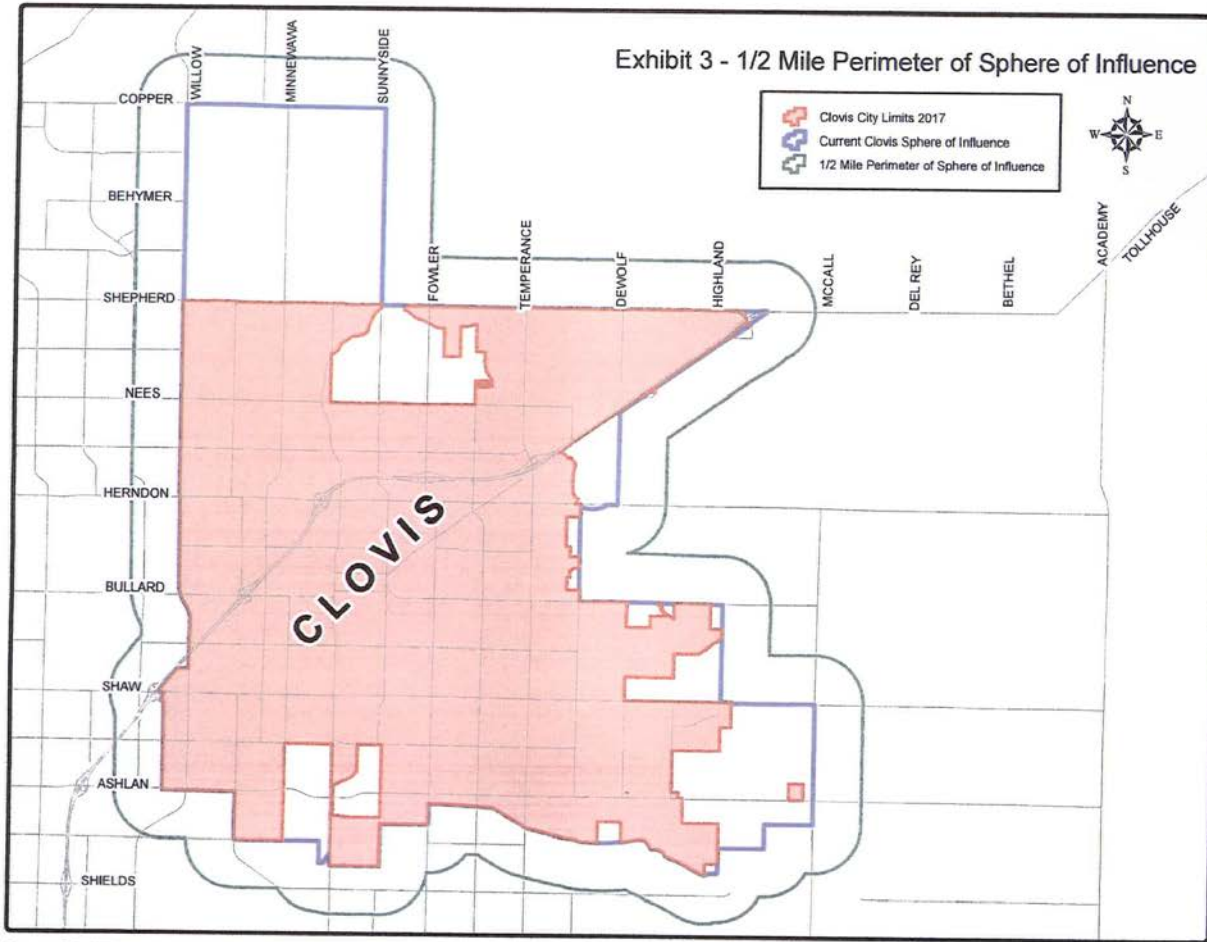
shall be made a part of the proposal.

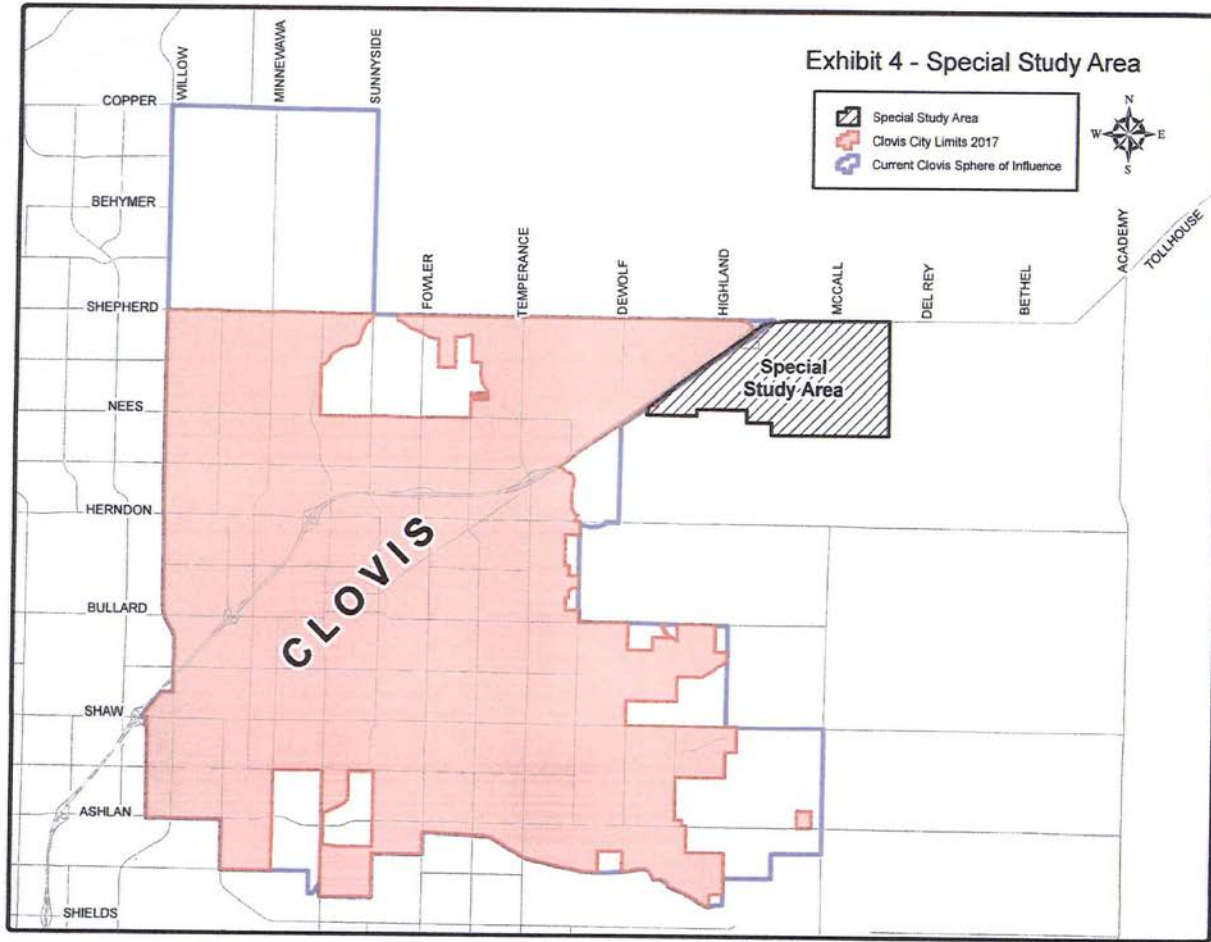
- The annexation is intended to mitigate or otherwise comply with standards/conditions required by another agency with respect to another development/annexation.

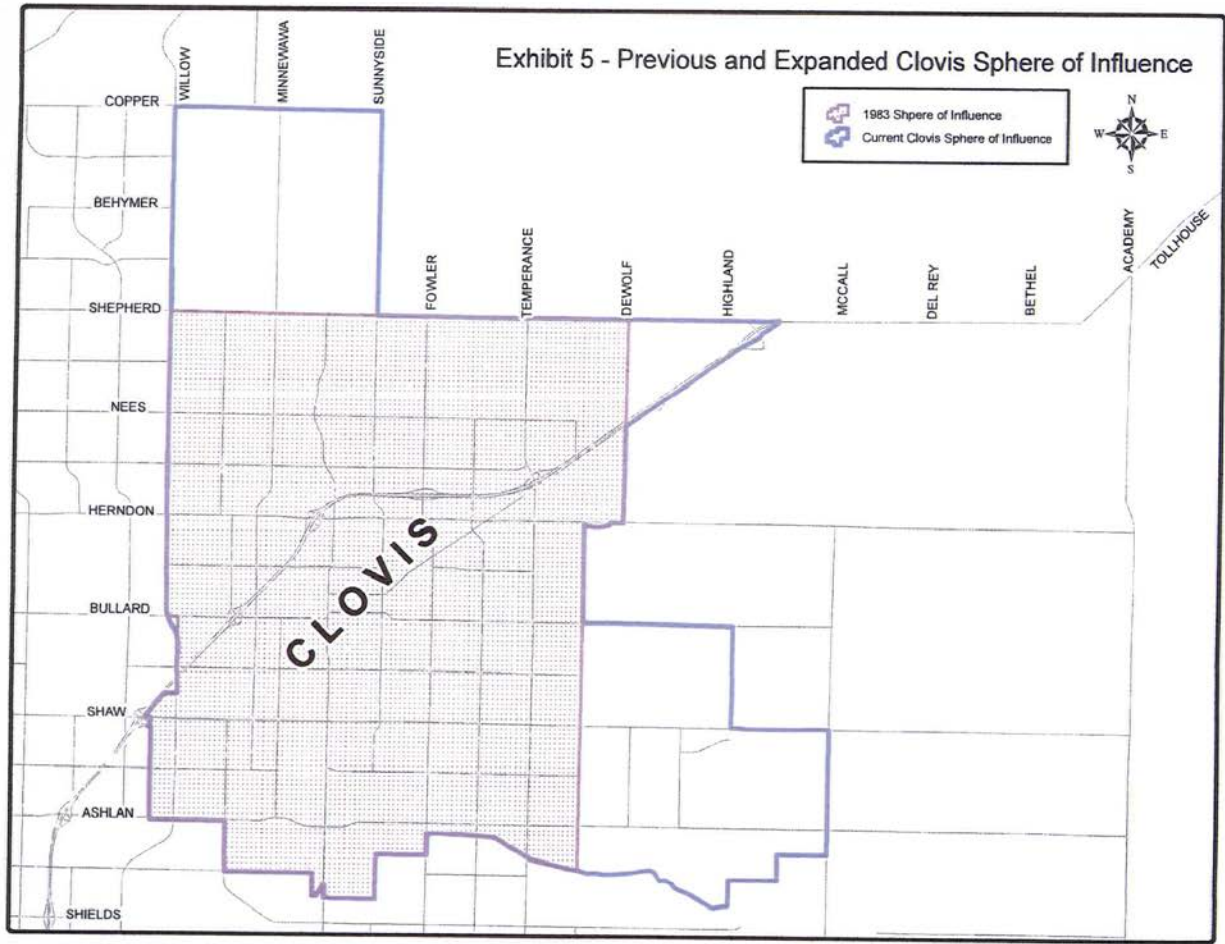
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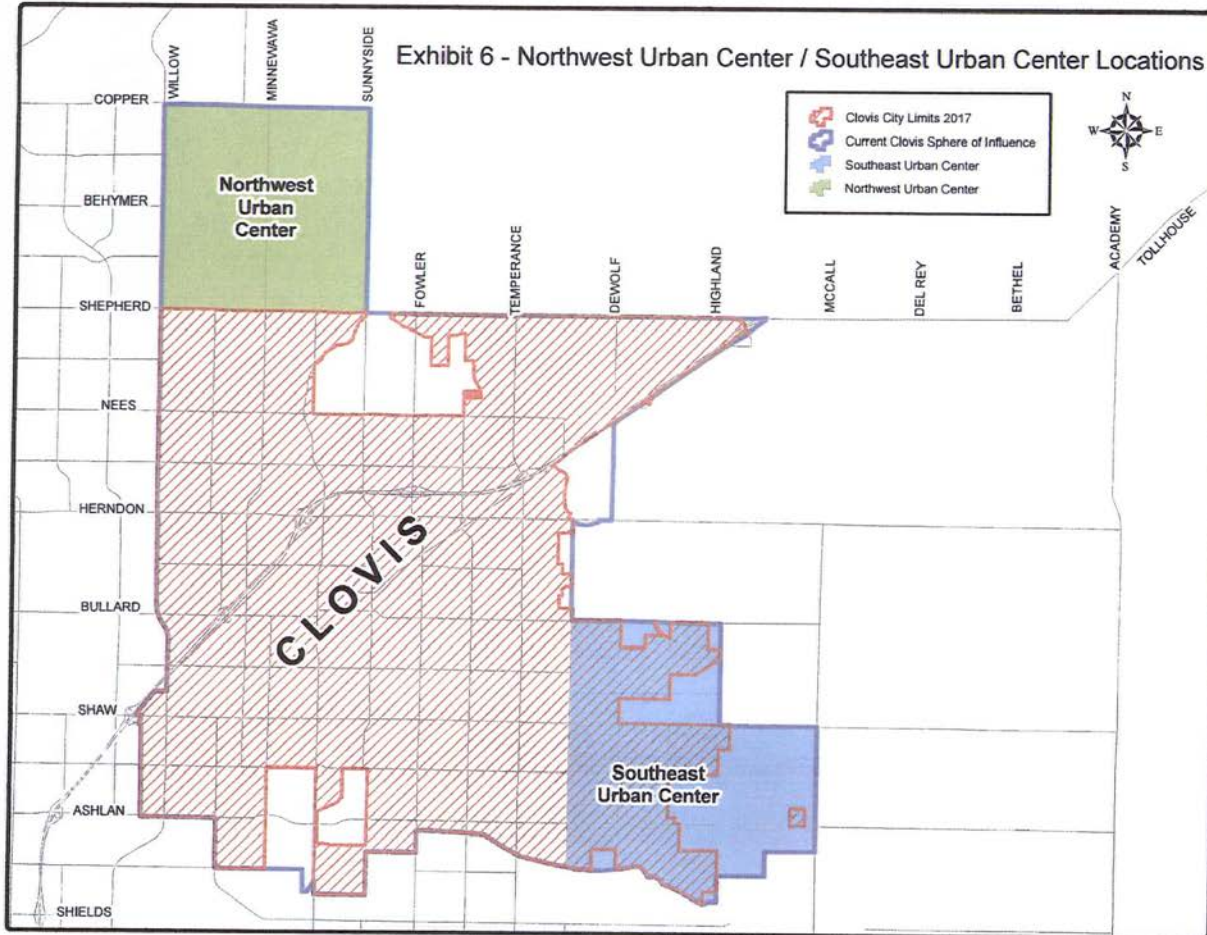
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# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: January 19, 2021

SUBJECT: Consider Introduction - Ord. 21-\_\_\_, R2020-004, A request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Loma Vista Marketplace, LP, applicant; Provost & Pritchard Consulting Group, representative.

**Staff:** Dave Merchen, City Planner  
**Recommendation:** Approve

ATTACHMENTS:

1. Conditions of Approval
2. Draft Ordinance
3. Planning Commission Minutes
4. P-C-C District Standards
5. Master Site Plan
6. Conceptual Elevations
7. Correspondence

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve the introduction of Ordinance 21-\_\_\_, amending sections 9.080.020 and 9.86.010 of the Clovis Municipal Code to allow for the amendment to the P-C-C Zone District Standards to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues and finding that no further environmental review is required pursuant to section 15183 of CEQA guidelines.

### EXECUTIVE SUMMARY

The applicant is proposing to amend the existing P-C-C (Planned Commercial Center) Zone District to establish a set of planned commercial standards specific to the Marketplace commercial center proposed at the southwest corner of Shaw and Leonard Avenues in the

Loma Vista community. Approval of this Project will allow the applicant to move forward with the construction of the first phase of the commercial center.

**BACKGROUND**

- General Plan Designation: Mixed Use Village
- Specific Plan Designation: Loma Vista
- Master Plan: Community Center South
- Existing Zoning: P-C-C (Planned Commercial Center)
- Lot Size: 23 acres
- Current Land Use: Vacant
- Adjacent Land Uses:
  - North: Planned Commercial Center
  - South: Vacant/ Future Multi-family Residential
  - East: Single-family Residential subdivision
  - West: Orchard/ Future Planned Commercial Center
- Previous Entitlements: R2008-07 & R2017-16

Area History

The Project is situated on properties located within the Community Center South Master Plan area of the Loma Vista Community Center. In May of 2009, the City adopted the Community Center North and South Master Plan document establishing guidelines for development including land uses, overall theme, and design elements. Moreover, the Plan is divided into nine Planning Areas (PA) and three Public Areas (PU). Each of these areas have designated land uses and development standards. In November of 2017, the Community Center North and South Master Plan was amended to modify the circulation plan, PA5, PA6, and PU2. The modifications created a more efficient development pattern while retaining the envisioned character of the community.

**Planned Commercial Center (P-C-C) Zoning**

The P-C-C Zone District is intended to provide for neighborhood, community, and/or regional shopping facilities in a planned center providing innovative design solutions not possible under conventional commercial zoning. Although P-C-C zoning

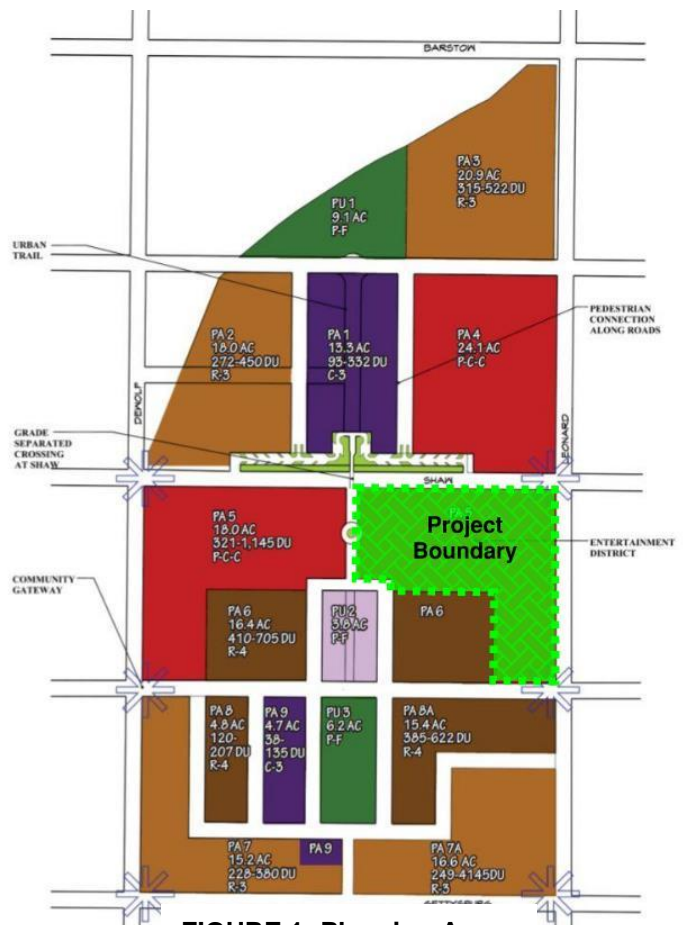


FIGURE 1- Planning Areas

permits development utilizing special development criteria which may be less or more than City standard, it is not intended to be viewed as a variance. The P-C-C zoning requires a development plan listing all uses, development standards, and maintenance criteria. The differentiation of categories is intended to separate uses which have significantly different parking requirements or require special design consideration, consequently allowing special design criteria.

### PROPOSAL AND ANALYSIS

The master plan requires subsequent implementation of a planned commercial center zone request to finalize development plans for commercial, mixed use and live/work developments such as the proposed project. Therefore, amendment to the P-C-C Zone District of PA5 of the Community Center South Master Plan to enact standards that are specific to the proposed Marketplace planned commercial center are required. The amendment would establish a master site plan for the center, regulate land uses with a use schedule, and provide a set of design review guidelines for the proposed commercial center. The proposal would affect the approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues (Figure 2).



FIGURE 2- Project Location

### Project Detail

#### Purpose

The purpose of the rezone is to establish the Loma Vista Marketplace Planned Commercial Center District and preliminary development plan. The purpose of the District and preliminary development plan is to:

- Regulate the use of buildings, structures, and land use consistency with the Loma Vista Master Plan;
- Regulate the location, intensity, and type of buildings and structures consistent with the Loma Vista Master Plan;
- Establish permitted and conditionally permitted uses;
- Establish the process for review and approval of future development within the District;
- Provide for the establishment of Design Review Guidelines to be administered by the Community Development Director;
- Encourage a creative and efficient approach to the use of land.

The Loma Vista Marketplace P-C-C District is designed to facilitate uses customarily associated with medium scale commercial centers, focusing on retail, employment, dining, and entertainment. Pedestrian and bicycle connectivity is prioritized within the Loma Vista Marketplace P-C-C District through the use of site amenities, design guidelines, and landscaping features providing connectivity through the site to surrounding areas.

#### Project Description

The Project entails a planned commercial center on approximately 23 acres of property situated at the southwest corner of Shaw and Leonard Avenues. At full build-out, the Project will include a total of 17 buildings with an aggregate gross building area of 216,000 square feet. Development will occur in phases with the first phase of development encompassing approximately 12 acres of the eastern portion of the project boundary (see **Figure 3**). The initial construction, comprised of nine buildings with an aggregate gross floor area of 88,651 square feet, is proposed with the first phase of development. Seven of the nine buildings are related to

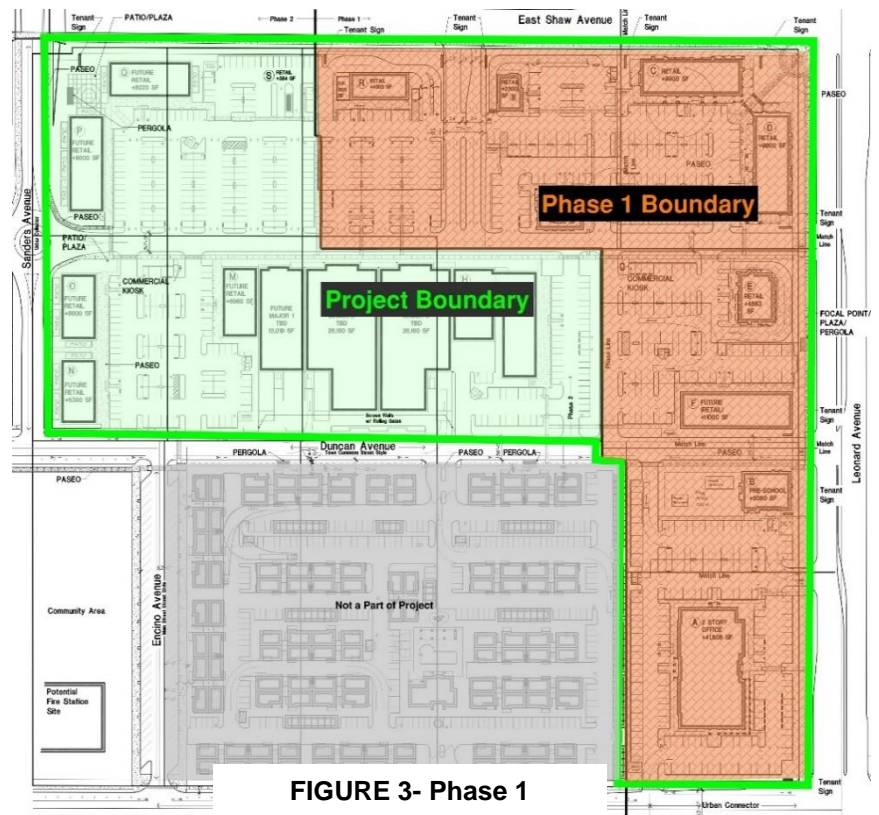


FIGURE 3- Phase 1



## Area 1

Area 1, bounded by green in **Figure 4**, is considered the most flexible and inclusive area with a focus on retail uses of all types and allowing for the combination of supporting office and service uses. It makes up the majority of the center at approximately 15 acres. This area includes 63,339 square feet of future major tenant spaces and an additional nine standalone retail buildings with floor areas ranging between 2,300 square feet to 19,650 square feet. Three of the buildings within Area 1 are proposed for drive-through uses and are located at the north end of the center along Shaw Avenue. Buildings with drive-through uses shall adhere to requirements of section 9.40.090 - Drive-in and drive-through facilities. This requirement is incorporated into the conditions of approval listed as **Attachment 1**.

## Area 2

Area 2 encompasses approximately 4.5 acres and is bounded by yellow in **Figure 4**. This area is designed to facilitate pedestrian activity and interaction by limiting automobile-focused uses, such as drive through establishments or other large-scale uses. This area features pedestrian design elements, street facing patios, active retail services, and office uses. The four buildings situated in Area 2 range in size between 6,390 square feet to 9,600 square feet. These buildings all accommodate outdoor patio areas that may be used for various outdoor activities such as dining.

## Area 3

The office component of this planned commercial center is designated within Area 3. Area 3 makes up approximately 3.5 acres that is bounded by red in **Figure 4**. This area is designed to facilitate office uses to ensure compatibility with neighboring residential uses. The area is characterized by a 2 story 41,608 square foot office building and a 5,060 square foot building designated for pre-school.

### Circulation, Parking and Loading

Access to the overall project site will ultimately be provided from various points including one main driveway from Shaw Avenue, three driveways from Leonard Avenue, five driveways from the future Duncan Avenue, and one driveway from the future Sanders Avenue. Circulation within the center is provided by driveways with a minimum width of 26 feet.

The P-C-C Zone District provides the applicant the opportunity to propose property development standards that are specific to the site. These standards include off-street parking. Typically, shopping centers over 70,000 square feet require parking at a rate of 4.7 parking stalls for every 1,000 square feet of gross floor area. In this case, the Project proposes a parking requirement of 4.0 parking stalls for every 1,000 square feet of gross building area. A total of 907 parking stalls will be provided with the overall planned commercial center. Although phase one of the development will require a minimum of 354 parking stalls, the applicant will be providing approximately 567 parking stalls. Because the master plan community is planned as a high density and pedestrian oriented area, it may be

assumed that a portion of visitors will be visiting the center by non-motorized methods. Additionally, Area 2 of the center is designed for pedestrian activity and discourages automobile focused uses. For these reasons, staff is comfortable with the proposed parking ratio of 4.0 parking stalls for every 1,000 square feet of gross floor area.

Generally, nonresidential uses greater than 3,500 square feet require at least one loading zone. In this case, with the development of approximately 216,000 square feet of aggregate floor area, requirements would generally necessitate a minimum of five loading zones. The Project provides five loading areas throughout the center with additional loading areas behind the future major tenants. Refer to **Attachment 5**.

**Development Standards**

As a part of the P-C-C amendment, the Applicant is proposing development standards outlined in Table 2 of **Attachment 4**. Development standards include building setbacks, building intensity, and parking requirements. The proposed standards are as follows:

<b>Building Setbacks<sup>1</sup></b>	
Shaw Avenue	10 feet minimum
Leonard Avenue	10 feet minimum
Loma Vista Avenue	10 feet minimum
Duncan Avenue	10 feet minimum
Sanders Avenue <sup>2</sup>	10 feet minimum 35 feet maximum
<b>Building Intensity</b>	
Building Height – Area 1 and Area 2	40 feet maximum
Building Height – Area 3	50 feet maximum
Floor Area Ratio (FAR)	0.75 maximum
<b>Parking<sup>3</sup></b>	
Total Parking Spaces Required (spaces per 1,000 square feet)	4.0 minimum
Clean Air/Vanpool/EV Stalls (percent of total)	5% minimum
ADA Accessible Stalls	As required per Building Code
<sup>1</sup> Minimum building setbacks do not apply to decks, patios (covered and uncovered), awnings and similar features. Minimum buildings setbacks do apply to drive thru lanes and menu boards.	
<sup>2</sup> Building setbacks along Sanders Avenue shall be measured from back of sidewalk.	
<sup>3</sup> Parking spaces may be shared across areas. No additional parking spaces shall be required for uses designated in Table 1: Allowed Uses and Approval Requirements regardless of permit requirements.	

There are no significant changes to the building setbacks that were established with the existing P-C-C standards for PA5. The requested modification to the building setback at Sanders Avenue will provide a 10 foot setback which is measured from the back of the sidewalk in lieu of the property line. Staff is in agreement with this request because this area of the center is oriented towards pedestrian uses involving patio areas. The proximity of the building to the sidewalk will not be an issue in this area of the development.

The proposed building heights are comparable to the standards established in the existing PA5 development standards, therefore staff is comfortable with the modification. Parking is addressed in the earlier section of this report.

Design Theme

The Loma Vista Community Centers North and South Master Plan established an overall design theme that implements the general design objectives of the Loma Vista Specific Plan. The theme of the master plan community reflects California’s rich history with an overall tone set by the Craftsman architectural theme, complimented by a careful blend of Monterey, Tudor Cottage and Mission Revival styles. Characteristics of these designs are to be implemented in the various elements of development in this area. The Project incorporates the Mission Revival design into its architecture. Concepts are provided as **Attachment 6**.

Community Gateway

The Loma Vista Community Centers North and South master plan area features six enhanced community gateways at key intersections along DeWolf Avenue and Leonard Avenue. Gateways are marked by intensified landscape and hardscape treatment at a comfortable pedestrian scale. These unique entrances are intended to establish a sense of place and indicate arrival upon the community area. The Project shall install its portion of the community gateways at the corners of Shaw and Leonard, and Loma Vista Parkway and Leonard Avenue. The design of the community gateways will be reviewed through the site plan review process.

Trail Requirement

Pedestrian and bicycle trails are planned throughout the master planned area and link to the greater Loma Vista trails and paseo network. The master plan conceptually identifies general trail locations as guidance for development. The Project is required to contribute a proportionate share towards the development of a trail alignment. In this case, the Project is proposing the trail alignment along its frontage of Leonard Avenue (north-south), through Duncan Avenue (east-west), connecting to the future trail on Sanders Avenue (north-south). The proposed trail alignment is shown in **Figure 5**.

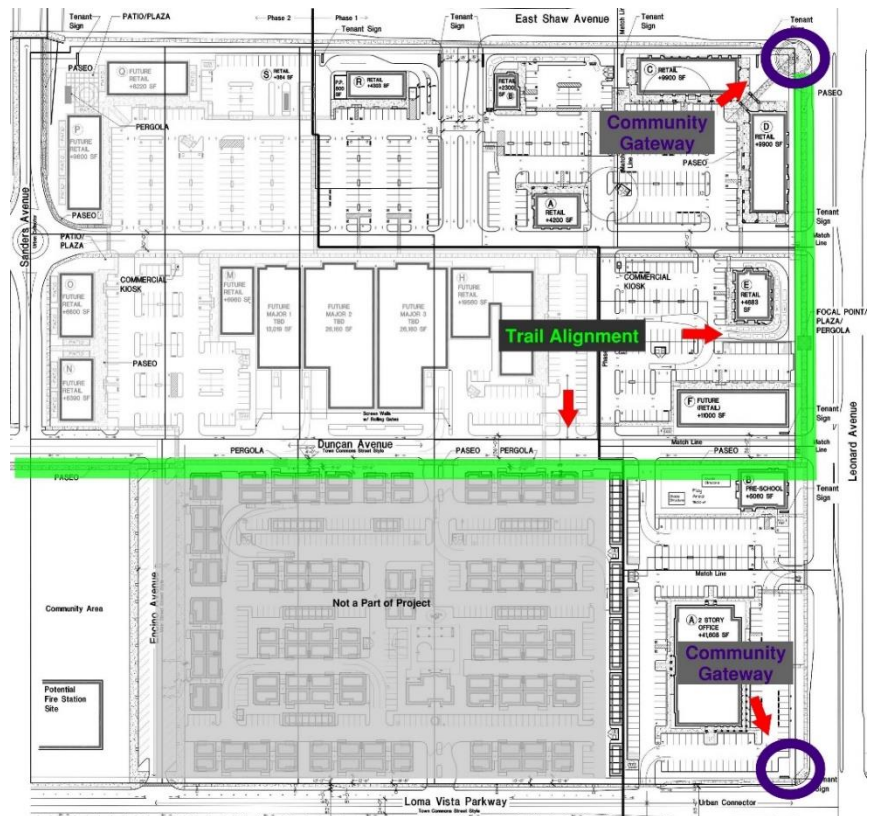


FIGURE 5- Gateway & Trail Alignment



## Comments

### Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

### Planning Commission Comments

The Planning Commission considered this Project on Thursday, December 17, 2020 and recommended approval of the Project by a vote of 5-0-0.

During the meeting a resident (Theresa Sebasto), expressed appreciation for the consideration the project provides towards the pedestrian. She also expressed that her personal opinion is that the elevations are ordinary and dated. Ms. Sebasto concluded that there should be consideration for the remaining farming in this area as development continues to grow.

In response to Ms. Sebasto's comments, Commissioners made observations that the proposed elevations look great and meet the intent of the theme in this area.

### Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, LAFCo, and the County of Fresno.

Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

## **Consistency with General Plan Goals and Policies**

Staff has evaluated the Project in light of the General Plan goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equally high quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips while balancing residential growth with economic and employment growth.

**Goal 3:** Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

Policy 3.2 **Individual development project.** When projects are proposed in an Urban Center, they require a conceptual master plan to show how a proposed project could relate to possible future development of adjacent and nearby properties. The

conceptual master plan should generally cover about 160 acres or the adjacent area bounded by major arterials, canals, or other major geographical features. The conceptual master plan should address:

- A. Compliance with the comprehensive design document
- B. A consistent design theme
- C. A mix of housing types
- D. Adequate supply and distribution of neighborhood parks
- E. Safe and direct pedestrian and bicycle linkages between residential areas and school sites, parks, and community activity centers

**Policy 3.3 Completion of Loma Vista.** The city prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

**Policy 3.5 Fiscal Sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

**Goal 6:** A City that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

**Policy 6.2 Smart growth.** The City is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

### **California Environmental Quality Act (CEQA)**

The City has determined that no additional environmental review is required for this Project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183. CEQA Guidelines Section 15183 mandates that projects with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

In this case, the Project has been identified to be consistent with the Loma Vista Specific Plan and the Environmental Impact Report (EIR) certified for the Loma Vista Specific Plan in February 2003. The EIR accounted for approximately 1,375,407 square feet of commercial development within the community centers of the Loma Vista Urban Center. Currently, the only approved commercial center make up 275,000 square feet of gross floor area when completed. If approved, the Project will add an additional 216,000 square feet of gross floor area when completed. An analysis of the Project in relation to the Specific Plan EIR and technical memos provided, determined that there are no peculiarities of the Project that differs from the feature identified in the Loma Vista Specific Plan and what was analyzed in the EIR. Additionally, the overall size and location of the Project is consistent with what was planned in both the Loma Vista Specific Plan and the Community Centers North and South Master Plan.

A Notice of Determination has been completed during the preliminary review and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in *The Business Journal* on Wednesday, January 6, 2021.

#### **FISCAL IMPACT**

None.

#### **REASON FOR RECOMMENDATION**

The Project is consistent with the goals and intent of the Loma Vista Specific Plan, the Loma Vista Community Centers North and South Master Plan, and the Clovis General Plan. Staff therefore, recommends that the City Council approve R2020-004, subject to the conditions of approval in **Attachment 1**.

#### Rezone Requirements

The findings to consider when making a decision on a rezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/ projects.

Staff's findings for rezone approval:

1. The Project is seeking to establish a set of land use, development and design standards for PA 5 as required by the Community Centers North and South Master Plan. Moreover, the report lists the Project's consistency with the goals and polices of the General Plan in the "Consistency with the General Plan Goals and Policies" above.

2. The Project was reviewed by the City's Fire and Police departments and no health and safety concerns were indicated.
3. The proposed site configuration and design of the Project was evaluated per the development standards and guidelines of the City's General Plan, Loma Vista Specific Plan, and Loma Vista Community Centers North and South Master Plan and found to be in compliance.

**ACTIONS FOLLOWING APPROVAL**

A second reading of the Rezone Ordinance will be heard by the City Council at its next regular meeting and if approved, will go into effect 30 days from its passage and adoption.

Prepared by: Lily Cha, Associate Planner

Reviewed by: City Manager JH

## Conditions of Approval – R2020-004

### Planning Division Comments

(Lily Cha, Associate Planner – 559-324-2335)

1. The Project is subject to approval of a final development plan (Site Plan Review) by the Planning and Development Services Director.
2. The final development plan shall be approved prior to the issuance of any building permit for the site.
3. The final development plan for each phase shall be approved prior to the issuance of a building permit for development within that phase.
4. Modifications to the Master Plan, other than those which substantially change the public impact, may be approved as an amendment or as a new filing of the final development plan in accordance with Chapter 56 of the Municipal Code (Site Plan Review).
5. Any substantial amendments to the development plan shall require an amendment to R2020-004.
6. This development is approved per **Attachment 5** as modified by these conditions of approval. Any additional major modifications shall require an amendment to the zoning master plan.
7. A color and materials schedule shall be submitted with the final development for all major architectural features.
8. Future major tenant buildings facing public right-of-ways shall provide a storefront style architecture to the back elevations of buildings. The developer shall work with the City Planner and City staff to implement a design and layout that is equal in appearance to the storefront and enhances the rear building appearance.
9. The developer shall install a gateway feature at the corners of Shaw and Leonard Avenues and Loma Vista Parkway and Leonard Avenues.
10. The developer shall provide the required proportionate right-of-way for Shaw Avenue, Leonard Avenue, Sanders Avenue, and Duncan Avenue.
11. The developer shall install a trail alignment per the standards of City of the Clovis Planning and Development Services Department along the Project frontages of Leonard and Duncan Avenues.
12. The Project shall install and maintain a clear pedestrian path of travel within the center providing connectivity between all buildings.

## ATTACHMENT 1

13. All major drives for this center shall be “at grade” and provide defined pedestrian crossing places that utilize distinct materials of construction.

14. Development shall adhere to the following development standards:

<b>Building Setbacks<sup>1</sup></b>	
Shaw Avenue	10 feet minimum
Leonard Avenue	10 feet minimum
Loma Vista Avenue	10 feet minimum
Duncan Avenue	10 feet minimum
Sanders Avenue <sup>2</sup>	10 feet minimum 35 feet maximum
<b>Building Intensity</b>	
Building Height – Area 1 and Area 2	40 feet maximum
Building Height – Area 3	50 feet maximum
Floor Area Ratio (FAR)	0.75 maximum
<b>Parking<sup>3</sup></b>	
Total Parking Spaces Required (spaces per 1,000 square feet)	4.0 minimum
Clean Air/Vanpool/EV Stalls (percent of total)	5% minimum
ADA Accessible Stalls	As required per Building Code
<sup>1</sup> Minimum building setbacks do not apply to decks, patios (covered and uncovered), awnings and similar features. Minimum buildings setbacks do apply to drive thru lanes and menu boards.	
<sup>2</sup> Building setbacks along Sanders Avenue shall be measured from back of sidewalk.	
<sup>3</sup> Parking spaces may be shared across areas. No additional parking spaces shall be required for uses designated in Table 1: Allowed Uses and Approval Requirements regardless of permit requirements.	

15. Land uses within the planned commercial center are subject to the schedule approved by R2020-004 and provided as **Attachment 4**.

16. Any outside display of merchandise for sale is not allowed outdoors or in parking areas without the approval of an Administrative Use Permit.

17. Landscape plans shall be reviewed and approved separately by the landscape review committee for tree and landscape type and location.

18. Prior to the submittal of civil plan review, the applicant shall submit a tree plan showing all existing trees with their variety. A tree removal/protection plan shall be reviewed and approved by the Director. Trees shall not be removed without approval from the Director.

19. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.

20. Site lighting shall be screened and directed downward so as not to create lighting into adjacent properties and right-of-ways.

**COUNTY OF FRESNO HEALTH DEPARTMENT**

(Kevin Tsuda, County of Fresno Health Department Representative – 600-3271)

21. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

## ORDINANCE 21-\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING AND CHANGING THE OFFICIAL ZONE MAP OF THE CITY OF CLOVIS IN ACCORDANCE WITH SECTION 9.08.020 AND 9.86.010 OF THE CLOVIS MUNICIPAL CODE TO AMEND THE P-C-C ZONE DISTRICT TO ESTABLISH THE LOMA VISTA MARKETPLACE P-C-C ZONE DISTRICT STANDARDS FOR APPROXIMATELY 23 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SHAW AND LEONARD AVENUES AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15183 OF CEQA GUIDELINES**

## LEGAL DESCRIPTION:

See the attached Attachment A.

**WHEREAS**, the project proponent, Loma Vista Marketplace, LP, 2025 N. Gateway, Suite 101, Fresno CA 93727, has submitted an application for Rezone R2020-004 for property located at the southwest corner of Shaw and Leonard Avenues; and

**WHEREAS**, this is a request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues, in the City of Clovis, County of Fresno, California; and

**WHEREAS**, the proposed rezone was assessed under the provisions of the California Environmental Quality Act (CEQA) and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

**WHEREAS**, the Planning Commission held a duly noticed hearing was held on December 17, 2020, to consider the project approval, 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 Rezone R2020-004; 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 January 19, 2021, to consider Rezone R2020-004, in the Fresno Business Journal and posted notice of the Public Hearing according to applicable law; and

**WHEREAS**, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

**WHEREAS**, the City Council held a noticed public hearing on January 19, 2021, to consider approval of Rezone R2020-004; and

## ATTACHMENT 2



**WHEREAS**, on January 19, 2021, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings (“Administrative Record”) relating to Rezone R2020-004, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

**WHEREAS**, the City Council considered the CEQA analysis in the staff report and elsewhere in the Administrative Record which supports the finding that no further environmental review is required pursuant to CEQA guidelines; and

**WHEREAS**, the Council, has reviewed and considered the staff report and all written materials submitted in connection with the request and hearing and considering the testimony presented during the public hearing.

**NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE CITY COUNCIL RESOLVES AND FINDS AS FOLLOWS:**

Section 1

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014).
4. The Project is consistent with the Loma Vista Specific Plan, and the Specific Plan’s certified EIR, and no further environmental review is required by CEQA, pursuant to Section 15183 of the CEQA guidelines.
5. The basis for the findings is detailed in the January 19, 2021 staff report, which is hereby incorporated by reference the entire Administrative Record, as well as the evidence and comments presented during the Public Hearing.

Section 2 The Official Map of the City is amended in accordance to Sections 9.8.020 and 9.86.010 of the Clovis Municipal Code by reclassification of certain land in the City of Clovis, County of Fresno, State of California, to wit:

Amending the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District standards for the area described in Attachment A.

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: January 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\* \* \* \* \*

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on January 19, 2021, and was adopted at a regular meeting of said Council held on February 1, 2021, by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: February 1, 2021

\_\_\_\_\_  
City Clerk

CLOVIS PLANNING COMMISSION MINUTES  
December 17, 2020

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hatcher in the Clovis Council Chamber.

Flag salute led by Chair Hatcher

Present: Commissioners Antuna (via Webex), Bedsted (via Webex), Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Dave Merchen, City Planner  
Ricky Caperton, Senior Planner  
Lily Cha, Associate Planner  
Sean Smith, Supervising Civil Engineer  
Wesley Carlson, City Attorney

### PUBLIC HEARINGS

Consider Approval - **Res. 20-48, R2020-004**, A request to amend the P-C-C Zone District to establish the Loma Vista Marketplace P-C-C Zone District Standards for approximately 23 acres of property located at the southwest corner of Shaw and Leonard Avenues. Loma Vista Marketplace, LP, applicant; Provost & Pritchard Consulting Group, representative.

Associate Planner Lily Cha presented the staff report.

Commissioner Hinkle inquired as to the relation of this location to other key locations. Associate Planner Cha provided an aerial view and explanation.

At this point, the Chair opened the floor to the applicant.

Phillip Newfelt expressed gratitude to staff, the Planning Commission, and the Provost & Pritchard team as well as his excitement for this project.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

Theresa Sebasto of 3176 Austin Avenue informed that she had been part of the original Southeast Urban Planning Group and so is very excited to see that vision finally coming to fruition. She expressed appreciation for the consideration given to this being a pedestrian/biking hub and to ensuring the outside of this area does not resemble a strip mall. She also expressed that her personal opinion is that the elevations are somewhat ordinary and dated. She concluded with a reminder that people do still farm in the area and will appreciate any mitigation with this development that will aid them.

At this point, the Chair closed the public portion.

## ATTACHMENT 3

Chair Hatcher stated that the plans look very good, though she has seen more detail on some plans for other projects in the area that show more of the Mission Style, informing the applicant that Associate Planner Cha can possibly provide them with some pictures of the style. Overall, though, the plan looks great and she is excited to see it moving forward.

Commissioner Bedstead echoed Chair Hatcher's comments regarding this looking like a great project.

Commissioner Antuna inquired as to whether there are any prospective tenants lined up yet. She also expressed her awareness of how long the wait for this project has been and her excitement for it. Mr. Newfelt responded with a listing of the kinds of tenants that are signed up for this development.

Commissioner Cunningham echoed awareness of this project being a long time in coming and expressed anticipation for the variety of tenants that will be there.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Hinkle to approve R2020-004. The motion was approved by a vote of 5-0.

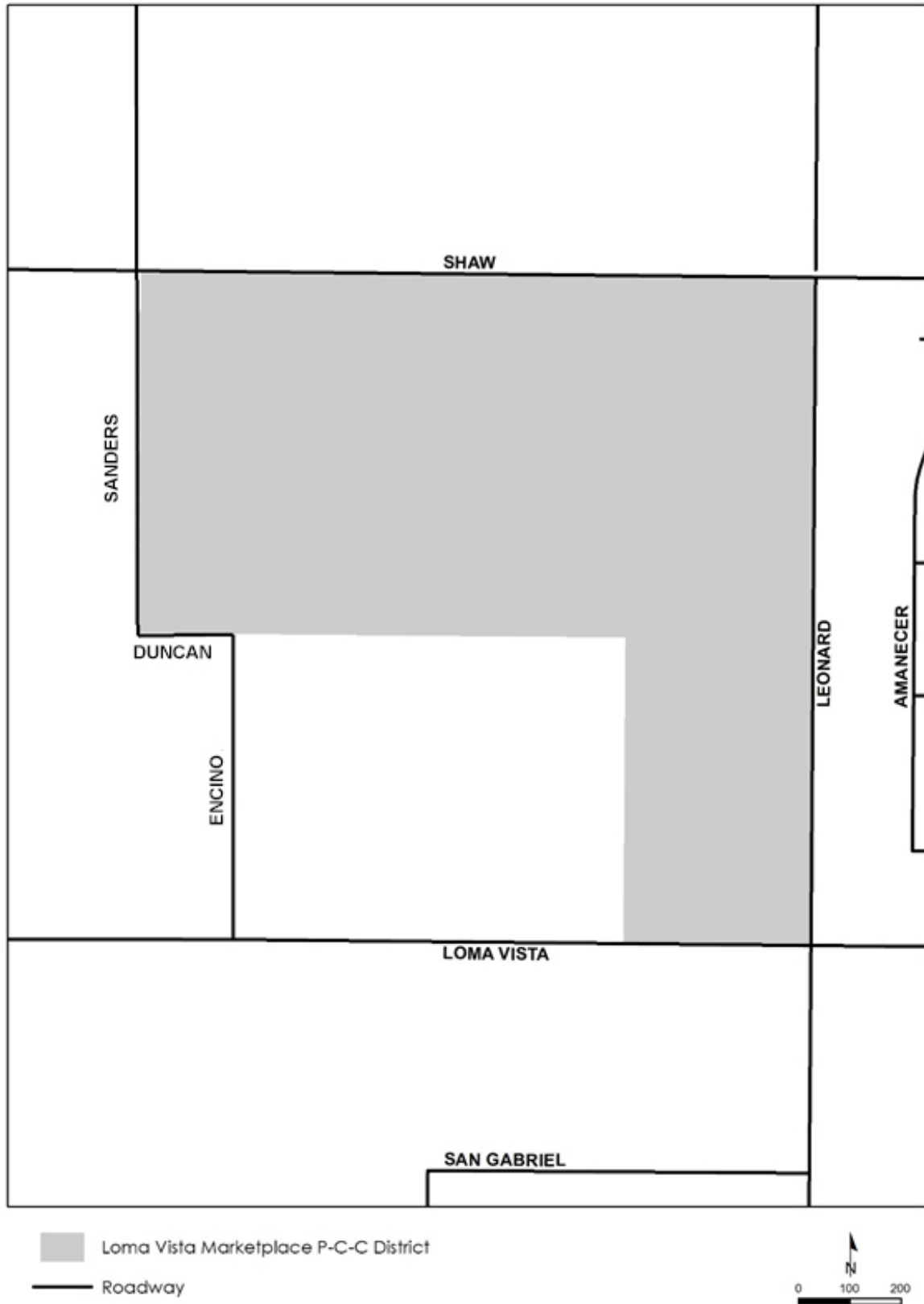
## A. PURPOSE AND INTENT

1. Purpose. The purpose of this chapter is to establish The Loma Vista Marketplace Planned Commercial Center (P-C-C) District and preliminary development plan. The purpose of this district and preliminary development plan is to:
  - a. Regulate the use of buildings, structures, and land relative to uses consistent with the Loma Vista Master Plan.
  - b. Regulate the location, intensity, and type of buildings and structures and land uses consistent with the Loma Vista Master Plan.
  - c. Establish permitted and conditionally permitted uses.
  - d. Establish the process for review and approval of future development within the district.
  - e. Provide for the establishment of Design Review Guidelines to be administered by the Planning and Development Director or his or her designee.
  - f. Encourage a creative and efficient approach to the use of land.
2. Intent. The Loma Vista Marketplace P-C-C District (District) is designed to facilitate uses customarily associated with medium scale commercial centers, focusing on retail, employment, dining and entertainment. Pedestrian and bicycle connectivity are prioritized within the Loma Vista Marketplace P-C-C District through the use of site amenities, design guidelines, and landscaping features providing linkages throughout the site and to surrounding areas.

## B. APPLICABILITY

1. Location. The Loma Vista Marketplace P-C-C District is intended to regulate development within the Loma Vista Marketplace project site, located at the south west corner of Shaw Avenue at Leonard Avenue, as shown in **Figure 1: Loma Vista Marketplace Location Map**.
2. Relationship to Clovis Municipal Code. Where provisions are not addressed in this District, the provisions of Title 9 (Development Code) of the Clovis Municipal Code (CMC) shall apply.
3. Conflicting requirements. In the event the provisions of this District conflict with any other City ordinance or provision of law, the provisions contained in this District shall apply.

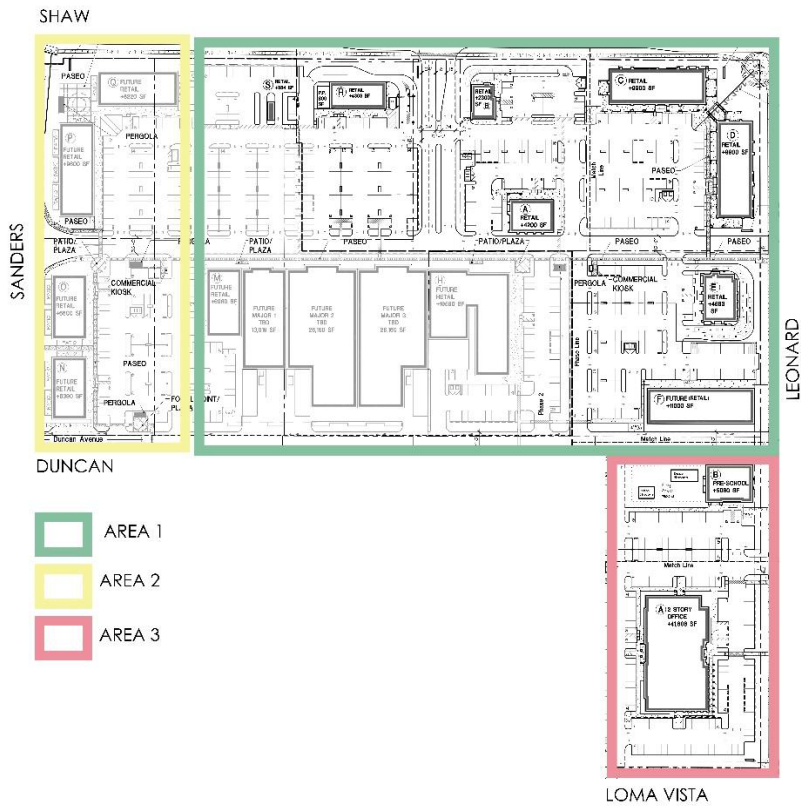
Figure 1: Loma Vista Marketplace Location Map



### C. ESTABLISHMENT OF THE PRELIMINARY DEVELOPMENT PLAN

1. Preliminary Development Plan. The preliminary development plan is adopted as shown in **Attachment A: Loma Vista Marketplace P-C-C Preliminary Development Plan.**
2. Areas, Character, and Types of Uses. The Loma Vista Marketplace P-C-C District is divided into three areas, each planned for specific characteristic uses, providing for maximum flexibility while still maintaining oversight and ensuring the vision of the Loma Vista Master Plan is achieved. The following descriptions identify the characteristic uses intended for each area of the Loma Vista Marketplace P-C-C District. Location and area boundaries are shown in *Figure 2: Loma Vista Marketplace P-C-C District Area Boundaries.*
  - a. Area 1. Area 1 is considered the most flexible and inclusive, focused on retail uses of all types combined with supporting office and service uses.
  - b. Area 2. Area 2 is designed to facilitate pedestrian activity and interaction by limiting automobile-focused uses, such as drive through establishments, or other large-scale uses. This area features pedestrian design elements, street facing patios, and other active retail, service, and office uses.
  - c. Area 3. Area 3 is designed to facilitate office uses with supporting service uses. The uses identified for Area 3 were also selected to ensure compatibility with neighboring residential uses.

Figure 2: Loma Vista Marketplace P-C-C District Area Boundaries



## D. ALLOWED USES

1. Allowed Uses. *Table 1: Allowed Uses and Approval Requirements* identifies allowed uses and corresponding permit requirements for the Loma Vista Marketplace P-C-C District subject to compliance with all other provisions of this District and applicable provisions of Title 9 (Development Code) of the CMC. Descriptions/definitions of uses can be found in Chapter 9.120 (Definitions) of the CMC.
2. Similar Uses. If a proposed use is not listed it shall not be allowed unless determined to be sufficiently similar to a use listed in *Table 1: Allowed Uses and Approval Requirements*. Should such proposed use be sufficiently similar in character, operation, environmental impact, and neighborhood compatibility, it may be deemed a permitted, administrative, or conditional use at the discretion of the Planning and Development Director in accordance with Section 9.02.020 (Rules of Interpretation) of the CMC.

Table 1: Allowed Uses and Approval Requirements

ALLOWED USE	APPROVAL REQUIREMENTS <sup>1</sup>		
	AREA 1	AREA 2	AREA 3
<b>Education, Public Assembly &amp; Recreation</b>			
Billiard Parlors	P	P	-
Bowling Alleys	P	P	-
Health Studios	P	P	P
Health/Fitness Facilities (over 5,000 sq. ft. of floor area)	CUP	-	-
Nightclubs, with or without food service	CUP	P	-
Pre-School	-	-	P
Studios – Art, Dance, Martial Arts, Music, Photography, etc.	P	P	P
Theatres-live, Non-motion Picture (less than 500 seats)	P	-	-
Theatres-live, Non-motion Picture (500+ seats)	CUP	-	-
Theatres-Motion Picture (less than 500 seats)	P	-	-
Theatres-Motion Picture (500+ seats)	CUP	-	-
<b>Motor Vehicle Retail Trade &amp; Services</b>			
Motor Vehicle Rental and Leasing	P	-	-
Motor Vehicle Service Within an Enclosed Building	P	-	-
Motor Vehicle Wash- All	P	-	-
<b>Retail Trade</b>			
Accessory Retail Uses	P	P	P
Bars and Alcoholic Beverage Drinking Places, onsite consumption	CUP	CUP	-
Beauty, Barber Shops	P	P	P
Body Massage	P	P	P
Convenience Stores	P	P	-
Eating Establishment	P	P	-
Firearm Retail Sales	P	P	P
Liquor Stores	CUP	CUP	-
Retail Stores, General Merchandise	P	P	-
Restaurants, with or without Alcohol Sales, onsite consumption	P	P	-
<b>Services</b>			
Animal Hospital/Veterinary Clinics within a completely enclosed building	P	P	P
Automated Teller Machine	P	P	P
Banks and Financial Services	P	P	P
Business Support Services	P	P	P
Body Care Treatments	P	P	P
Catering Services	P	P	-



ALLOWED USE	APPROVAL REQUIREMENTS		
	AREA 1	AREA 2	AREA 3
Day Care Centers	P	P	P
Drive-in, Drive-Throughs	P	-	-
Laboratories	-	-	P
Laundry and Dry Cleaning, Drop-off/Pick-up only	P	P	
Medical Services- Clinics and Laboratories	P	-	P
Medical Services- Surgery Centers	P	-	P
24-Hour Service Uses	AUP	AUP	
Offices	-	-	P
Pharmacies	-	-	P
Personal Services	P	P	-
Pet Grooming	P	P	
Post Office	P	P	P
Repair and Maintenance, consumer products	P	P	-
Tattoo Parlors	P	P	-
<b>Residential</b>			
Live/Work	P	P	P
Mixed Use	P	P	P
<sup>1</sup> P= Permitted Use AUP= Administrative Use CUP= Conditional Use "-=" Prohibited Use			

**E. PROPERTY DEVELOPMENT STANDARDS**

The development standards outlined in **Table 2: Development Standards** apply within the Loma Vista Marketplace P-C-C District:

Table 2: Development Standards

<b>Building Setbacks<sup>1</sup></b>	
Shaw Avenue	10 feet minimum
Leonard Avenue	10 feet minimum
Loma Vista Avenue	10 feet minimum
Duncan Avenue	10 feet minimum
Sanders Avenue <sup>2</sup>	10 feet minimum 35 feet maximum
<b>Building Intensity</b>	
Building Height – Area 1 and Area 2	40 feet maximum
Building Height – Area 3	50 feet maximum
Floor Area Ratio (FAR)	0.75 maximum
<b>Parking<sup>3</sup></b>	
Total Parking Spaces Required (spaces per 1,000 square feet)	4.0 minimum
Clean Air/Vanpool/EV Stalls (percent of total)	5% minimum
ADA Accessible Stalls	As required per Building Code
<sup>1</sup> Minimum building setbacks do not apply to decks, patios (covered and uncovered), awnings and similar features. Minimum buildings setbacks do apply to drive thru lanes and menu boards. <sup>2</sup> Building setbacks along Sanders Avenue shall be measured from back of sidewalk. <sup>3</sup> Parking spaces may be shared across areas. No additional parking spaces shall be required for uses designated in Table 1: Allowed Uses and Approval Requirements regardless of permit requirements.	

## F. FINAL DEVELOPMENT PLAN AND PERMITS REQUIRED

1. Final Development Plan Submittal. Prior to the issuance of required building or use permits, a final development plan shall be submitted for review to verify conformance with the approved preliminary development plan (see **Attachment A: Loma Vista Marketplace P-C-C Preliminary Development Plan**) and P-C-C District provisions. The final development plan shall be processed in accordance with Chapter 9.56 (Site Plan Review) of the CMC. The final development plan may be processed concurrently with establishment of the P-C-C District but shall not be approved until the P-C-C has been established.
2. Compliance with the Final Development Plan. No permit shall be issued for any building or use except when in compliance with the final development plan. Compliance shall be determined through the applicable review process. The City may require additional information to be submitted to demonstrate compliance.
3. Use Permits Required. In addition to compliance with the final development plan and the provisions of the Loma Vista Marketplace P-C-C District, all proposed uses must obtain the required use permits, as indicated in **Table 1: Allowed Uses and Approval Requirements** as follows:
  - a. "AUP" indicates the use shall be permitted subject to the approval of an Administrative Use Permit per Chapter 9.62 (Administrative Use Permits) of the CMC.
  - b. "CUP" indicates the use shall be conditionally permitted subject to the approval of a Conditional Use Permit per Chapter 9.64 (Conditional Use Permits) of the CMC.

## G. DESIGN GUIDELINES

All development occurring in the District shall incorporate the design elements identified in **Attachment B: Elevations and Materials Selections**, as deemed appropriate by the approving authority.

## H. AMENDMENTS TO THE P-C-C DISTRICT

1. Applicability. Amendments may be requested to the Loma Vista Marketplace P-C-C District. For the purpose of this section, the amendment may include changes to the language of the P-C-C District provisions, allowed uses, development standards, procedures outlined herein, or preliminary development plan.
2. Review Process. The designated approving authority for an amendment to the P-C-C District shall be determined as follows:
  1. **Substantial Conformance.** The Planning and Development Director may approve minor changes to the P-C-C District, including the preliminary development plan, at the administrative level if the proposed changes are in substantial conformance with the P-C-C District. Such proposed changes shall not significantly affect the design, intensity, or intent of the District, as determined by the Director.
  2. **Minor Amendment.** The Planning and Development Director is the designated approval authority for minor amendments. Minor amendments are non-substantive changes typically resulting in less than a 10 percent deviation from the approved standards of the P-C-C District or features of the preliminary development plan. No public hearing shall be required. A written notice of decision shall be issued to parties as listed in Section 9.88.020(b)(1)(a)(1-4) of the CMC. Minor amendments may be appealed.
  3. **Major Amendments.** Major amendments are substantive changes typically resulting in more than a 10 percent deviation from the approved standards of the P-C-C District or features of the preliminary development plan. The Planning Commission is the designated approval

authority for major amendments. Major amendments shall require a public hearing and may be appealed.

## I. DEFINITIONS

1. Preliminary Development Plan. Refers to a site plan approved as part of the Loma Vista Marketplace P-C-C District for the intent of establishing site development expectations in conformance with the goals and intent of the Loma Vista Master Plan and the P-C-C District.
2. Final Development Plan. A site plan submitted following approval of the P-C-C District, to implement and approve, through the site plan review process, the development of property within the P-C-C District, consistent with District standards and the approved preliminary development plan.



LOMA VISTA  
COMMUNITY CENTERS  
North & South

# RETAIL BUILDING 'C'

RETAIL  
+4200 SF

SW 7507  
**Stone Lion**  
Interior / Exterior  
Location Number: 248-C3

SW 7627  
**White Heron**  
Interior / Exterior  
Location Number: 258-C3

EAGLE ROOFING  
SCH 8799 EL MORADO  
BLEND

SW 6126  
**Blonde**  
Interior / Exterior  
Location Number: 148-C2

SW 6127  
**Ivoire**  
Interior / Exterior  
Location Number: 148-C1



**ATTACHMENT B- Elevations & Materials Selection**

C RETAIL  
+9900 SF



LOMA VISTA  
COMMUNITY CENTERS  
North & South

**RETAIL BUILDING 'C'**

RETAIL  
+4200 SF



**ATTACHMENT B- Elevations & Materials Selection**

AGENDA ITEM NO. 10.

C RETAIL  
+9900 SF



LOMA VISTA  
COMMUNITY CENTERS  
North & South

# RETAIL BUILDING 'C'

RETAIL  
+4200 SF

SW 7507  
**Stone Lion**  
Interior / Exterior  
Location Number: 218-C3

SW 7527  
**White Heron**  
Interior / Exterior  
Location Number: 218-C3

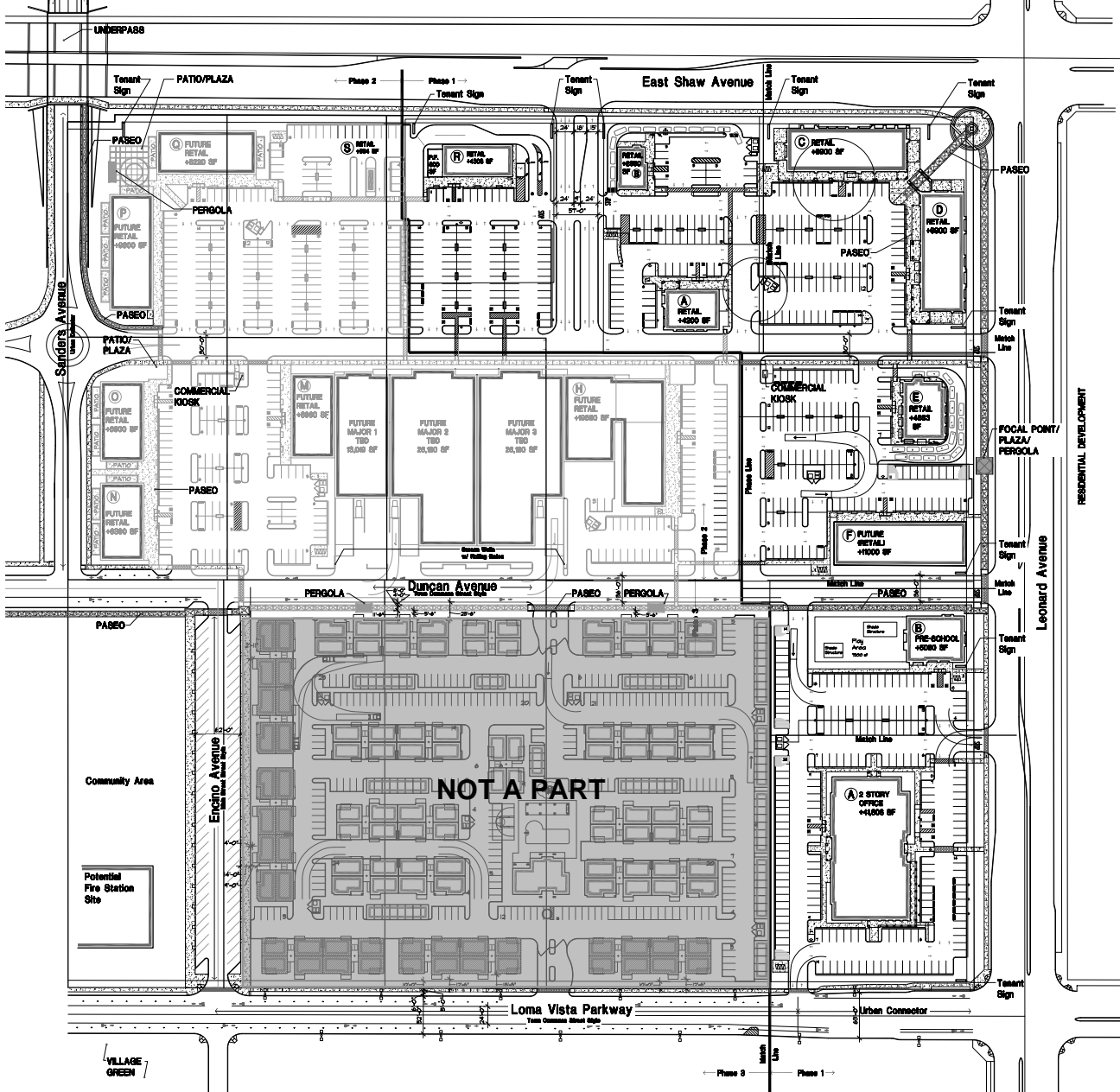
EAGLE ROOFING  
SCH 5799 EL MORADO  
BLEND

SW 6126  
**Blonde**  
Interior / Exterior  
Location Number: 148-C2

SW 6127  
**Ivoire**  
Interior / Exterior  
Location Number: 148-C1

ATTACHMENT B- Elevations & Materials Selection





Future Apartments  
+26.1 DU/AC. Min.

# ATTACHMENT 5

C RETAIL  
+9900 SF



LOMA VISTA  
COMMUNITY CENTERS  
North & South

# RETAIL BUILDING 'C'

RETAIL  
+4200 SF

## ATTACHMENT 6

SW 7507  
**Stone Lion**  
Interior / Exterior  
Location Number: 208-C3

SW 7627  
**White Heron**  
Interior / Exterior  
Location Number: 208-C5



SW 6128  
**Blonde**  
Interior / Exterior  
Location Number: 140-C2

SW 6127  
**Noire**  
Interior / Exterior  
Location Number: 140-C1



PATIO/PLAZA





LOMA VISTA  
COMMUNITY CENTERS  
North & South

# RETAIL BUILDING 'C'

RETAIL  
+4200 SF



SW 7507  
**Stone Lion**  
Interior / Exterior  
Location Number: 208-C3

SW 7627  
**White Heron**  
Interior / Exterior  
Location Number: 208-C5

SW 6128  
**Blonde**  
Interior / Exterior  
Location Number: 140-C2

SW 6127  
**Ivoire**  
Interior / Exterior  
Location Number: 140-C1



PATIO/PLAZA

PASEO

C RETAIL  
+9900 SF



LOMA VISTA  
COMMUNITY CENTERS  
North & South

# RETAIL BUILDING 'C'

RETAIL  
+4200 SF



PATIO/PLAZA

PASEO



SW 7507  
**Stone Lion**  
Interior / Exterior  
Location Number: 208-C3

SW 7627  
**White Heron**  
Interior / Exterior  
Location Number: 208-C5

SW 6128  
**Blonde**  
Interior / Exterior  
Location Number: 140-C2

SW 6127  
**Noire**  
Interior / Exterior  
Location Number: 140-C1



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

September 16, 2019

LU0020204  
2604

Courtney Thongsavath, Planning Intern  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Ms. Thongsavath:

PROJECT NUMBER: **DRC2561-2019**

**DRC2561-2019**; The applicant is proposing retail center, office and apartment complex uses.

**APN: 555-440-01 thru -12 & 555-450-02 thru -07**  
**ADDRESS: SWC Shaw & Leonard Avenues**

**ZONING: P-C-C**

Comments/Concerns:

Since specific retail/commercial and residential tenants for the proposed project application have not been identified, the full range of 'P-C-C' zoning uses must be considered. The potential adverse impacts could include (but are not limited to) storage of hazardous materials and/or wastes, solid waste, medical waste, water quality degradation, excessive noise, and odors.

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- If the applicant(s) propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

*Promotion, preservation and protection of the community's health*

75

## ATTACHMENT 7

Tf

Employer

- Proposed retail food establishments prior to issuance of building permits, shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to operation, the applicant(s) shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- The applicant, or any tenant leasing space, should be advised that construction and operating permits may be required by the State of California, Department of Health Services for wholesale food manufacturing. Contact the staff at the Division of Food and Drug at (559) 445-5323 for more information.
- Prior to operation, future tenants may be required to apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- The applicant(s) may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.
- Should a body art facility (i.e. tattoo, piercing, branding or permanent cosmetics facility) be proposed, prior to issuance of building permits, the tenant shall submit complete body art facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Entrances into a body art facility will require a separate outdoor entrance from living quarters (internal access including doors and/or staircase would be prohibited). Contact the Body Art Program at (559) 600-3357 for more information.
- The apartment complex applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall also apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- The proposed construction and future project uses have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

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REVIEWED BY:

*Kevin Tsuda*

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-33271

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KT

cc: Rogers, Moreno, Kalugin, Sauls, Oung & Armstrong- Environmental Health Division (CT. 59.12)  
Mark Gardner- Applicant ([mark@itarchinc.com](mailto:mark@itarchinc.com))



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Finance Department

DATE: January 19, 2021

SUBJECT: Consider Actions related to Annexation of Territory (Annexation #66, T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

a. Consider Approval - Res. 21-\_\_\_\_, A Resolution annexing territory (Annexation #66) (T6277-Northeast Corner of Locan and Teague) to the City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services) and calling a special landowner election to annex territory (Annexation #66) to City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

b. Consider Approval - Res. 21-\_\_\_\_, A Resolution of the City of Clovis declaring the results of a special landowner election and directing recording of the Notice of Special Tax Lien for City of Clovis Community Facilities District No. 2004-1 (Police and Fire Services).

**Staff:** Jay Schengel, Finance Director

**Recommendation:** Approve

ATTACHMENTS:

1. Resolution of Annexation
2. Resolution Declaring Results
3. Map

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

- That the Council hold a public hearing and approve actions related to the Annexation of Territory (Annexation #66) to Community Facilities District No. 2004-1.
- Consider Approval – Res. 21-\_\_\_\_, A Resolution of annexation of territory (Annexation #66) to the Community Facilities District (City of Clovis Community Facilities District

No. 2004-1) and to authorize the levy of Special Taxes therein and submitting Levy of Special Taxes to Qualified Electors.

- Call for Special Election and have Clerk announce the vote.
- Consider Approval – Res. 21-\_\_\_\_, A Resolution of the City Council of the City of Clovis Declaring the Results of the Special Annexation Election; Determining Validity of Prior Proceedings and Directing Recording of the Notice of Special Tax Lien (City of Clovis Community Facilities District No. 2004-1) (Police and Fire Services).

### **EXECUTIVE SUMMARY**

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004, must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #66 (ROI) to annex territory to the CFD on December 7, 2020. The ROI set a public hearing for January 19, 2021. The action today finalizes the annexation to the CFD.

### **BACKGROUND**

Since the condition to establish a CFD was imposed on the developments being processed by the City, developments proceeding after March 8, 2004 must petition to be annexed to the existing CFD. Several property owners have submitted petitions to annex territory to the Community Facilities District 2004-1 and to include their property within the District as provided by the conditions of approval of the development entitlements.

To initiate the process for annexation of territory to a CFD, the Council approved a Resolution of Intention-Annexation #66 (ROI) to annex territory to the CFD. The ROI set a public hearing for January 19, 2021. The Rate and Method of Apportionment (RMA) referred to in the ROI is the same as adopted by the Council with the Resolution of Formation adopted March 8, 2004. RMA provides, among other things, definitions, identifies what properties will be taxed, and the maximum special tax.

The conditions as provided in the Rate and Method of Apportionment will apply to territory annexed to the Community Facilities Districts to provide funding for public safety operations in new growth areas. The major conditions include:

1. The maximum annual tax will be \$260.08 for single family residential and \$224.55 for multi-family residential.
2. The maximum tax will be increased by the Escalator Factor, which is the greater of the change in CPI or percentage change in population.
3. There will be a review not later than five years of inception of the CFD.
4. The annual tax will not apply to commercially zoned property.

5. The tax will apply only to that property for which a building permit is issued after January 1, 2004.
6. The costs of salary and benefit increases funded by the CFD will be limited to the Escalator Factor.

The purpose of the hearing is to take public comment on the annexation of territory to the CFD and to accept protests from any interested person within the proposed boundaries. If no property owner protests are received, the Council may take the initial actions to annex the territory to the CFD by approving a resolution on the annexation to the CFD and calling a special property owner election. Once the election is called, the City Clerk tabulates the ballots. If the property owners of two-thirds (2/3) of the property within the proposed boundaries vote in favor of the CFD, then the Council can take action to direct the recording of Notice of Special Tax Lien. A unanimous vote is required to have the election the same night as approval of the resolution of annexation. The recording of the Tax Lien is contingent upon the property being annexed to the City. The property included within the CFD is being processed for annexation to the City and the Local Agency Formation Commission has approved the annexations.

After the annexation is complete and the Notice of Tax Lien has been recorded, any final maps within the CFD may be recorded and construction permits for homes can be issued. One of the conditions of the CFD is that the tax will only be collected on those properties where a building permit for a residence has been issued.

#### **FISCAL IMPACT**

If approved, residential units built within the boundaries of the CFD will be assessed annually according to the conditions of the CFD formation and those assessments will be utilized to fund police and fire services.

#### **REASON FOR RECOMMENDATION**

All requirements for the annexation of territory to the CFD have been completed and the Council may take action to annex territory to the CFD.

#### **ACTIONS FOLLOWING APPROVAL**

After approval of the resolution directing the recordation of the Notice of Tax Lien, the lien will be recorded.

Prepared by: Steve Nourian, Senior Accounting Systems Technician

Reviewed by: City Manager *SN*



**RESOLUTION NO. 21-****A RESOLUTION OF ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN AND SUBMITTING LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS****CITY OF CLOVIS  
Community Services District No. 2004-1  
(Police and Fire Services)  
Annexation No. 66**

**RESOLVED** by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

**WHEREAS**, this Council, on December 7, 2020, adopted A Resolution of Intention to Annex Territory to the Community Services District and to Authorize the Levy of Special Taxes Therein (the "Resolution of Intention") stating its intention to annex the territory to the City's Community Services District 2004-1 (the "District"), pursuant to Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the "Act"); and

**WHEREAS**, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the District and stating the services to be provided and the rate and method of apportionment of the special tax to be levied within the District to pay for the services for the District, is on file with the Clerk of the Council and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

**WHEREAS**, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the District; and

**WHEREAS**, at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to the District and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held; and

**WHEREAS**, prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to the District by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing District, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to the District, or (iii) owners of one-half or more of the area of land in the territory proposed to be annexed to the District; and

**WHEREAS**, Annexation Map No. 66 to the District, has been filed with the City Clerk, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

**ATTACHMENT 1**

**NOW, THEREFORE, IT IS HEREBY ORDERED,**

1. All prior proceedings taken by this Council with respect to the District and the proposed annexation of territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the District has been validly established pursuant to the Act.
2. The description and map of the boundaries of the territory to be annexed to District, as described in said Annexation Map No. 66 to the District on file with the Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the District, and said territory is hereby ordered annexed to the District, subject to voter approval of the levy of the special taxes therein as hereinafter provided.
3. The provisions of the Resolution of Intention and Resolution No. 20-161 adopted by this Council for the District on December 7, 2020 each as heretofore adopted by this Council are by this reference incorporated herein, as if fully set forth herein.
4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the District shall be submitted to the voters of the area to be annexed to the District at an election called therefore as hereinafter provided.
5. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the District for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the District and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the territory proposed to be annexed to the District.
6. Pursuant to the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code. This Council hereby determines that paragraphs (a), (b), (c)(1), and (c)(3) of said Section 4000 are applicable to this election.
7. The Council hereby calls a special election to consider the measure described in the ballot referred to below, which election shall be held on January 19, 2021, in the regular meeting place of this Council, City Council Chambers, City Hall, 1033 5<sup>th</sup> Street, Clovis, California. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters and that the voters have waived such requirement and the date for the election herein specified is established accordingly.
8. The City Clerk is hereby appointed as the election official to conduct the election and shall cause to be provided to each landowner in the territory to be annexed to the District. The City Clerk shall accept the ballots of the qualified electors received prior to 5:00 o'clock p.m. on January 19, 2021, whether received by mail or by personal delivery.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 19, 2021, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: January 19, 2021

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk

**RESOLUTION NO. 21-****A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION,  
DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING  
RECORDING OF AMENDED NOTICE OF SPECIAL TAX LIEN****CITY OF CLOVIS  
Community Facilities District No. 2004-1  
(Police and Fire Services)  
Annexation No. 66**

**RESOLVED** by the City Council (the "Council") of the City of Clovis (the "City"), County of Fresno, State of California, that:

**WHEREAS**, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"); and

**WHEREAS**, pursuant to the terms of the resolution which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election, a copy of which is attached hereto as Attachment A of Attachment 2; and

**WHEREAS**, this Council has reviewed the Canvass and hereby approves it.

**NOW, THEREFORE, IT IS HEREBY ORDERED** as follows:

1. The issue presented at the special election was the levy of a special tax within the territory annexed to the CFD, to be levied in accordance with the formula heretofore approved by this Council as described in Resolution No. 21-, a Resolution of Annexation of Territory to Community Facilities District, authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors, adopted January 19, 2021.
2. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was approved by the landowners of the territory annexed to the CFD by more than two-thirds (2/3) of the landowners voting at the special election.
3. Pursuant to the voter approval, said annexed territory to the CFD is hereby declared to be fully annexed to and part of the CFD and this Council may levy special taxes therein as heretofore provided in these proceedings.

4. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the territory annexed thereto were valid and in conformity with the Act.

Within 15 days of the date hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Fresno, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 19, 2021 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: January 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**CITY OF CLOVIS  
Community Facilities District No. 2004-1  
(Police and Fire Services)  
Annexation No. 66**

**CANVASS AND STATEMENT OF RESULT OF ELECTION**

I hereby certify that on this date, I canvassed the returns of the election held on this date, in the territory annexed to Community Facilities District No. 2004-1 (Police and Fire Services) of the City of Clovis which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

<b>Qualified Landowner Votes</b>	<b>Votes Cast</b>	<b>YES</b>	<b>NO</b>
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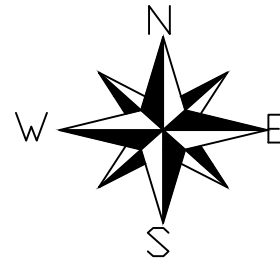
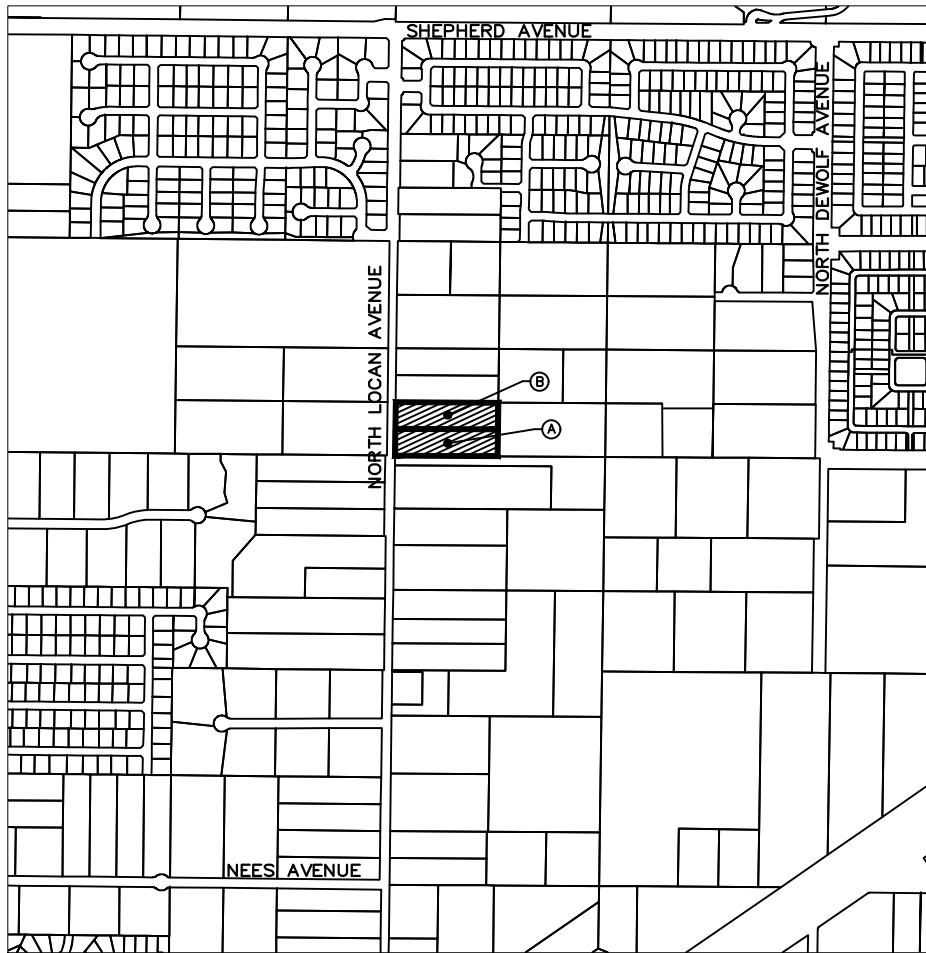
**City of Clovis  
Community Facilities District No. 2004-1  
(Police and Fire Services), Annexation No. 66  
Special Tax Annexation Election,  
January 19, 2021.**

**BALLOT MEASURE:** Shall the City of Clovis, by and for its Community Facilities District No. 2004-1 (Police and Fire Services) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in Resolution No. 21-\_\_\_ of the City of Clovis, adopted by its Council on January 19, 2021?

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND** this \_\_\_\_ day of \_\_\_\_\_ 2021.

CITY OF CLOVIS

By: \_\_\_\_\_  
City Clerk



- LEGEND
- PARCEL
  - ANNEXATION BOUNDARY
  - (A) APN 558-020-14
  - (B) APN 558-020-79

FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ JANUARY, 2021. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 66 TO COMMUNITY FACILITIES DISTRICT NO. 2004-1 (POLICE AND FIRE SERVICES), CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CLOVIS AT A REGULAR MEETING THEREOF, HELD ON THE 19TH DAY OF \_\_\_\_\_ JANUARY, 2021, BY ITS RESOLUTION NO. 21-\_\_\_\_\_

\_\_\_\_\_  
 JOHN HOLT  
 CITY CLERK  
 CITY OF CLOVIS

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA.

\_\_\_\_\_  
 PAUL A. DICTOS, C.P.A. BY: DEPUTY COUNTY RECORDER  
 COUNTY ASSESSOR-RECORDER  
 COUNTY OF FRESNO  
 STATE OF CALIFORNIA

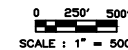
REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO 2004-1 (POLICE AND FIRE SERVICES) OF THE CITY OF CLOVIS RECORDED WITH THE FRESNO COUNTY RECORDER'S OFFICE ON FEBRUARY 19, 2004, IN BOOK 40 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 57.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE FRESNO COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE FRESNO COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.

ANNEXATION MAP NO. 66

COMMUNITY FACILITIES DISTRICT NO. 2004-1  
 (POLICE AND FIRE SERVICES)



CITY OF CLOVIS  
 COUNTY OF FRESNO  
 STATE OF CALIFORNIA



# CITY *of* CLOVIS

## REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: January 19, 2021

SUBJECT: Consider Approval – Res. 21-\_\_\_\_, A resolution authorizing the City Manager to execute a consultant agreement between the City of Clovis and Ascent Environmental, Inc. addressing the preparation of the General Plan Housing Element and related services.

**Staff:** David Merchen, City Planner

**Recommendation:** Approve

ATTACHMENTS: 1. Resolution 21-\_\_\_\_  
2. Ascent Environmental Housing Element Proposal

### CONFLICT OF INTEREST

None.

### RECOMMENDATION

Staff recommends that the Council adopt a resolution authorizing the City Manager to execute a consultant agreement with Ascent Environmental addressing the preparation of the General Plan Housing Element and related services.

### EXECUTIVE SUMMARY

The City's next general plan housing element (sixth cycle) is due at the end of December 2023. The process of establishing the Regional Housing Needs Allocation (RHNA) for Fresno County is scheduled to begin in the next few weeks. A request for proposals (RFP) was developed and circulated by City staff to select a consulting firm to assist the City with the preparation of the housing element. The scope of work also includes assistance with the City's review of the RHNA methodology as well as preparation of the next three housing element annual reports. Ascent Environmental has been selected by a team of City staff to perform this work.

### BACKGROUND

The housing element is a mandatory element of the General Plan. It is the only element that is subject to a requirement that the document be updated based on a specific schedule



established by the State of California. The current schedule requires that the City of Clovis update its housing element every 8 years, resulting in a deadline of December 2023 or January 2024. Most housing elements are prepared by outside consulting firms that have specific and substantial experience in addressing the rapidly changing requirements of housing element laws and working with the staff in the State Department of Housing and Community Development (HCD).

For the previous housing element (fifth cycle), adopted in 2016, the City participated in the preparation of the Fresno Multi-Jurisdictional Housing Element with 11 other cities and the County of Fresno. The City of Fresno did not participate in the 2016 Multi-Jurisdictional Housing Element. Interest in a similar multi-jurisdictional effort for the sixth cycle is currently being evaluated by Fresno County Council of Governments' staff and it is unclear at this point whether it will eventually be pursued. Regardless, however, based on the City's goals of starting early and preparing a housing element that is tailored to the unique qualities of the community, staff is recommending that the City independently select a consultant to function as its housing element expert.

Ascent Environmental has substantial experience with the preparation of housing elements and related documents. Ascent's designated project manager for the City's project has prepared 60 housing elements and a dozen general plan updates for cities and counties around the state. This experience includes working on Fifth Cycle Fresno County Multi-Jurisdictional Housing Element, as well as working directly with Clovis on its housing element programs and annual reports.

The scope of work for the consultant agreement is organized as follows:

#### Phase 1

- Task 1 - Project Administration
- Task 2 - Annual Housing Element Progress Report Support
- Task 3 - Regional Housing Needs Allocation (RHNA) Support

#### Phase 2

- Task 4 - Housing Element Preparation
- Task 5 - Community Engagement and Public Hearings
- Task 6 - HCD Review of Housing Element
- Task 7 - Environmental Compliance
- Task 8 - Final Documents and Adoption

The proposed contract allows the consultant to immediately proceed with Phase 1, including helping to prepare the housing element annual progress reports and providing support for the review of the RHNA methodologies and calculations that will be developed by Fresno County Council of Governments. After the final RHNA figures have been provided, the contract allows the opportunity for the City to work with the Consultant to re-scope Phase 2 and the remaining tasks based on a reevaluation of the level of effort that will be required.

This approach allows the City the flexibility to move forward utilizing its own scope and timeline while taking advantage of any relevant work that might be undertaken at the regional level.

**FISCAL IMPACT**

Total contract expenses, including contingencies for optional tasks and meetings, are \$249,995. The City has received notice of award of grant funding in the amount of \$250,000 for this effort through the Local Early Action Planning (LEAP) Grant Program. The City will execute a standard agreement with the State over the next few weeks. Adequate resources are also available through the City's General Plan Consultant funding if any unforeseen problems arise with the grant or if additional expenses arise.

**REASON FOR RECOMMENDATION**

The City requires assistance from an external consulting firm to assist with the preparation of the sixth cycle housing element and related services. After soliciting proposals through an RFP process, Ascent Environmental, Inc. was selected to perform these services. Ascent Environmental has substantial experience with the preparation of housing elements and familiarity with the City of Clovis and its programs. Grant funding has been awarded to cover the contract expenses.

**ACTIONS FOLLOWING APPROVAL**

Staff will work with Ascent Environmental to finalize a standard consultant agreement for the proposed scope of work for execution by the City Manager.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager *DM*

RESOLUTION 21-\_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS  
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT  
WITH ASCENT ENVIRONMENTAL ADDRESSING THE PREPARATION OF THE  
GENERAL PLAN HOUSING ELEMENT AND RELATED SERVICES**

**WHEREAS**, the City requires assistance from an external consulting firm to assist with the preparation of the Sixth Cycle Housing Element and related services; and

**WHEREAS**, after soliciting proposals through an RFP process, Ascent Environmental, Inc. was selected to perform these services based on their substantial experience with the preparation of Housing Elements and their familiarity with the City of Clovis.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Clovis Council authorizes the City Manager to Execute a consultant agreement with Ascent Environmental, Inc. addressing the preparation of the General Plan Housing Element and related services.

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 19, 2021, by the following vote, to wit.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: January 19, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

PROPOSAL TO PROVIDE

# City of Clovis

## Sixth Cycle Housing Element

SUBMITTED TO:



The City of Clovis  
Planning and Development Services  
1033 Fifth Street  
Clovis, CA 93612

Attention:  
Dave Merchen  
City Planner  
davidm@cityofclovis.com

December 15, 2020

**ATTACHMENT 2**

December 15, 2020

Dave Merchen, City Planner  
City of Clovis  
Planning and Development Services  
1033 Fifth Street  
Clovis, CA 93612

**Subject: City of Clovis Sixth Cycle Housing Element**

Dear Mr. Merchen:

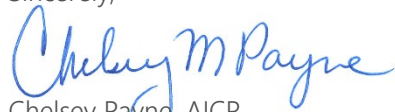
We fully understand the scope and severity of the challenges facing the City of Clovis as you initiate work on the sixth cycle Housing Element. Given the numerous challenges facing the City in meeting the carryover from the fourth cycle and the anticipated scrutiny by state officials and housing advocates, it is critical that the City have a knowledgeable team of consultants to provide expert advice and guidance. The Ascent team members assigned to this project have a unique familiarity and thorough understanding of the City's complex challenges, deep expertise in State housing law, strong working relationships with staff at the California Department of Housing and Community Development, and the determination and dedication to ensure a successful process.

**Chelsey Payne, AICP**, is a recognized leader in preparing housing elements, having led 60 housing element updates. She is also an expert in the Regional Housing Needs Determination process and has prepared Regional Housing Needs Plans for multiple councils of government in the San Joaquin Valley. Chelsey has been working with the City of Clovis on Housing Element compliance over the past several years. As project manager for the Fresno County Multi-Jurisdictional Housing Element Update, she led the preparation of the City's fifth cycle Housing Element. Chelsey also provided follow-up support to the City on the rezone program and annual progress reports.

Chelsey will oversee the Housing Element update as the project director. Chelsey will be supported by **Kim Untermoser**, assistant project manager. Kim has worked alongside Chelsey on several sixth cycle housing elements, including those for the City of Folsom, the City of Davis, and Placer and Sutter Counties. **Mike Parker, AICP**, a seasoned California Environmental Quality Act (CEQA) expert, will oversee preparation of the CEQA document. He will work with City staff to determine the best CEQA approach for the project.

Ascent looks forward to the opportunity to work with the City of Clovis on the upcoming update of its Housing Element and appreciates your consideration of our submittal. As the project director, Chelsey is your primary point of contact for this effort. Please contact her if you have any questions or require further information. As a principal and owner of the firm, Mike is authorized to negotiate and execute a contract with the City.

Sincerely,



Chelsey Payne, AICP,  
Project Director/Manager

e: Chelsey.Payne@AscentEnvironmental.com

p: 916.396.2124



Mike Parker, AICP  
Principal

e: Mike.Parker@AscentEnvironmental.com

p: 916.612.6040

Enclosures: Project File (20200215.00)

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# FIRM PROFILE

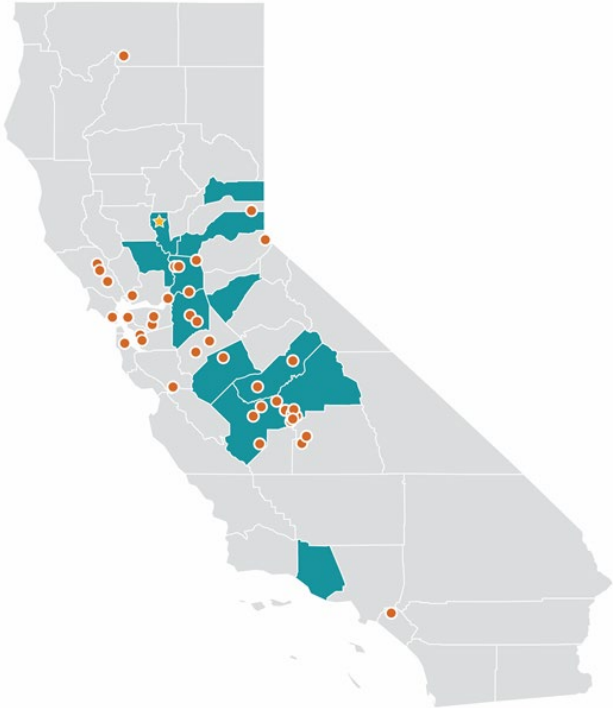
Ascent is a dynamic full-service planning, urban design, and environmental consultancy headquartered in Sacramento. With offices in Oakland, Lake Tahoe, and San Diego, the firm works with local governments, regional and state agencies, and private sector clients throughout California. Our clients most often seek Ascent’s assistance with their high-priority projects, particularly when faced with unusual compliance situations, complicated project issues, or a first-of-its-kind undertaking where no precedent exists. Our work is underpinned by extensive community outreach and client collaboration to achieve consensus.

## Housing Element Expertise

Ascent’s Director of Urban Design and Planning, Chelsey Payne, AICP, has prepared 60 housing elements during the past three housing element cycles for cities and counties across the state. She is known statewide as a housing element expert. Chelsey is very familiar with the City of Clovis housing element and rezone obligation to meet the carryover from the fourth cycle Regional Housing Needs Allocation (RHNA). Chelsey led the update to the Clovis Housing Element for the Fifth Cycle as the lead project manager for the Fresno County Multi-Jurisdictional Housing Element. Chelsey is also knowledgeable about the City’s ongoing implementation of the Housing Element, having assisted the City with the past two annual progress reports.

Chelsey joined Ascent in 2018, expanding Ascent’s housing-related planning services. She is supported by team members with varied housing-related experience. Ascent’s housing team is working on a number of housing element updates during this sixth cycle, including those for the Cities of Folsom, Davis, and Sacramento and the Counties of Ventura, Placer, Sutter, and Sacramento. We follow the legislative process closely and are well versed in addressing the latest legislation affecting housing elements and general plans. We have succeeded in achieving certified housing elements for all of our clients, including in this sixth housing element cycle. The following list identifies housing elements prepared by the Ascent team members assigned to the Clovis Housing Element Update effort.

- |                   |              |                  |
|-------------------|--------------|------------------|
| <b>Counties</b>   | Fowler       | Sacramento (x 2) |
| Calaveras         | Galt         | Sanger           |
| Fresno            | Gilroy       | San Joaquin      |
| Madera            | Hayward      | Sausalito        |
| Merced (x 2)      | Healdsburg   | Selma            |
| Placer (x 3)      | Hughson      | South Lake       |
| Sacramento        | Huron        | Tahoe            |
| San Joaquin (x 2) | Isleton      | Stockton (x 2)   |
| Sierra            | Kerman       | Sutter Creek     |
| Sutter            | Kingsburg    | Tulare           |
| Ventura           | La Habra     | Union City (x 2) |
| Yolo              | Livingston   | Visalia          |
| <b>Cities</b>     | Madera       | Walnut Creek     |
| American Canyon   | Mendota      | <b>Towns</b>     |
| Clovis            | Mt. Shasta   | Moraga           |
| Coalinga          | Parlier      | Truckee          |
| Davis             | Patterson    | Windsor          |
| El Cerrito        | Reedley      |                  |
| Folsom (x 3)      | Rohnert Park |                  |



## Relationships with HCD Staff

Reaching a consensus with the California Department of Housing and Community Development (HCD) requires negotiation, and we are committed to representing the City’s best interests. We have experience working with HCD in this latest sixth cycle and are familiar with the new challenges facing cities and counties in complying with stricter housing element requirements. Chelsey Payne and her team interact with HCD staff on a regular basis, both through housing element reviews and as part of the core management team for the Senate Bill (SB) 2 Planning Grants and Local Early Action Planning Grants Technical Assistance Programs.

## Thoughtful Community Engagement

Ascent designs meaningful public engagement programs to share information with and gather input from the public, councils and commissions, and stakeholders. Our Planning and Design staff are experienced in designing and implementing inclusive community engagement programs structured to quickly obtain meaningful input from a broad segment of the community. The Ascent team has designed and facilitated hundreds of community workshops, design charrettes, focus group meetings, and online engagement platforms, working in diverse communities and adapting to different cultures, languages, and political environments. Robust public engagement is a core component of our work, and we offer a team that can be responsive and innovative for any need, large or small.


## Environmental Planning

Finally, Ascent professionals are experts in compliance with environmental planning laws and regulations used to evaluate projects. We are more than document preparers; Ascent helps devise the most effective and efficient environmental review strategies. We make it our business to stay informed about the ever-evolving requirements of environmental planning practice, including published California Environmental Quality Act (CEQA) case law, changes to the CEQA Statute and Guidelines, and other laws and regulations. Ascent principals have been directly involved in CEQA legislative review and guidelines development.

## Project Team

The Ascent team provides the City with the most qualified technical experts necessary for the sixth cycle update of the Clovis Housing Element. Chelsey Payne, AICP, will serve as the project director/project manager and will manage the team of Ascent staff, lead coordination of the work, and ensure the quality of all work products. Kim Untermoser will support Chelsey as the assistant project manager and will serve as the day-to-day point of contact for the City. Mike Parker, AICP, an Ascent principal, will serve as the task leader and principal-in-charge, sign the contract, and commit the company’s resources for the successful completion of the project, in addition to leading CEQA compliance.

## Key Team Members

NAME AND ROLE	BIOGRAPHY
 <p><b>Mike Parker, AICP</b> Principal-in-Charge/ CEQA Task Leader</p>	<p>Mike Parker, AICP, is a CEQA and NEPA project manager drawing from 17 years of environmental planning and urban planning experience. His diverse project experience ranges from open space projects to high-rise towers in downtown settings, from elementary schools to general plan updates, from small city halls to major criminal justice facilities. Mike’s recent focus has been on community planning, including preparing EIRs for general plans, area plans, and large-scale specific plans. Also, as a former planner at the City of Sacramento, Mike brings a thorough understanding of the local civic process, stakeholders, environmental issues, and planning opportunities and constraints.</p>



NAME AND ROLE	BIOGRAPHY
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**Chelsey Payne, AICP**  
Project Director/Project Manager

Chelsey Payne, AICP, is an expert in state housing law and general plans. She has prepared 60 housing elements and a dozen general plan updates for cities and counties around the state. She has also prepared regional housing needs plans for councils of governments and has a thorough understanding of the process and state law requirements for the RHNA determination and RHNA methodology. Chelsey is often sought out by clients to provide expert advice on housing element compliance as well as follow-up implementation, including rezone programs, by-right housing provisions, inclusionary housing policy development, housing-related zoning ordinance updates, and annual progress reports. She has been invited to participate as a guest speaker in numerous panel discussions and training sessions on housing element requirements with the American Planning Association and the League of California Cities. Chelsey is very familiar with the Housing Element challenges facing the City of Clovis. She was the project manager for the City's fifth cycle Housing Element and provided follow-up support on the rezone program and annual progress reports.



**Kim Untermoser**  
Assistant Project Manager

Kim Untermoser is an urban and environmental planner with experience in long-range planning, housing elements, and CEQA/NEPA compliance. Her experience includes demographic analysis, local ordinance implementation, zoning text amendments, community engagement, and sites inventory analysis using geographic information systems. In addition, Kim has prepared a variety of CEQA and NEPA documents, including environmental impact reports, initial studies, and technical studies for specific plans, general plans, housing developments, and transportation improvements. Kim has recent experience working on sixth cycle housing element updates for the City of Folsom, the City of Davis, Sutter County, and Placer County.



**Rebecca Pope**  
Research Analyst

Rebecca Pope is a research analyst with an emphasis in housing policy and program development. Currently, she is specializing in the preparation of fair housing assessments to address the impacts of systemic issues, such as residential segregation, housing cost burden, and unequal opportunity access. She has experience in policy and legislative research, data synthesis, quantitative analysis, housing program implementation, and community engagement. She has contributed to the preparation of housing elements, zoning amendments, and housing policies and implementation programs. Additionally, Rebecca is assisting in the development of the State's guidance on fair housing assessments to comply with Assembly Bill 686.



**Lisa Merry**  
GIS Analyst

Lisa Merry is a GIS specialist with a strong educational background in GIS and database management. Lisa manages the firm's GIS practice. She coordinates all GIS projects and the installation and configuration of all software that is GIS related, and she is building and maintaining the GIS system. Lisa is skilled at conducting the technical aspects of the housing element sites inventory. She recently assisted in the preparation of a citywide sites inventory for the Sacramento Housing Element Update, which included the identification of vacant and underutilized sites throughout the city. She is also working to prepare the sites inventory for the City of Davis.

## RELEVANT EXPERIENCE AND PROJECT REFERENCES

### Example Projects with References

Ascent staff have prepared more than 60 housing elements during the past three housing element cycles. Summarized below are three projects demonstrating our proven experience on housing elements, including the reference associated with each.

#### Fresno County Multi-Jurisdictional Housing Element, 2015-2023 Fresno Council of Governments (on behalf of 13 jurisdictions)



Chelsey Payne led the update to the fifth cycle Housing Element for the City of Clovis as part of the Multi-Jurisdictional Housing Element for Fresno County and 12 of the 15 cities in the county. Chelsey was the overall project director/project manager, and the team included subconsultants from Veronica Tam and MIG, Inc. The project involved coordinating with staff from the Fresno Council of Governments and the 13 jurisdictions to gather local data and develop a consensus on a regional plan for addressing housing needs. The result was a single certified housing element for all jurisdictions (Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma). The project won two American Planning Association (APA) awards: the 2016 Outstanding Planning Award for Best Practices from the California Central Section APA and a 2016 Best Practice Award of Merit from the California Chapter of APA.

Following adoption of the housing element, Chelsey Payne, under separate contract, continued to assist the City of Clovis with implementing the rezone strategy and completing annual progress reports (APRs) to HCD. Chelsey led an analysis of capacity on underutilized sites along Shaw Avenue and assisted with preparation of APRs for years 2015, 2016, 2017, 2018, and 2019.

#### KEY STAFF

Chelsey Payne, AICP

#### DATES OF SERVICE

2014–2016

#### REFERENCE

Heidi Crabtree  
Housing Program  
Coordinator

City of Clovis  
p: 559.324.2094  
e: [heidicr@cityofclovis.com](mailto:heidicr@cityofclovis.com)

#### BUDGET

\$300,000 approx.

## Folsom Housing Element Update, 2021-2029 (Sixth Cycle)

### City of Folsom

Ascent (led by Chelsey Payne and Kim Untermoser) is assisting the City with the sixth cycle Housing Element Update. The City was assigned a much higher RHNA, particularly the lower-income RHNA (70-percent increase). Ascent staff have worked closely with City staff, landowners, and other stakeholders to develop a robust rezone strategy. Ascent is leading all aspects of the project, including a major update to the sites inventory to reflect new sites created through the recent General Plan Update and a new set of policies and programs to address stakeholder input received during focus group meetings. Ascent created a branded project website and created and hosted a virtual community workshop on the website, which included a filmed presentation and interactive survey. (Visit [www.folsomhousingelement.com](http://www.folsomhousingelement.com) for more information.)

Throughout the process, Ascent and City staff have held study sessions with the City Council to gather early feedback on the rezone strategy and other key policy decisions, such as inclusionary housing. Ascent has also facilitated early check-in meetings with HCD staff to present the preliminary sites inventory and solicit feedback to ensure the approach will be acceptable to HCD when the housing element is submitted for review.

Chelsey Payne has worked with the City of Folsom since 2007. She prepared both the fourth and fifth cycle Housing Elements. The fourth cycle Housing Element involved the creation of a new GIS-based sites inventory. The fifth cycle Housing Element included an update to the sites inventory to add significant new capacity in a recently annexed area. It also involved Council-led changes to the inclusionary housing ordinance and other policies, which required extensive stakeholder coordination. Chelsey was also under contract with the City in advance of the sixth cycle Housing Element to provide guidance and expert advice on the RHNA methodology prepared by the Sacramento Area Council of Governments (SACOG). Chelsey participated in SACOG RHNA subcommittee meetings on the City's behalf and provided analysis of the implications of the various draft methodologies.

#### KEY STAFF

Chelsey Payne, AICP  
Kim Untermoser  
Rebecca Pope

#### DATES OF SERVICE

2019–ongoing

#### REFERENCE

**Pam Johns**  
Community Development  
Director

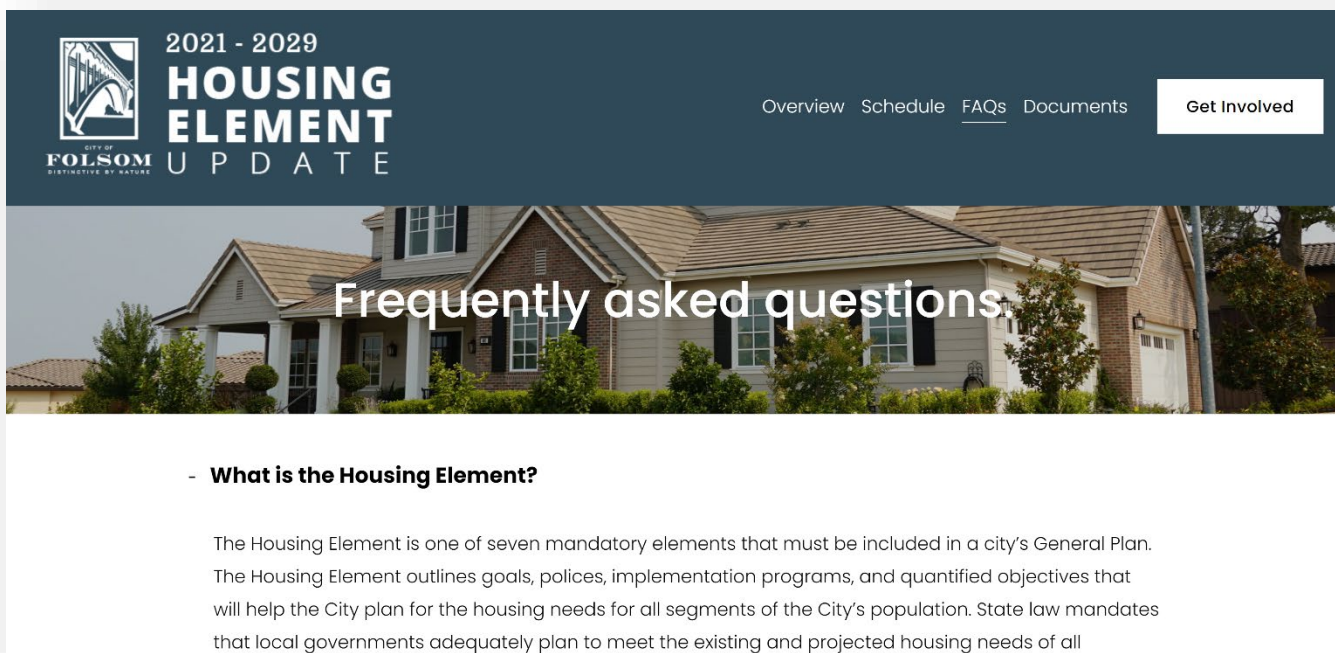
City of Folsom

p: 916.461.6205

e: [pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)

#### BUDGET

\$187,700



The screenshot shows the top navigation bar of the '2021 - 2029 HOUSING ELEMENT UPDATE' website. The navigation menu includes 'Overview', 'Schedule', 'FAQs', and 'Documents'. A 'Get Involved' button is also present. Below the navigation is a large image of a modern house with the text 'Frequently asked questions.' overlaid. The first question listed is '- What is the Housing Element?'. The answer provided is: 'The Housing Element is one of seven mandatory elements that must be included in a city's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will help the City plan for the housing needs for all segments of the City's population. State law mandates that local governments adequately plan to meet the existing and projected housing needs of all'.

Ascent created a branded project website that included information about the project, FAQs and links to a virtual community workshop.

## City of Sacramento Housing Element Update, 2021-2029 (Sixth Cycle)

### City of Sacramento



Ascent is assisting the City of Sacramento with the sixth cycle Housing Element update. Ascent is leading all aspects of the update, including updating the sites inventory and facilitating meetings with an external housing stakeholder working group. The Housing Element must demonstrate capacity to accommodate nearly 46,000 units—an 89-percent increase from the previous RHNA. The City has already taken several bold steps to increase housing supply, including making dramatic changes to the Development Code to provide ministerial approval of multifamily housing projects of up to 200 units. This Housing Element update is an important opportunity for the City to address housing policy issues in a comprehensive manner and develop a bold yet implementable housing strategy.

Throughout the project, Ascent has maintained close communication with HCD staff to ensure that the methodology and assumptions for the sites inventory and projection of accessory dwelling units will be acceptable to HCD. This helps to avoid surprises during the HCD review process. Ascent has also worked hard to ensure that the process is transparent by providing preliminary drafts of the sites inventory and policies and programs to affordable housing advocates and other members of the housing stakeholder committee and by meeting one-on-one to answer questions and gather feedback. This approach will help to ensure broader community support as the housing element moves through the review and adoption process.

#### KEY STAFF

Chelsey Payne, AICP  
Rebecca Pope  
Lisa Merry

#### DATES OF SERVICE

2020–ongoing

#### REFERENCE

**Matt Hertel, AICP**  
Acting Long Range  
Planning Manager  
City of Sacramento  
p: 916.808.7158  
e: [mhertel@cityofsacramento.org](mailto:mhertel@cityofsacramento.org)

#### BUDGET

\$238,800

# PROJECT APPROACH AND SCOPE OF WORK

## Project Understanding

The City of Clovis has been facing tremendous challenges with the Housing Element Update dating back to the fourth cycle, when the City was allocated an RHNA of more than 15,000 housing units. The City did not have a sufficient number of high-density sites to accommodate the lower-income portion. When the City began work on the fifth cycle Housing Element, the City was able to demonstrate more than enough land to accommodate the fifth cycle RHNA; however, the fourth cycle shortfall had still not been met. To remain in compliance with State law, the City was required to rezone more than 220 acres of land at a minimum of 20 units per acre to accommodate a shortfall of 4,425 lower-income housing units. This has been no easy feat.

The City endeavored over the next several years to develop creative strategies to rezone sites to accommodate the fourth cycle carryover. The City amended the General Plan and Development Code to allow multifamily housing at 35-42 units per acre by right in the Public Facilities zone and created a citywide overlay zone to allow multifamily by right on residentially zoned parcels between 1 and 10 acres. The process took longer than the time allowed under State law, and the City's Housing Element certification was revoked but later reinstated by HCD after the City completed the process. Although HCD found that the City's rezone program satisfied the requirements of State law, Central California Legal Services and the Public Interest Law Project filed a joint lawsuit challenging the City's approach to meeting the fourth cycle RHNA carryover. This lawsuit is still unresolved, but a decision is expected in early 2021.

As the City initiates work on the sixth cycle Housing Element, it will be important to closely monitor the Regional Housing Needs Determination and Allocation process to ensure that the City receives a fair allocation and to understand the scope of what will be required in this next Housing Element. So far in this sixth Housing Element cycle, regions across the state have received much higher RHNA determinations from HCD, in response to the severe statewide housing shortage, as well as new criteria that HCD must consider when making the determinations. Overall, the increase in the determination has ranged from under 20 percent in the San Diego region to just over 50 percent in the Sacramento region to well over 200 percent in regions covered by the Southern California Association of Governments. Although it is difficult to predict what the City's RHNA will be for this next cycle, we can safely assume that the allocation will be closer to the fourth cycle RHNA than the fifth cycle.

Our scope of work includes all the technical components needed to ensure that the Housing Element meets the requirements of State law. It also includes ample opportunities to collaborate with City staff, solicit feedback from the community and decision makers, and coordinate with HCD staff. We appreciate that the City is getting an early start on the process to allow our team to provide expert advice and guidance from the development of the RHNA methodology through the final phase of adoption.

## Scope of Work

### Task 1: Project Administration

#### Subtask 1.1: Project Kickoff Meeting

Ascent will prepare for and attend a kickoff meeting with City staff to initiate work on the project. Ascent assumes that the project kickoff meeting will be a virtual meeting given the current pandemic and governor's stay-at-home order.

The meeting will include:

- ▶ reviewing the scope of work and schedule;
- ▶ confirming roles and responsibilities;
- ▶ reviewing housing element legal requirements, focusing on new State law requirements;
- ▶ identifying development opportunity sites and pipeline residential developments;

- ▶ refining the community engagement program; and
- ▶ reviewing the data needs list for the annual progress report and sixth cycle housing element update.

### **Subtask 1.2: Project Schedule**

Following the project kickoff meeting, Ascent will work with City staff to finalize the project schedule to meet all City objectives for the project and ensure adoption before the State-mandated deadline. Ascent will review and revise the project schedule monthly or as needed throughout the project.

### **Subtask 1.3: Project Coordination**

Ascent's project manager will schedule and conduct progress meetings with City staff over the course of the project to review project status and ensure that objectives and milestones are being achieved. Ascent will prepare an agenda and summary of action items for each meeting. Our scope of work and budget assume one standing progress meeting each month plus one additional meeting every other month to address specific needs or issues that arise, including additional stakeholder coordination. Our scope of work assumes that the majority of meetings are video conference calls using Zoom, Microsoft Teams, or another preferred platform, with the exception of two coordination meetings occurring in person over the course of the project.

This subtask also includes time for Ascent's project manager and Finance staff to process the contract and prepare monthly invoices and progress reports.

#### **Task 1 Deliverables**

- ✓ Kickoff meeting agenda and summary with action items
- ✓ Initial project schedule and finalized project schedule with monthly updates as needed
- ✓ Project coordination meeting agendas and summaries
- ✓ Monthly invoices and progress reports

## **Task 2: Annual Housing Element Progress Report Support**

### **Subtask 2.1: Annual Progress Reports**

Ascent will work closely with City staff to prepare and submit to HCD and the Governor's Office of Planning and Research (OPR) annual progress reports (APRs) on housing element implementation for calendar years 2020, 2021, and 2022. Ascent will review and provide recommendations on the housing element implementation summary prepared by City staff and will format the summary into Table D of the APR form required by HCD. Using data provided by City staff, Ascent will also oversee preparation of the quantified data tables, including Tables A and A2, which summarize housing development applications submitted and annual building activity for each calendar year, as well as Table C, which identifies sites rezoned to accommodate a housing shortfall. Ascent will prepare a detailed data request and coordinate with City Planning and Building Division staff to ensure that the correct data are included in the APRs.

Ascent will assist staff in preparing for the required City Council hearing each year by preparing a presentation and providing guidance and peer review of the staff report. Our scope of work and budget assume that Ascent will not be needed to attend the City Council hearings. Following the public hearing, Ascent will submit the APR to HCD and OPR on the City's behalf.

#### **Task 2 Deliverables**

- ✓ Written comments/redlines on the Housing Element implementation summary for each annual progress report
- ✓ Draft and final data tables for each APR (2020, 2021, 2022)

## Task 3: Regional Housing Needs Allocation Support

### Subtask 3.1: RHNA Methodology

Ascent will assist the City with the RHNA process. Ascent will review and provide comments to the City on the Draft Regional Housing Needs Determination issued by HCD to the Fresno Council of Governments (FCOG) and review and provide comments on the draft methodology prepared by FCOG and the RHNA subcommittee. Ascent will support the City representative on the RHNA subcommittee by reviewing meeting materials and making recommendations to City staff for providing input and feedback during the process of developing the RHNA methodology.

### Subtask 3.2: RHNA Subcommittee Attendance (Optional)

As an optional task, Ascent will attend RHNA subcommittee meetings with City staff. As requested, our cost proposal includes a per-meeting cost for virtual and in-person meeting attendance.

### Subtask 3.3: RHNA Allocation Appeal (Optional)

If the City decides to appeal the RHNA, Ascent will assist the City by preparing draft and final memoranda describing the basis for the appeal. This task also includes basic analysis of demographic and housing data to support the appeal process.

### Task 3 Deliverables

- ✓ Written comments on HCD's RHNA determination and the draft and final FCOG allocation methodology
- ✓ Meeting summaries, as needed (optional)
- ✓ Draft and final memoranda addressing appeal of RHNA allocation methodology, as needed (optional)

## Task 4: Housing Element Preparation

### Subtask 4.1: Evaluation of Current Housing Element

Ascent will review APRs and work closely with City staff to determine the status, effectiveness, and appropriateness of the programs in the current fifth cycle housing element. Ascent will document the effectiveness of each program, providing quantitative results where appropriate. Ascent will also evaluate the current housing element to determine the revisions that must be made to comply with current State law and HCD requirements and ensure certification of the sixth cycle housing element.

### Subtask 4.2: Housing Needs Assessment

Ascent will prepare a housing needs assessment pursuant to Government Code Section 65583 with the best available data. The updated housing needs assessment will include information on the following topics:

- ▶ Population and employment demographics and trends
- ▶ Household characteristics
- ▶ Housing stock characteristics
- ▶ Housing costs and affordability
- ▶ Special housing needs
- ▶ At-risk housing
- ▶ Opportunities for energy conservation





#### **Subtask 4.5: Housing Constraints Analysis**

Ascent will update the housing constraints analysis to include recent changes (e.g., new ordinances and fees) and to comply with new requirements related to governmental constraints, including AB 879, which requires analysis of any local ordinances that affect the cost and supply of housing; AB 2162 and AB 101, which require zoning for supportive housing and low-barrier navigation centers; compliance with new accessory dwelling unit and density bonus provisions; and permit processing procedures related to SB 330 and SB 35. Ascent will also provide information to comply with new requirements related to nongovernmental constraints, including a description of the length of time between project approval and request for a building permit and requests for reduced density. After completing the analysis, Ascent will identify potential programs to remove or mitigate any identified constraints.

#### **Subtask 4.6: Housing Goals, Policies, and Implementation Program**

Ascent will prepare an updated Housing Plan based on the evaluation of the existing Housing Element (Subtask 4.1), new requirements of State law, analysis of housing needs and constraints, community input from the public outreach program, discussions with City staff, and best practices. Goals, policies, and the implementation program will address housing needs for all income levels, the elderly, veterans, and populations with disabilities, special needs, or experiencing homelessness, and they will identify meaningful actions to affirmatively further fair housing. Each implementation program will include a specific time frame, quantified objective, and responsible department.

#### **Subtask 4.7: Administrative Draft Housing Element**

Ascent will compile the components described above for Subtasks 4.1 through 4.6 into a formatted administrative draft Housing Element. Ascent will also update the introduction, community engagement description, and other relevant sections of the Housing Element. The administrative draft will be submitted to City staff for review. This scope of work assumes that City staff will provide one set of consolidated comments on the administrative draft.

#### **Subtask 4.8: Screen-Check Draft Housing Element**

Ascent will review and revise the Housing Element to address City staff comments and will prepare a screen-check draft Housing Element.

#### **Subtask 4.9: Public Review Draft Housing Element**

Ascent will address City staff comments on the screen-check draft and prepare a public review draft Housing Element.

#### **Subtask 4.10: General Plan Consistency**

Ascent will review the other elements of the Clovis General Plan to ensure consistency with the Housing Element. Ascent will prepare a memorandum identifying any inconsistencies that need to be reconciled so that the elements maintain internal consistency, including any edits to figures and maps.

#### **Task 4 Deliverables**

- ✓ Administrative draft Housing Element (5 hard copies, electronic copies [Microsoft Word and PDF])
- ✓ Screen-check draft Housing Element (5 hard copies, electronic copies [Microsoft Word and PDF])
- ✓ Public review draft Housing Element (20 hard copies, electronic copies [Microsoft Word and PDF])
- ✓ Memorandum summarizing revisions to the General Plan to maintain consistency (electronic copies [Microsoft Word and PDF])

### **Task 5: Community Engagement and Public Hearings**

#### **Subtask 5.1: Community Outreach Program**

Ascent will prepare a community outreach program that provides opportunities for meaningful engagement for a broad array of community interests and meets State requirements to make a diligent effort to engage lower-income residents. Within the first 60 days of initiating the project, Ascent will prepare a memorandum summarizing the proposed outreach program for City review, comment, and approval.

## Subtask 5.2: Community and Stakeholder Engagement

Although the details of the community outreach program will be determined through Subtask 5.1, the following initial proposal for community engagement activities will provide for meaningful engagement by community members. Ascent will prepare branded outreach materials to advertise engagement events and activities:

- ▶ **Community Workshops.** Ascent will prepare for and facilitate two community workshops. The first workshop will occur early in the process to educate the community on the purpose of the housing element and collect input on key housing issues facing residents. The second workshop will happen later in the process to collect feedback on the draft housing element, focused on the sites inventory and implementation programs. The meetings can be designed to be in person or virtual.
- ▶ **Focus Group Meetings.** Ascent will prepare for and attend two focus group meetings focused on specific topics of interest, such as affordable housing, land use and zoning strategies, fair housing, or housing for people experiencing homelessness. Ascent will work with the City to identify topic areas and develop a list of stakeholders to invite to the focus group meetings.
- ▶ **Online Community Survey.** Ascent will prepare and help distribute a web-based survey to gather information from the community on housing needs and housing policy priorities. Ascent will compile, analyze, and summarize the survey results.
- ▶ **Meetings with Property Owners.** Ascent will attend meeting with property owners to discuss approaches to meeting the RHNA and potential sites to include in the rezone strategy.

## Subtask 5.3: Planning Commission and City Council Public Hearings

Ascent will prepare for and attend two public hearings—one with the Planning Commission and one with the City Council—to present and gather feedback on the public review draft Housing Element before submitting the Housing Element to HCD. Ascent will prepare a PowerPoint presentation and assist City staff with preparation of staff reports for the meetings.

*Note: Task 8 includes two additional public hearings on the final Housing Element.*

### Task 5 Deliverables

- ✓ Community outreach program
- ✓ Presentations for Planning Commission and City Council meetings

## Task 6: HCD Review of Housing Element

### Subtask 6.1: HCD Submittal and Revisions

Ascent will revise the public review draft Housing Element based on direction from the Planning Commission and City Council, prepare a cover letter, and deliver the draft Housing Element to HCD. Ascent will serve as the City's liaison in the HCD review process. Following submission of the HCD review draft Housing Element and before the end of the 60-day review period, Ascent will facilitate meetings and phone calls with HCD and City staff to discuss the draft Housing Element and preliminary HCD comments. Ascent will prepare all revisions to address HCD comments and will work closely with HCD staff to seek a timely conditional approval letter before the Planning Commission and City Council adoption hearings.

### Task 6 Deliverables

- ✓ HCD review draft Housing Element (electronic copies [Microsoft Word and PDF])
- ✓ Cover letter to HCD (electronic copies [Microsoft Word and PDF])
- ✓ Memorandum with revisions to address HCD comments (electronic copies [Microsoft Word and PDF])

## Task 7: Environmental Compliance

### Subtask 7.1: Administrative Draft Initial Study/Mitigated Negative Declaration

Upon review of comments on the administrative draft Housing Element, Ascent will prepare an administrative draft initial study/mitigated negative declaration (IS/MND) to address the potential physical environmental impacts associated with implementation of the Housing Element, in compliance with CEQA. The IS/MND will follow a checklist format addressing all environmental issue areas identified in Appendix G of the State CEQA Guidelines, as updated on December 28, 2018. For each environmental topic, a brief environmental setting will be provided, followed by the impact analysis with supporting narrative discussion for each environmental topic.

With respect to AB 52 requirements, it is assumed that the City will handle all SB 18– and AB 52–related consultation and provide a summary of the AB 52 consultation to Ascent for incorporation into the IS/MND. Mitigation measures will be included in the IS/MND for impacts identified as potentially significant.

### Subtask 7.2: Public Draft Initial Study/Mitigated Negative Declaration

Upon receipt of one consolidated set of comments from City staff on the administrative draft IS/MND, Ascent will revise the document and prepare the IS/MND for public release. Ascent will submit electronic versions of the administrative draft notice of intent to adopt a mitigated negative declaration (NOI), notice of completion (NOC), and Summary Form F to the City for review. Ascent will revise the NOI, NOC, and Summary Form F based on a consolidated set of comments received from the City. Electronic versions of the revised NOI and NOC will be submitted to the City within 5 business days of receipt of City comments. Ascent will upload copies of the final NOI, NOC, and required Summary Form F to the State Clearinghouse electronic submittal website, CEQA Submit, for distribution to responsible and trustee agencies. It is assumed that City staff will develop a CEQA mailing list for local distribution of the NOI and IS/MND. This scope of work assumes that Ascent will handle the distribution of the IS/MND (up to 300 mailings), including publication of the NOI in a local newspaper and posting with the County Clerk.

### Subtask 7.3: Response to Comments

Following the close of the mandatory 30-day CEQA public review period, Ascent will review all public comments received and draft a memorandum responding to CEQA issues raised in the comments for review by City staff. For the purposes of this scope of work, it is assumed that up to 14 hours of technical staff time will be required to respond to comments received. Following receipt of comments from the City, Ascent will provide a final responses-to-comments memorandum for distribution to commenting agencies.

### Subtask 7.4: Mitigation Monitoring and Reporting Program

Ascent will also prepare a mitigation monitoring and reporting program (MMRP) to be adopted by the City Council as part of the project's approval. Ascent will attend up to two public hearings (e.g., Planning Commission and City Council) related to adoption of the IS/MND. Ascent's project manager will be available to present information related to the CEQA process and findings to the City Council or Planning Commission, as necessary.

### Subtask 7.5: Notice of Determination

Ascent will prepare the notice of determination (NOD) for the project and file the NOD with the State Clearinghouse within 5 days following project approval. It is assumed that City staff will handle posting of the NOD with the County Clerk and provide a check for the California Department of Fish and Wildlife document filing fee at that time.

### Task 7 Deliverables

- ✓ Administrative draft IS/MND (electronic copies [Microsoft Word and PDF])
- ✓ Public draft IS/MND (15 hard copies, electronic copies [Microsoft Word and PDF])
- ✓ NOC, Summary Form F, and NOI, including publication/posting and mailing (assumes mailing of up to 300 notices)
- ✓ MMRP (electronic copies [Microsoft Word and PDF])
- ✓ NOD (electronic copies [Microsoft Word and PDF])

## Task 8: Final Documents and Adoption

### Subtask 8.1: Public Hearing Draft Housing Element

Ascent will prepare a public hearing draft Housing Element that incorporates all the responses to HCD comments. We will print hard copies for the Planning Commission and City Council.

### Subtask 8.2: Public Noticing

Ascent will prepare and carry out the appropriate public noticing and required consultations and notifications for general plan amendments per local and State regulations. Ascent will coordinate with City staff to allow for adequate review and oversight of noticing materials and activities.

### Subtask 8.2: Adoption Hearings

Ascent will attend two public hearings—one before the Planning Commission and one before the City Council—to present the public hearing draft Housing Element, respond to questions, and record the Commission's recommendations and the Council's action. Ascent will prepare a meeting presentation and assist City staff with preparing staff reports and the adoption resolution.

### Subtask 8.3: Final Housing Element and Submittal to HCD

Ascent will prepare the final Housing Element, incorporating any changes made by the City Council in adopting the Housing Element. Ascent will prepare a cover letter and will print and deliver the Housing Element to HCD for the final 90-day review period. Following HCD certification, Ascent will print and deliver hard copies of the final Housing Element to the City. Ascent will provide all final digital files to the City, including the Housing Element in Microsoft Word and GIS files of the sites inventory.

### Task 8 Deliverables

- ✓ Public hearing draft Housing Element (20 bound copies, electronic copies [Microsoft Word and PDF])
- ✓ Final Housing Element (20 bound copies, electronic copies [Microsoft Word and PDF])
- ✓ Original electronic files of all final products (Microsoft Word, PDF, Excel, and ArcGIS)



## FEE SCHEDULE

The proposed price for the sixth cycle Housing Element is presented on the next page. We recommend including a \$20,000 contingency to allow optional tasks to be added to the scope or to allow for additional analysis or outreach that may be needed to address unforeseen issues. This is particularly important because the City has not yet received an RHNA, so the extent of work needed to complete the sites inventory is unknown at this point. The price is estimated based on a good-faith, current understanding of the project needs. If selected, Ascent is interested in discussing the City's needs and revising the scope of work and price, as warranted, to meet expectations.

### Cost Assumptions

The proposed price for the sixth cycle update of the Clovis Housing Element is presented on the next page. To promote clarity, the following assumptions explain the basis of the proposed price. The price is estimated based on a good-faith, current understanding of the project's needs. If selected, Ascent is interested in discussing the City's needs and revising the scope of work and price, as warranted, to meet expectations.

1. **Price and Staff Allocation to Tasks.** The proposed price has been allocated to tasks. Work has been assigned to the identified staff or labor category. Ascent may reallocate budget or staff among tasks, as needed, as long as the total contract price is not exceeded.
2. **Schedule.** The price is based on the proposed schedule. If the schedule is protracted significantly (more than 60 days) for reasons beyond Ascent's control, a budget amendment may apply to the remaining work. Ascent will consult with the City about a course of action.
3. **Meetings and Conference Calls.** The number and duration of proposed meetings and conference calls are specified. If they are exceeded, a budget augmentation would be warranted.
4. **Billing Rates.** The proposed billing rates apply to the current calendar year. For work performed after this year has concluded, budget augmentations and contract amendments will be calculated using updated billing rates, unless precluded by contract terms.
5. **Meeting Attendance.** The budget assumes in-person attendance at six meetings. All other meeting attendance is assumed to be virtual.
6. **Consolidated Comments.** The City will provide Ascent with one consolidated set of reconciled, nonconflicting comments on preliminary drafts.
7. **Printing Costs.** The printing cost of documents is included in the price, based on assumptions regarding the number of copies. If the number of copies exceeds assumptions, a budget augmentation would be warranted.
8. **Changes to the Project.** If the description of the project is changed after it has been approved for use by the City, a budget amendment will be warranted to the extent completed work needs to be revised or redone.
9. **CEQA Technical Studies.** The scope of work assumes that no technical studies would be needed to support the CEQA analysis. If, based on review of the administrative draft Housing Element, it is determined that such studies are needed (such as modeling for air quality, noise, or vehicle miles traveled; surveys requiring field work; or input from a technical specialist), Ascent will coordinate with the City regarding a budget amendment.
10. **Response to Public Comments.** Because it is not possible to accurately forecast the volume or complexity of public comments that will be received during the CEQA public review process, it is necessary to assume the level of effort necessary to prepare responses. Therefore, Ascent assumes that 14 hours of staff time will be needed to prepare responses to public comments received. If public comments received are larger in volume or more complex than anticipated, Ascent will coordinate with the City regarding a budget amendment.
11. **Scope of Analysis.** The price is based on the proposed scope of analysis. If new technical issues, alternatives, field surveys, modeling, or analysis is identified after contract execution, a budget amendment would be warranted.
12. **Adequacy of Provided Materials.** Materials provided by others are assumed to be complete and adequate for use in the analysis. If supplemental or revised analysis, studies, data, or fieldwork is needed to render such materials adequate, a budget amendment would be warranted.



**PRICE PROPOSAL**  
City of Clovis Sixth Cycle Housing Element

December 15, 2020

hourly rate:

Task 1: PROJECT ADMINISTRATION	Price	Hours
1.1 Project Kickoff Meeting	\$ 1,440	8
1.2 Project Schedule	\$ 1,480	10
1.3 Project Coordination (over 2.75 years)	\$ 32,680	204
<b>Subtotal, Task 1</b>	<b>\$ 35,600</b>	<b>222</b>

Project Director	CEQA Task Leader	Assistant Project Manager	Research Analyst	Air Quality/GHG Specialist	Transportation Specialist	GIS Analyst	Admin/Word Processing
\$220	\$240	\$130	\$90	\$150	\$165	\$140	\$125
2	2	4					
2		8					
56	12	96					40
<b>60</b>	<b>14</b>	<b>108</b>	<b>0</b>	<b>0</b>			<b>40</b>

Task 2: ANNUAL HOUSING ELEMENT PROGRESS REPORT SUPPORT	Price	Hours
2.1 Annual Progress Reports (2020, 2021, 2022)	\$ 15,480	128
<b>Subtotal, Task 2</b>	<b>\$ 15,480</b>	<b>128</b>

12		40	60			16	
<b>12</b>	<b>0</b>	<b>40</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>

Task 3: REGIONAL HOUSING NEEDS ALLOCATION SUPPORT	Price	Hours
3.1 RHNA Methodology	\$ 7,400	48
3.2 RHNA Subcommittee Attendance - virtual (optional)	\$ 700	4
3.2 RHNA Subcommittee Attendance - in-person (optional)	\$ 1,890	9
3.3 RHNA Allocation Appeal (as needed)	\$ 4,040	32
<b>Subtotal, Task 3 (not including optional)</b>	<b>\$ 7,400</b>	<b>48</b>

20		12	16				
2		2					
8		1					
4		16	12				
<b>20</b>	<b>0</b>	<b>12</b>	<b>16</b>	<b>0</b>	<b>0</b>		

Task 4: HOUSING ELEMENT PREPARATION	Price	Hours
4.1 Evaluation of Current Housing Element	\$ 2,040	18
4.2 Housing Needs Assessment	\$ 8,120	70
4.3 Fair Housing Assessment	\$ 6,800	68
4.4 Sites Inventory and Analysis of Resources	\$ 24,680	172
4.5 Housing Constraints Analysis	\$ 7,200	66
4.6 Housing Goals, Policies, and Implementation Program	\$ 9,760	64
4.7 Administrative Draft Housing Element	\$ 17,160	136
4.8 Screen-Check Draft Housing Element	\$ 3,300	24
4.9 Public Review Draft Housing Element	\$ 3,000	22
4.10 General Plan Consistency	\$ 3,360	28
<b>Subtotal, Task 4</b>	<b>\$ 85,420</b>	<b>668</b>

2		4	12				
6		16	40			8	
4		4	60				
20		100				52	
6		12	48				
16		48					
12		60	40			8	16
2		16				2	4
2		12					8
4		8	16				
<b>74</b>	<b>0</b>	<b>280</b>	<b>216</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>28</b>

Task 5: COMMUNITY ENGAGEMENT AND PUBLIC HEARINGS	Price	Hours
5.1 Community Outreach Program	\$ 700	4
5.2 Community and Stakeholder Engagement	\$ 23,680	164
5.3 Planning Commission and City Council Public Hearings	\$ 6,120	36
<b>Subtotal, Task 5</b>	<b>\$ 30,500</b>	<b>204</b>

2		2					
44		80	40				
16		20					
<b>62</b>	<b>0</b>	<b>102</b>	<b>40</b>	<b>0</b>	<b>0</b>		

Task 6: HCD REVIEW OF HOUSING ELEMENT	Price	Hours
6.1 HCD Submittal and Revisions	\$ 7,200	52
<b>Subtotal, Task 6</b>	<b>\$ 7,200</b>	<b>52</b>

12		24	16				
<b>12</b>	<b>0</b>	<b>24</b>	<b>16</b>	<b>0</b>	<b>0</b>		

Task 7: ENVIRONMENTAL COMPLIANCE	Price	Hours
7.1 Administrative Draft IS/MND	\$ 15,140	104
7.2 Public Draft IS/MND	\$ 4,940	36
7.3 Response to Comments	\$ 3,630	22
7.4 Mitigation Monitoring and Reporting Program	\$ 760	5
7.5 Notice of Determination	\$ 370	2
<b>Subtotal, Task 7</b>	<b>\$ 24,840</b>	<b>169</b>

	8	56		16	12	4	8
	2	16		2	2		14
	6	12		2	2		
	1	4					
	1	1					
<b>0</b>	<b>18</b>	<b>89</b>	<b>0</b>	<b>20</b>	<b>16</b>	<b>4</b>	<b>22</b>

Task 8: FINAL DOCUMENTS AND ADOPTION	Price	Hours
8.1 Public Hearing Draft Housing Element	\$ 4,520	32
8.2 Public Noticing	\$ 3,520	26
8.3 Adoption Hearings	\$ 5,080	28
8.4 Final Housing Element and Submittal to HCD	\$ 1,960	14
<b>Subtotal, Task 8</b>	<b>\$ 15,080</b>	<b>100</b>

4		16				4	8
2	4	8	12				
16		12					
2		4					8
<b>24</b>	<b>4</b>	<b>40</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>16</b>

<b>LABOR SUBTOTAL</b>	<b>\$ 221,520</b>	<b>1591</b>
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<b>264</b>	<b>36</b>	<b>695</b>	<b>360</b>	<b>20</b>	<b>16</b>	<b>94</b>	<b>106</b>
<b>\$ 58,080</b>	<b>\$ 8,640</b>	<b>\$ 90,350</b>	<b>\$ 32,400</b>	<b>\$ 3,000</b>	<b>\$ 2,640</b>	<b>\$ 13,160</b>	<b>\$ 13,250</b>

REIMBURSABLE EXPENSES	Price	Hours
Printing	\$ 6,000	
Mileage/Parking/Travel	\$ 1,200	
Publication of NOI in Newspaper	\$ 400	
Postage	\$ 500	
Zoom Webinar and Survey Fee	\$ 175	

**ASSUMPTIONS**  
Assumptions that explain the basis of the proposed price are enclosed and are an integral part of this proposed scope for work for services.

<b>TOTAL PRICE</b>	<b>\$ 229,795</b>
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<b>Recommended Contingency</b>	<b>\$ 20,000</b>
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## CONFLICTS OF INTEREST AND CURRENT WORK DISCLOSURE

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We are aware of no actual, potential, or perceived conflicts that would prevent our full and objective participation in this work for the City of Clovis. The following is a list of work performed within the City of Clovis and Fresno County in the last 12 months.

### **Work performed within the City of Clovis within the last 12 months:**

1. City of Clovis 2019 Annual Progress Report Assistance

### **Work performed within Fresno County within the last 12 months:**

1. Friant Ranch Recirculated EIR and Air Quality Assistance, County of Fresno
2. Community Outreach South Industrial Priority Area Specific Plan EIR, City of Fresno
3. South Industrial Priority Area Specific Plan EIR, City of Fresno
4. General Plan Amendment and Rezone Darling Rendering IS/MND, City of Fresno



## CONFIRMATION REGARDING AGREEMENT

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Ascent has reviewed the City of Clovis Consultant Service Agreement and respectfully requests the opportunity to discuss the following revisions:

19. Indemnity and Defense. Consultant hereby agrees to indemnify, ~~defend~~ and hold the City, its officials, officers, employees, agents, and volunteers harmless from and against all claims, demands, causes of action, actions, damages, losses, expenses, and other liabilities, (including without limitation reasonable attorney fees and costs of litigation) ~~of every nature arising out of or in connection with the alleged or actual~~ but only to the extent actually caused by the negligent acts, errors, or omissions ~~or negligence~~ of Consultant or its subcontractors relating to the performance of Services described herein to the fullest extent permitted by law, unless the injuries or damages are the result of City's ~~sole~~ negligence or willful misconduct, subject to any limitations imposed by law. Consultant and City agree that said indemnity and defense obligations shall survive the expiration or termination of this Agreement for any items specified herein that arose or occurred during the term of this Agreement.

## A RESUMES

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## Chelsey Payne, AICP

### PROJECT DIRECTOR/PROJECT MANAGER

#### EDUCATION

Master of Regional Planning, Cornell University

BA, Environmental Studies, Oberlin College

#### CERTIFICATIONS

American Institute of Certified Planners, No. 026470

#### PROFESSIONAL AFFILIATIONS

American Planning Association, Sacramento Valley Section, Secretary (2017–2019)

Chelsey Payne is an AICP-certified planner with 14 years of experience and leadership on long-range planning projects for local governments that span California, with an emphasis on comprehensive plans, specific plans, land use studies, housing strategies, and community engagement. She is highly regarded for her ability to lead multidisciplinary teams of planners, urban designers, and experts in CEQA, economic development, transportation, infrastructure, and other fields in the development of long-range plans that meet the requirements of state law, articulate community members' visions and priorities, and meet the needs and expectations of local policymakers.

As a housing specialist, Chelsey has worked on the full spectrum of housing studies and plans for local agencies across California. She has managed or contributed to 60 housing elements, all of which have been certified by the California Department of Housing and Community Development. She has prepared Regional Housing Needs Plans for regional councils of government in coordination with Sustainable Communities Strategies. Chelsey provides follow-up support on policy implementation, including zoning code and general plan amendments, infill housing strategies, and special housing studies. She also provides technical assistance to cities and counties that receive assistance from HUD. She has given lectures and organized panel discussions on policy solutions for a sustainable housing market.

### SELECTED PROJECT EXPERIENCE

#### City of Clovis Housing Element (part of Fresno County Multi-Jurisdictional Housing Element), 2015

Fresno Council of Governments

##### Project Manager

Chelsey led an effort to prepare the first-ever Multi-Jurisdictional Housing Element for Fresno County and 12 of the 15 cities in the county. The project involved coordinating with staff from the 13 jurisdictions to gather local data and develop a consensus on a regional plan for addressing housing needs. The result was a single certified Housing Element for all jurisdictions. The project won two APA awards: the 2016 Outstanding Planning Award for Best Practices from the California Central Section APA and a 2016 Best Practice Award of Merit from the California Chapter of APA.

#### Senate Bill 2 Planning Grants Technical Assistance/LEAP Technical Assistance

California Department of Housing and Community Development

##### Deputy Project Manager/Regional Liaison

Ascent is part of the PlaceWorks Team on the SB 2 Planning Grants Technical Assistance Program and the LEAP Grant Technical Assistance Program. Ascent is working closely with HCD to provide technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

#### Sacramento Housing Element Update, 2013, 2021

City of Sacramento

##### Project Director

Chelsey is currently leading an update to the City of Sacramento Housing Element. The project includes updating the sites inventory, developing a rezone strategy, and facilitating meetings with an external housing stakeholder working group. The Housing Element must demonstrate capacity to accommodate an RHNA of nearly 46,000 units—an 89 percent increase from the previous

RHNA. Through this project, she also assisted the City with the 2013 Housing Element update, in conjunction with an update to the Sacramento General Plan.

### Folsom Housing Element Update, 2009, 2013, 2021

City of Folsom

#### Project Director/Manager

Chelsey prepared the City's 2009 Housing Element and led an update to the element in 2013. The City also hired Chelsey to assist with follow-up implementation of Housing Element programs, including preparing staff reports and presenting at Planning Commission and City Council meetings. She is currently (2020) leading the preparation of the City's sixth cycle Housing Element. The City was given a much higher RHNA, particularly the lower-income RHNA (70 percent increase), which requires working with City staff, landowners, and other stakeholders to develop a robust rezone strategy.

### Placer County Housing Element Update, 2008, 2013, 2021

County of Placer

#### Project Manager

Chelsey led the update to the Placer County Housing Element in 2008 and more recently in 2013. The 2008 update included extensive work to prepare a new parcel-based sites inventory. The 2013 update included additional analysis to support density assumptions for lower-income sites in response to an increase in the default density standard to 30 units per acre. Ascent was recently hired as part of a team of consultants to assist with the 2021 Housing Element update. Ascent led the update to the sites inventory and the policies and implementation programs and supported the outreach program.

### Stockton Housing Element Update, 2009, 2015

City of Stockton

#### Project Manager

Chelsey assisted the City of Stockton with its Housing Element updates in 2009 and 2015. The Housing Element focused on accommodating a large Regional Housing Needs Allocation (RHNA) by enhancing opportunities for infill development, including mixed-use, affordable housing, and transit-oriented development in the Downtown and Greater Downtown Areas.

### TCAG Regional Housing Needs Plan, 2014

Tulare County Association of Governments

#### Project Manager

Chelsey led an effort to prepare the 2014–2023 Regional Housing Needs Plan (RHNP) for the Tulare County Association of Governments (TCAG). The RHNP is a required statewide process to address housing issues related to future growth that assigns to each jurisdiction in Tulare County its "fair share" of housing needs. Chelsey worked with TCAG staff and the 10 jurisdictions in Tulare County to develop the RHNP consistent with the RTP/SCS, pursuant to SB 375.

### StanCOG Sustainable Communities Strategy and Regional Housing Needs Plan

Stanislaus Council of Governments

#### Senior Planner

In collaboration with Kimley-Horn, Chelsey assisted the Stanislaus Council of Governments (StanCOG) in preparing the 2018 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). She oversaw the development of the SCS land use scenarios. As part of the prior (2014) RTP/SCS, Chelsey led preparation of the Regional Housing Needs Plan and facilitated the RHNA process for StanCOG and the nine jurisdictions in the county.

## SUMMARY OF HOUSING ELEMENT EXPERIENCE

- ▲ Sixth Cycle Housing Elements: Cities of Davis, Folsom, Sacramento; Town of Truckee; Counties of Placer, Sacramento, Sierra, Sutter, and Ventura
- ▲ Fifth Cycle Housing Elements: Cities of American Canyon, El Cerrito, Folsom, Galt, Gilroy, Hayward, Healdsburg, Hughson, Isleton, Livingston, Madera, Mt. Shasta, Patterson, Rohnert Park, Sacramento, Stockton, Tulare, Union City, and Walnut Creek; Towns of Moraga and Windsor; Counties of Fresno (Multi-jurisdictional), Madera, Merced, Placer, San Joaquin, Sierra, and Yolo
- ▲ Fourth Cycle Housing Elements: Cities of Folsom, Sausalito, South Lake Tahoe, Stockton, Sutter Creek, Union City, and Visalia; Counties of Calaveras, Merced, Placer, and San Joaquin



## Mike Parker, AICP

### PRINCIPAL-IN-CHARGE/CEQA TASK LEAD

#### EDUCATION

MA, English, California State University, Sacramento

BA, English, California State University, Humboldt

#### CERTIFICATIONS

American Institute of Certified Planners, No. 023975

#### PROFESSIONAL AFFILIATIONS

American Planning Association (Section Board Member)

Association of Environmental Professionals

#### TRAINING

AEP CEQA Essentials

AEP Advanced CEQA

Mike Parker, AICP, is a CEQA and NEPA project manager drawing from 17 years of environmental planning and urban planning experience. He has successfully managed the CEQA process for large and small projects throughout California, with a concentration in the Central Valley region. His diverse project experience ranges from open space projects to high-rise towers in downtown settings, from elementary schools to general plan updates, from small city halls to major criminal justice facilities. Many of these projects involved intense public controversy. Mike's recent focus has been on community planning, including preparing EIRs for general plans, area plans, and large-scale specific plans. Also, as a former planner at the City of Sacramento, Mike brings a thorough understanding of the local civic process, stakeholders, environmental issues, and planning opportunities and constraints. He is also the current legislative director of the Sacramento Valley Section of the American Planning Association.

### SELECTED PROJECT EXPERIENCE

#### City of Sacramento 2035 General Plan (including Housing Element) Update Master EIR

City of Sacramento

##### Project Manager

Ascent prepared the Master EIR for the City of Sacramento General Plan update. The approved update to the City's General Plan documented the City's progress in implementing the 2030 General Plan since 2009 and the plan's policies and implementation programs to reflect changed conditions and new priorities. Technical revisions were made to the General Plan to update existing conditions and projected trends, reflect new City priorities and expectations, streamline development review and plan implementation, and address new state requirements. This effort also included an update to the 2008 Housing Element. The updated Master EIR extended the streamlining utility for another five years. Streamlining opportunities include use of the Master EIR for listed subsequent projects and Shovel-Ready Tier 1 Priority Areas and other CEQA opportunities, such as for Transit Priority Projects under SB 375, infill projects under SB 226 CEQA Guidelines, and to reduce the need for project-level traffic study.

#### Tuolumne County General Plan Update EIR

County of Tuolumne

##### Project Manager

In response to public comments received expressing concern about the Draft EIR, previously prepared and circulated by another consulting firm, Tuolumne County decided to recirculate the Draft EIR evaluating the effects of its updated General Plan. Ascent was hired by the County to address key concerns, elevate the EIR's efficacy and legal defensibility, and maximize the County's ability to use the General Plan EIR as a CEQA streamlining tool. Mike managed preparation of a program-level EIR evaluating General Plan updates proposed by County staff. This was a highly controversial project with several key environmental issues, including potential impacts to habitat and oak woodlands, potential increase in wildland fire risk in the immediate wake of the Camp

Fire in Paradise, potential impacts to farmland, and impacts associated with population and growth, including noise and traffic. The County Board of Supervisors certified the EIR and adopted the updated General Plan in January 2019.

### Sunset Area Plan/Placer Ranch Specific Plan EIR, Placer County

County of Placer

#### Project Manager

Mike managed preparation of the EIR for the largest development project in the history of Placer County. The EIR evaluated the Sunset Area Plan at a program level and the Placer Ranch Specific Plan at a project level. The Sunset Area Plan covers over 8,000 acres between the cities of Roseville, Lincoln, and Rocklin. Within the Sunset Area Plan, the Placer Ranch Specific Plan covers over 2,000 acres. Together, the plans are envisioned as a major primary-wage job center in the region, providing 13 million square feet of industrial uses, 13 million square feet of R&D uses, 3 million square feet of entertainment/mixed use, over 2 million square feet of office, and almost 2 million square feet of retail. The two plans also include over 8,000 residential units, which range from low to high density. The centerpiece of the project is a university that would accommodate 30,000 students. The project was highly controversial. It was approved by the County Board of Supervisors in December 2019.

### Saratoga Estates EIR, El Dorado County

County of El Dorado

#### Project Manager

Ascent prepared the EIR for the Saratoga Estates Project in El Dorado Hills. Renasci Development proposed to construct a 317-unit single-family residential development. The project extends Wilson Boulevard to Saratoga Way and extends Saratoga Way to Iron Point Road in Folsom, thus completing the east-west road connection between El Dorado Hills Boulevard and East Bidwell Street. The project features approximately 42 acres of open space, which includes public parks, a trail system, landscaping, and open space areas surrounding the creek corridor. The project includes a proposal to change the zoning on the project site to R1-PD (Single-unit Residential, Planned Development) and OS-PD (Open Space, Planned Development). The primary environmental issues evaluated were traffic, noise, air quality, biological resources, and cultural resources. The Board of Supervisors certified the EIR and approved the project in 2016, and the project is currently under construction.

### South San Francisco Zoning Text Amendment Prohibiting Superstores, San Francisco County

City of South San Francisco

#### Project Manager

Mike managed preparation of the EIR for the City's proposed amendment to the Zoning Code to prohibit superstores citywide and to prohibit grocery stores east of Highway 101. Ascent completed the EIR process (from NOP to Final EIR) in under 5 months. The Draft EIR focused on traffic, air quality, and greenhouse gas emissions.

### Sacramento Climate Action Plan Initial Study, Sacramento County

City of Sacramento

#### CEQA Project Manager

Ascent prepared the Climate Action Plan for the City of Sacramento. Mike was the project manager for the CEQA document—an Initial Study evaluating the potential for the CAP to generate environmental impacts beyond those evaluated under the Master EIR prepared for the City's 2030 General Plan update.

### Curtis Park Village EIR

City of Sacramento

#### Project Manager

Mike was the project manager during preparation of the Draft EIR for the proposed Curtis Park Village subdivision. Curtis Park Village is a mixed-use project on an infill site in Sacramento, which was contaminated by a former rail yard. The project includes over 500 residential units, varying widely by type and density, and over 250,000 square feet of retail.



## Kim Untermoser

### ASSISTANT PROJECT MANAGER

#### EDUCATION

BS, Environmental Studies, summa cum laude, California State University, Sacramento

#### AFFILIATIONS

American Planning Association (APA)

#### SOFTWARE CAPABILITIES

ArcGIS, Adobe Creative Suite

Kim Untermoser is an urban and environmental planner with experience in long-range planning, housing strategies, and CEQA/NEPA compliance. Her experience includes general and specific plan development, zoning amendments, housing inventory analyses, and community engagement. She has also conducted spatial analysis using geographic information systems. In addition, Kim has prepared policy and zoning amendments for various housing, including cohousing and cluster housing communities, tiny home strategies, infill housing, accessory dwelling units, and workforce housing.

### SELECTED PROJECT EXPERIENCE

#### Folsom 2021–2029 Housing Element

City of Folsom

##### Planner

Ascent is currently working with the City of Folsom to update the Housing Element for the sixth cycle. Kim is assisting with all aspects of the Housing Element, including the sites inventory and constraints analyses and preparation of housing goals, policies, and implementation programs.

#### Placer County 2021–2029 Housing Element

County of Placer

##### Planner

Ascent is part of a team of consultants working with Placer County to prepare the sixth cycle Housing Element update. Ascent is leading the update to the sites inventory and the housing policies and implementation programs. Kim is the planner assigned to complete these efforts. As part of the sites inventory, the County had a rezone obligation to meet lower-income housing needs. Kim assisted the County in identifying candidate rezone sites that met the County's infill housing goals and were served by adequate infrastructure and public services.

#### Davis 2021–2029 Housing Element Update

City of Davis

##### Planner

Ascent is part of a team of consultants working with the City of Davis to prepare the sixth cycle Housing Element update. Ascent is leading the update to the sites inventory and the housing constraints analysis. The City is anticipated to have a rezone obligation to meet its housing needs. Ascent will prepare a rezone strategy and identify candidate sites to rezone to meet the City's housing needs. Kim is the planner assigned to lead these efforts.

#### Sutter County 2021–2029 Housing Element Update

County of Sutter

##### Planner

Ascent is working with Sutter County to prepare the sixth cycle Housing Element update. Ascent is preparing the Housing Element Background Report to identify housing needs, potential constraints, and land availability, as well as housing policies and implementation programs. Kim is

the planner leading these efforts and is coordinating with County staff and internal staff to complete these tasks.

### Placer County Housing Inventory and Availability Research

County of Placer

#### Planner

Placer County assessed current conditions, the Zoning Ordinance, and General Plan policies to determine housing availability in the county for various housing types and income levels. Kim verified SACOG's housing inventory for the county, reviewed the County's General Plan policies and Zoning Ordinance, and prepared amendment proposals to the General Plan and Zoning Ordinance to increase housing in Placer County. She also researched alternative housing, including cohousing, cluster housing, and tiny houses, to determine their applicability to housing developments.

### West Broadway Specific Plan EIR

City of Sacramento

#### Environmental Planner

Ascent is working with the City on the development of a master plan vision, Specific Plan, and EIR for the West Broadway area, located southwest of downtown Sacramento. This area includes a mixed-use planned development under construction, known as the Mill at Broadway, the public housing communities of Alder Grove and Marina Vista, the William Land Woods affordable housing community, over 30 acres of industrial land uses, two schools, Miller Regional Park and the Sacramento Marina, and the western end of the Broadway corridor. The EIR evaluates the potential impacts of plan implementation, based on the potential net change in land uses, as well as design guidelines and implementing actions that may affect development in the plan area. Key issues include traffic, air quality, noise, aesthetics, and recreation. Kim prepared the geology and soils, hazards and hazardous materials, and utilities and service systems sections of the EIR.

### Senate Bill 2 Planning Grants Technical Assistance Services

California Department of Housing and Community Development

#### Planner

Through the SB 2 Planning Grants Technical Assistance Program, Ascent and PlaceWorks are providing technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Kim assisted in preparing a CEQA streamlining toolkit for housing, including factsheets and informational brochures for local planning agencies. She also reviewed CEQA case law on exemptions for housing and prepared guidance on best practices.

### Truckee 2040 General Plan Update and Downtown Specific Plan Update

Town of Truckee

#### Planner

Ascent is leading a concurrent update of the Truckee General Plan and the Downtown Specific Plan. The update effort includes all phases of the project: documentation of existing conditions; identification of key issues and opportunities; development of a vision and guiding principles, land use alternatives, and a policy document; and a comprehensive community engagement program. Kim performed land use analysis of opportunity sites and GIS analysis of environmental constraints. She also prepared the land use alternatives workbook and assisted with community outreach efforts.

### South Central Specific Plan

City of Fresno

#### Assistant Project Manager

The South Central Specific Plan was initiated by the City of Fresno to facilitate opportunities for economic growth, job creation, and promote development of underutilized lands in the planning area. Ascent was hired to engage the community in community meetings, stakeholder interviews, and a community charrette to potentially re-examine industrial uses and their associated land use impacts. Ascent will provide suggestions for modifying the Land Use Plan and corresponding elements (e.g., buffers). Kim is assisting with the community engagement effort and recommendations to modify the Land Use Plan.





# Rebecca Pope

## RESEARCH ANALYST

### EDUCATION

BA, Environmental Studies,  
Concentration in Science for Sustainable  
Communities, California State University,  
Monterey Bay

### PROFESSIONAL AFFILIATIONS

American Planning Association (APA)  
CivicSpark Alumni Board

Rebecca Pope is a research analyst with an emphasis in housing policy and program development. Currently, she is specializing in the preparation of fair housing assessments to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal opportunity access. She has experience in policy and legislative research, data synthesis, quantitative analysis, housing program implementation, and community engagement. She has contributed to the preparation of housing elements, zoning amendments, and housing policies and implementation programs. Additionally, Rebecca is assisting in the development of the State’s guidance on fair housing assessments.

## SELECTED PROJECT EXPERIENCE

### Senate Bill 2 Planning Grants Technical Assistance Services

California Department of Housing and Community Development

#### Research Analyst

Through the SB 2 Planning Grants Technical Assistance Program, Ascent and PlaceWorks are providing technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. As part of this effort, Rebecca assisted in the development of Sierra County’s 2019–2024 Housing Element. Ascent was tasked with preparing the regional housing need and land inventory sections, the evaluation of the 2014 Housing Element, and the County’s housing policies and implementation programs. Rebecca is also assisting in the preparation of an AB 686: Affirmatively Furthering Fair Housing (AFFH) guidance report as part of the SB 2 technical services.

### Sacramento 2021–2029 Housing Element Update

City of Sacramento

#### Research Analyst

The 2021–2029 Housing Element update is a comprehensive statement by the City of Sacramento of its current and future housing needs and addresses new state law requirements and statutory regulations. The project includes updating the sites inventory, developing a rezone strategy, and facilitating meetings with an external housing stakeholder working group. The Housing Element must demonstrate capacity to accommodate an RHNA of nearly 46,000 units—an 89 percent increase from the previous RHNA. Rebecca is assisting in writing the constraints analysis, writing the AFFH fair housing needs assessment, developing the housing policies and implementation programs, and preparing outreach materials.

### Ventura County 2021–2029 Housing Element Update

County of Ventura

#### Research Analyst

Ascent is working with Ventura County to prepare the sixth cycle Housing Element update. Ascent is providing consultation and assistance to the County by facilitating a virtual community workshop, preparing the AFFH fair housing needs assessment, assisting in the sites inventory analysis, and reviewing the Housing Element. The virtual workshop included a bilingual

presentation and a Spanish interpreter. Rebecca prepared meeting materials for the virtual workshop and coordinated with internal staff and County staff to conduct the meeting. She is also preparing the AFFH fair housing needs assessment for the County.

### Sutter County 2021–2029 Housing Element Update

County of Sutter

#### Research Analyst

Ascent is working with Sutter County to prepare the sixth cycle Housing Element update. Ascent is preparing the Housing Element Background Report to identify housing needs, potential constraints, and land availability, as well as housing policies and implementation programs. Rebecca is preparing the housing needs assessment including the AFFH analysis. She is also assisting with the analysis of potential constraints to housing development and forming housing policies and implementation programs.

### Folsom 2021–2029 Housing Element

City of Folsom

#### Research Analyst

Ascent is currently working with the City of Folsom to update the Housing Element for the sixth cycle. Rebecca assisted in the preparation of Folsom’s fair housing needs assessment and provided support to the project manager as needed in the update process.

### Placer County Accessory Dwelling Unit Incentivization Program

County of Placer

#### Housing and Community Development Fellow

In a 2019–2020 fellowship, Rebecca served as a Housing and Community Development fellow with Placer County’s Community Development Resource Agency to provide capacity in implementing their 2018 Housing Strategy and Development Plan. She assisted in the development of an accessory dwelling unit (ADU) incentivization program. Rebecca prepared an amendment to the County’s Zoning Ordinance regarding ADUs and developed an online resource center for interested homeowners to streamline the development process. She also initiated an ADU marketing outreach strategy by preparing marketing materials, notably including an inspiration book and a guided workbook.

### Placer County 2021–2029 Housing Element

County of Placer

#### Housing and Community Development Fellow

Ascent is part of a team of consultants working with Placer County to prepare the sixth cycle Housing Element update. Before joining Ascent, Rebecca had a fellowship with Placer County’s Community Development Department and the California Department of Housing and Community Development to provide capacity in housing program development and strategy implementation. She provided community outreach support and prepared the project website.



## Lisa Merry

### GIS SPECIALIST/RESOURCE ANALYST

#### EDUCATION

MS, Environmental Science and Management, Conservation Planning Specialization, University of California, Santa Barbara

BS, Environmental Biology and Management, Minors in Geographic Information Systems (GIS) and Psychology, University of California, Davis

#### PROFESSIONAL AFFILIATIONS

URISA – The Association for GIS Professionals

Society for Conservation GIS

#### SOFTWARE CAPABILITIES

ArcGIS, GPS Trimble, MobileMapper, Google Earth, PC-ORD, CNDDDB, RareFind, BIOS, Adobe Design Suite, Miradi

#### AWARDS

State Wildlife Action Plan 2015 Update, AEP Outstanding Environmental Resource Plan

Midpeninsula Regional Open Space District Bear Creek Redwoods Preserve Plan and EIR (2017 Award for Outstanding Planning Document from AEP)

Plan Bay Area: Regional Transportation Plan/Sustainable Communities Strategies EIR (2018 Award of Merit for Environmental Analysis Document from AEP)

Lisa Merry is a GIS specialist and natural resources analyst with experience working on sites inventories for various housing element updates. She possesses a strong educational background in GIS and database management, with a focus on utilizing conceptual modeling and GIS in conservation planning and adaptive management. Her skills include GPS field data recording, GIS resources analysis and mapping, natural resources assessments and management planning, and environmental impact assessment.

### SELECTED PROJECT EXPERIENCE

#### Davis 2021–2029 Housing Element Update

City of Davis

##### Planner

Ascent is part of a team of consultants working with the City of Davis to prepare the sixth cycle Housing Element update. Ascent is leading the update to the sites inventory and the housing constraints analysis. The City is anticipated to have a rezone obligation to meet its housing needs. Ascent will prepare a rezone strategy and identify candidate sites to rezone to meet the City's housing needs. Lisa provided GIS and mapping support for the project.

#### City of Sacramento Housing Element Update, 2021-2029 (6th Cycle)

City of Sacramento

##### Project Lead

Ascent Environmental is currently assisting the City of Sacramento with the sixth cycle Housing Element update. Ascent is leading all aspects of the update, including updating the sites inventory and facilitating meetings with an external housing stakeholder working group. The Housing Element must demonstrate capacity to accommodate nearly 46,000 units—an 89 percent increase from the previous RHNA. Lisa provided GIS and mapping support for the project.

#### City of Sacramento 2035 General Plan Update Master EIR

City of Sacramento

##### GIS Specialist

Ascent prepared the Master EIR for the City of Sacramento General Plan update. The approved update documented the City's progress in implementing the 2030 General Plan since 2009 and the plan's policies and implementation programs to reflect changed conditions and new priorities. Technical revisions were made to the General Plan to update existing conditions and projected trends, reflect new City priorities and expectations, streamline development review and plan implementation, and address new state requirements. This effort also included an update to the 2008 Housing Element. The updated Master EIR extended the streamlining utility for another 5 years. Streamlining opportunities include use of the Master EIR for listed subsequent projects and Shovel-Ready Tier 1 Priority Areas and other CEQA opportunities, such as for Transit Priority Projects under SB 375, infill projects under SB 226 CEQA Guidelines, and to reduce the need for project-level traffic study. The 2035 General Plan was approved and the Master EIR certified in March 2015. Lisa provided GIS and mapping support for the project.

## Placer Vineyards Specific Plan Environmental Review

County of Placer

### Natural Resource Analyst

Lisa prepared the biological resources section for this environmental review intended to evaluate all environmental topic areas for any changes in circumstances or changes in the Blueprint Alternative description compared to the analysis and description presented in the previously certified environmental document, in order to determine whether such changes were or were not adequately covered in the Final EIR. The Final EIR consists of the Draft EIR, the revised Draft EIR, two partially recirculated Draft EIRs, the Final EIR, and the Supplement to the Final EIR, which the Placer County Board of Supervisors certified on July 16, 2007. Based on this checklist review, a recommendation was made to Placer County as to whether the CEQA review presented in the certified Final EIR was still relevant and current to environmental conditions in existence at the time or whether environmental conditions have changed such that implementation of the Blueprint Alternative (as proposed in the Final EIR) would result in any new or substantially more severe environmental impacts. Lisa provided GIS and mapping support for the project.

## Vacaville Creekwalk Extension Phase II CEQA Compliance Document

City of Vacaville

### Assistant Project Manager/Natural Resource Planner

An IS/MND evaluating the effects of the proposed Vacaville Creekwalk Extension. The project proposed extending the existing Creekwalk east along the north side of Ulatis Creek to McClellan Street in the downtown Vacaville area. Lisa served as the assistant project manager compiling the document.

## Hayward General Plan Update and EIR

City of Hayward

### GIS Specialist

Ascent served as the climate change, air quality and noise specialist on the consultant team for the update of the Hayward General Plan and EIR, including the preparation of the technical Air Quality, Noise and Climate Change analyses for the EIR. In addition, Ascent prepared a first-of-its-kind Community Risk Reduction Strategy that is integrated within the General Plan, pursuant to the guidelines of the BAAQMD. The risk reduction strategy addresses current and future TAC pollution and associated health risks, along with strategies and best management practices that can be implemented in the community to reduce health risks. Ascent also provided strategic guidance on integrating key climate change related policies and programs from the previously completed Hayward Climate Action Plan and related studies within the General Plan Update. Lisa provided GIS and mapping support for the project.

## City of San Luis Obispo General Plan Update and EIR

City of San Luis Obispo/Matrix Design Group

### GIS Specialist

Ascent is participating as the climate change, air quality and noise specialist on the consultant team preparing the update of the San Luis Obispo General Plan Background Report, General Plan, and EIR. Lisa provided GIS and mapping support for the project.

## Tuolumne County General Plan Update EIR

County of Tuolumne

### GIS Specialist

Ascent was selected to prepare program-level EIR evaluating General Plan updates proposed by County staff. Following release of a draft EIR, prepared and circulated by another consulting firm, Tuolumne County decided to recirculate the Draft EIR evaluating the effects of its updated General Plan. Ascent worked with the County to address key concerns, elevate the EIR's efficacy and legal defensibility, and maximize the County's ability to use the General Plan EIR as a CEQA streamlining tool. Lisa provided GIS and mapping support for the project.

