

Frequently Asked Questions Regarding Annexations



ANNEXATIONS
City of Clovis



1. I have large animals (horses and cattle). What happens to them after annexation?

There is opportunity for property annexed to the City of Clovis to come in under the R-A (Low Density Single Family Residential, minimum lot size of 24,000 sq.ft.) Zone District. R-A zoning is a type of rural zoning that allows most of the agricultural uses currently allowed in Fresno County's RR zoning. The R-A Zone District provides for keeping of large animals on lots of 24,000 square feet or larger (horses and cattle). Large animals do not include the keeping of swine in the City of Clovis.

2. Do I have to connect to the city sewer line immediately?

No. From the time the sewer line is installed adjacent to your property you have 3 years to connect. There can be exceptions with annexation agreements.

3. Can I replace my septic tank or do substantial work on the leach field once I am in the City of Clovis?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not adjacent to your property. Minor work on the leach field is allowed. There can be exceptions with annexation agreements.

4. What does it cost to connect a house to the city sewer and does the city offer financing?

At the present time, the connection fee varies depending upon the lot size and the property frontage of the home. The city offers financing for this fee for a 10-year period (call for current interest rate).

5. Can I keep my existing well and continue to use it after annexation to the City of Clovis?

Yes. Existing wells can be retained after annexation. The City of Clovis encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property.

6. Is there a time in which I must connect the house to city water, what is the cost, and is there any financing available?

No. You will be required to connect to city water when major work on the well is needed. There can be exceptions with annexation agreements. Minor work, such as cleaning or pump replacement, will not require connection. The cost to connect varies depending on lot size and property frontage. The city offers financing for this fee for a 10-year period (call for current interest rate). The property owner is responsible for providing labor and materials to make the connection between the city water main and the house.

7. When connecting to city water, will I get a meter and how much will I pay?

Water meters are part of the connection costs and the rate for water use is \$9.75 minimum for 10,000 gallons, \$1.05 per 1,000 gallons up to 35,000, and after 35,000 gallons, the cost is \$ 1.31 per 1,000 (fees subject to change).

8. If my well goes out can I re-drill it to provide water for landscaping and irrigation?

Generally, the city does not allow for new wells, however specific annexation agreements have made provisions for re-drilling wells to provide for irrigation and landscaping.

9. I now have trash service from a private contractor, can I keep my existing service and for how long?

The law allows for property owners to continue service with their existing contractors for a period of 5 years after annexation before they are required to sign up for City of Clovis trash service. Currently, the city trash service for solid

waste, and recycling and green waste is \$26.81 per month (fees subject to change). The City of Clovis also provides for unlimited curbside pick up twice a year. This service is included in the normal service fees.

10. Will my property taxes change after annexation?

It is our understanding under the rules the voters of California approved under proposition 13, that annexation alone does not change your taxes. Additional improvements to your property in the City of Clovis or the County of Fresno would result in a change in your tax bill. For more information, contact the Fresno County Assessor at (559) 488-3514.

11. What happens to my street address after annexation?

Street addresses change to reflect the City of Clovis' street numbering system and are included in areas which the Clovis Police and Fire Departments respond to for emergencies. This change is necessary to be included in the Clovis **911 Emergency System.**

12. I have a home based business. What happens to it after annexation?

Generally, businesses which are legal in the County of Fresno are legal in the City of Clovis. Clovis has a home occupation business license provision, which allows people to have businesses at home. These home businesses can not generate excessive traffic, noise, or be a bother to their neighbors. They are limited to one room and to equipment which would commonly be found at the residence. Only family member who live on the property can operate the business. The minimum business license fee in Clovis is \$153 (fees subject to change). If you have any questions about what type of home based businesses are allowed, please contact the Planning Division at (559) 324-2340.

13. I have dogs, how much are city licenses?

City of Clovis dog licenses are \$8/1 year, \$14/2 years, and \$18/3 years. Spayed and neutered dogs are licensed at a rate of \$5/1 year, \$9/2 years, and \$13/3 years. Senior citizens can purchase licenses for their dogs for \$5/1 year, \$9/2 years, and \$13/3 years (fees are subject to change).

14. I have access to Fresno Irrigation District (FID) water and my neighbors want to sell their property to subdivide, will I still be able to continue receiving my FID water?

Unless you specifically give up your rights to FID water, the city will require the developer to pipe the water through the subdivision in such a manner as to make the existing FID water available for your continued use.

15. My individual circumstances do not really fit any of the things we have discussed. Can special arrangements be made?

The City of Clovis has in past provided annexation agreements with the property owners to cover special items not generally covered under the normal rules. If you have a question about special circumstances, please contact the Annexation Section of the Planning Division at (559)324-2340.

Thank you for your interest in annexing to the City of Clovis. The City of Clovis strives to provide its citizens with superior service consistent with its vision statement, which is as follows:

A City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes.



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For More Information, Please Contact Us:

Ryan Burnett, Associate Planner
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612
Phone: (559) 324-2340