

SEWER SERVICE:

Name of Supplier: City of Cloverdale
 Capacity of sewer plant: 8.5 million gal/da.
 Peak Flow: 1.0 million gal/day.
 Sewer service charge: Yes
 On what basis rated: Clean water Act 1.25 x water base rate.
 Type of treatment plant: aerobic aeration pond and chlorination, biolac system.
 Any facilities for non-recoverable industrial waste water: No
 Sewer connection charges: Call Public Works Department at 894-1792

GARBAGE SERVICE:

Name of Supplier: Redwood Empire Disposal 800-243-0291 P.O. Box 1916, Santa Rosa, CA 95402-6609

STORM DRAINS & FLOOD CONTROL:

Master plan of storm drains adopted: Yes
 Storm Drainage Impact Fee: Call Public Works Department at 894-1792

STREET IMPROVEMENTS:

Dedication Requirements: Yes, as per City Subdivision Ordinance, adopted 1989.
 Improvement requirements: City of Cloverdale public improvement standards are available on request and similar in scale to other communities.

NATURAL GAS AND ELECTRIC POWER:

Pacific Gas and Electric
 For rates applicable to the City of Cloverdale call (800) 743-5000

TELEPHONE:

All Telecommunication Services Available
 For rates and types of service applicable to the City of Cloverdale contact:
 AT&T Residential (800) 222 0300 Business (877) 325-0445

TELEVISION CABLE / SATELITE:

A&M Satellite (707) 894-7848, 325 North Cloverdale Blvd, Cloverdale, CA 95425
 COMCAST (800) 436-1999, 498 Moore Lane, #D, Healdsburg, CA 95448.

INTERNET:

Vista Broadband Networks (707) 792-3304

CIVIC ADMINISTRATION:

Political Party: Council members are elected on a nonpartisan at-large basis.
Form of Government: The City operates under the Council-Manager form of government. The Council consists of five members who are elected to four-year terms of office. The Council selects one Council member to act as Mayor for a one-year term of office. The City Council also functions as a Redevelopment Agency. The Redevelopment Agency is currently funding a reconstruction of the Downtown, designed to make it pedestrian friendly through a Central Plaza, Public Parking Lots, walkways, etc. An Economic Development Commission was formed in 1994 to create a new City image, attracting new business, retention of existing business and marketing the community.
Attitude of Local Government: The City of Cloverdale is interested in expanding and diversifying the local economic base through the expansion of existing businesses and the location of new businesses which are compatible with the pleasant living environment within the City. The Redevelopment Agency is committed to the attraction of business to the community and provision of necessary infrastructure to support the local economy. The city has established many incentives, such as a "Facade Improvement Program," and a "Tenant Improvement Program."

GOVERNMENTAL FACILITIES -- TAX AND INSURANCE RATES:

All property -- residential, commercial, and industrial -- is appraised at full market value as it existed on Jan 1 of each year, with increases limited to a maximum of 2% annually. Property created or sold since March 1, 1975 will bear full cash value as of the time created or sold, plus the 2% annual increase. The basic tax rate is \$1.00 per \$100 appraised (real cash) value plus any taxes levied to cover bonded indebtedness for county, city, school, or other taxing agencies. Appraised valuations and tax rates are published annually after July 1.

A. Cloverdale has the general law type of government. Appraised valuation 2004: \$544,564,171.00
 County: \$44,801,332,439.00

B. Combined total industries property tax rates per \$100 assessed value. Code Area(s) 1000-1007 Total \$1.107200
 City tax rate: \$.08000- County: \$1.000 School: \$.021200 Other: \$.006000. Adjacent unincorporated area: Code Area- 6501-6506 Total tax rate: \$1.027200- County - Outside: \$1.0000 School: \$.0212000 other: \$.006000.

C. Combined total commercial property tax rates per \$100 assessed value. Code Area(s) 1000-1007 Total \$1.107200
 City tax rate: \$.08000 County: \$1.000 School: \$.021200 other: \$.006000. Adjacent unincorporated area: Code Area-6501-6506 Total tax rate: \$1.027200 County - Outside: \$1.0000 School: \$.021200 Other: \$.006000.

D. Retail Sales Tax: State 6.00% City/County 1.75% Total 7.75%.

E. Police Department: 11 Sworn Officers: one Chief of Police, three Sergeants, one corporal, one Record Supervisor, 6 Dispatchers, one part-time Dispatcher, 3 Reserve Officers, one Community Service Officer.

F. Fire Department: Cloverdale Fire Protection District with three full time Firemen, one part time and twenty-five Volunteers

G. Fire Insurance Classification: Sources of rating-Insurance Service Office. City Rating: 4. Adjacent unincorporated area: Within 5 miles of fire station: 8.

HOUSING AVAILABILITY, PRICES AND RENTALS:

Rentals for one and two bedroom apartments and duplexes range from \$600-1500 per month.

Rentals for two and three bedroom houses range from \$900-\$1,200 per month.

The median range selling price for homes currently is \$321,000.00.

There are five motels with one hundred thirteen total rooms and four Bed and Breakfast Inns with a total of twenty-five rooms. There are five mobile home parks in the community area.

THE CLOVERDALE LABOR MARKET AREA:

Area includes Incorporated & Unincorporated areas of greater Cloverdale. Estimated area population 10,000. Estimated labor force population; 3,800 Total employment: 2,350

Services	1080
Manufacturing/Wholesale Trade	380
Financial, Real Estate/Insurance	300
Retail Trade	250
Agriculture	70
Other	270

SOURCE: ABABG Projections, 2005

CHARACTERISTICS OF THE LABOR FORCE:

Extent of unionization: Limited. Wage rates, extent of unionization, fringe benefits, and related information for specific industries and job classifications may be obtained from the State Employment Development Department at 606 Healdsburg Ave., Santa Rosa, CA 95401; or at 800 Capitol Mall, Sacramento, CA 95814.

MANUFACTURING EMPLOYMENT:

The community area referred to below includes incorporated and unincorporated areas of greater Cloverdale. There are 18 manufacturing plants in the community area. Leading group classes of products are lumber, wine and geothermal power. Facilities include one machine shop. Major raw material resources include: steam, lumber, and gravel. The largest manufacturing firms in the community area are:

<u>NAME OF COMPANY</u>	<u>EMPLOYMENT</u>	<u>PRODUCTS</u>	<u>ANNUAL GROSS SALES</u>
Calpine Corp.	350	Geothermal Dev.	\$ 463 Million
Redwood Empire Sawmills	280	Redwood Lumber	Not Available
Shamrock Materials	250	Aggregate & Ready-Mix Concrete	Not Available
Fosters Wine Estates	102	Wine	Not Available
MGM Brakes	109	Air Brake Actuators/Commercial	\$ 36 Million
All Coast Products	83	Softwood Lumber	\$ 90 Million
Reuser Inc.	25	Wood Fiber Products	\$ 6 Million
Other	379		

Source: North Bay BIZ Magazine and individual employers
 Updated November 2007

NON-MANUFACTURING EMPLOYMENT:

<u>NAME OF COMPANY</u>	<u>EMPLOYMENT</u>	<u>TYPE OF BUSINESS</u>
Cloverdale Unified School District	164	Education
Rays Food Place	65	Grocery
Cloverdale Health Care Center	64	Convalescent Hospital
City of Cloverdale	64	Community Services
Cloverdale McDonald's	32	Restaurant
Ace Hardware	32	Hardware Store
Longs Drug Store	32	Drug Store
Alexander Valley Regional Medical Center	36	Medical Center
Exchange Bank	7	Bank
Other	86	

COMMUNITY FACILITIES

HEALTH: Cloverdale has one health care facility six physicians/surgeons, four dentists, two chiropractors, one optometrist, two acupuncturists, five nurse practitioners, one convalescent hospital and an ambulance service. A full service hospital is nearby. Medivan Service to Healdsburg Doctors available by appointment, 894-8536

EDUCATION one primary school, one secondary school, one high school and one continuation school

CULTURAL: thirteen churches, one library, one newspaper, one radio cable system, one TV cable system, four banks, five parks and four playgrounds.

OTHER RECREATIONAL FACILITIES: River Park on Russian River, river beaches, four ballparks, tennis courts, swimming pool, various clubs and organizations, and a historical museum.

REMARKS:

Surrounded by oak-studded rolling hills, Cloverdale is adjacent to the Russian River and is just 32 miles north of Santa Rosa in Northern California's beautiful wine country. Besides River Park picnics, river canoeing and fishing activities are available. Lake Sonoma offers fishing, boating, camping and hiking opportunities for the family. Within one and one-half hour's drive from Cloverdale you can relax on the historic Sonoma coast or enjoy the cultural activities of San Francisco. There are 70 wineries within a half hour drive, including the beautiful Alexander Valley and Dry Creek Valley appellations. Surrounded by the Mayacamas Mountains to the east and the Coast Range to the west, Cloverdale offers the ideal location to work and relax, away from the rush of the big city!

For Further Information Contact:



105 N. Cloverdale Blvd. · Cloverdale, CA 95425 · (707) 894-4470

www.cloverdale.com email: chamberinfo@cloverdale.com

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GENUINELY CLOVERDALE